

Industrial Lands Study



Final Report



May 1989

Grays Harbor County
City of Hoquiam
City of McCleary

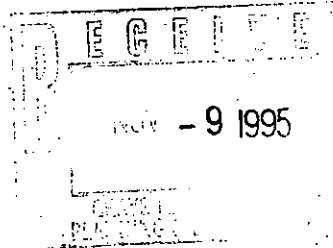
Grays Harbor Regional Planning Commission

BST Associates
6161 NE 175TH STREET
SUITE 204
SEATTLE, WA 98155

(206) 486-7722

(206) 486-2977 FAX

Tuesday, November 7, 1995



Ken Kimura
Planning Department
Grays Harbor County
Montesano, WA

Dear Ken:

RE: Industrial Lands Study Final Report

Thank you so much for the use of the Industrial Lands Study Final Report. Please find it enclosed.

Sincerely,

Paul Sorensen

PS/jbr

Enclosure

Industrial Lands Study

**Final Report
for**

**Grays Harbor County
City of Hoquiam
and
City of McCleary**

May, 1989

Committee Members

**Tami Garrow, Don Susak, Boyd Zepp
Don Johnson, Don Vahl, Lance "Cap" Caputo
Ed Sherwood, Jim Eddy, Don Clothier, John Carnell
Stan Lattin, Jerry Schaaf, Chuck Witt, Jack Fargo
Stewart Ferguson, Karen Powers, Louis Foster**

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Prepared by

**Grays Harbor County
Ken Kimura, Director
Planning and Building Department**

**City of Hoquiam
Lance "Cap" Caputo, City Planner**

**City of McCleary
Chris Brown, Assistant to the Mayor**

**The Grays Harbor Regional Planning Commission
Tim Trohimovich, Executive Director
John Petrich, Planner in Charge
Tim Triesch, Planning Aide/Graphics
Jan Lattin, Research
Donna Channell, Office Manager
Robin Hutchinson, Secretary/Word Processor**

Introduction

Industrial Lands Study

Final Report

Introduction, Summary and Findings

Introduction

The Industrial Lands Study was initiated by the Board of Commissioners for Grays Harbor County and the Mayors and Councils for the Cities of Hoquiam and McCleary to address problems and opportunities for industrial development in the three jurisdictions. The initial problems identified were the lack of available developable industrially zoned land in Grays Harbor County and out-of-date comprehensive plan industrial elements and industrial zoning districts for the County, Hoquiam, and McCleary. The primary opportunity of the study was to take advantage of the unmet demand for industrial land by increasing the amount of available developable land and ensuring a more predictable permit process.

During the past seven years, the population in Grays Harbor County has declined at the second highest rate in the State (stated as both a percent of the population and in real numbers), while the unemployment rate has increased to a point of being double the average rate in the State. The basic sectors of the traditional economy of the area, namely wood and forest products and the fishing industry, have also declined during this period as a result of both natural and market forces. The decline in population and traditional basic industries also triggered other problems such as a decline in property tax revenue, slowdown in building starts, general stagnation of purchasing power, and increased demands on social services. This generally distressed economic environment provided additional impetus to the study and intensified the need to develop the policies and zoning mechanisms to help guide industrial development for new opportunities and changing industries as they occur.

The Industrial Lands Study had three objectives:

- (1) To develop policies to guide the siting of industrial facilities to minimize conflict and increase the certainty of development;
- (2) To increase the amount of developable land zoned for industrial uses;
- (3) To modernize the text of the industrial zoning districts.

By meeting these objectives the project has begun to address the need for more employment, income and assessed valuation by providing locations for new industries and the expansion of existing industries. The project helps address the infrastructure needs by identifying the improvements needed to the proposed industrial sites. The project also addresses the opportunity to capture investment in industries that use the abundant natural resources by providing properly zoned locations for new industrial investment. The project compliments marketing efforts by increasing developable sites to be marketed. The data from the study will improve data analysis and dissemination and increase marketing tools. When the proposed sites are rezoned, that information will be incorporated into the Grays Harbor Industrial Site Database.

Study Methodology

The study followed a rigorous process to meet the stated objectives. Policy development involved both organizational and research efforts. The first element of policy development was the formation of a Citizens Advisory Committee, appointed by the participating jurisdictions and other key groups, representing governmental, labor, business, and educational interests. This group met monthly for eight months to review the data and analyses developed by the Grays Harbor Regional Planning Commission staff, and to decide on the comprehensive plan and zoning recommendations. In addition, the work of the Advisory Committee and staff was presented, discussed and modified in conjunction with the Planning Commissions for the County, Hoquiam and McCleary at eight other meetings during this time.

The second element of the policy development involved staff research and reports on Existing Conditions and Future Needs (Report #1, also Chapter 1 of this report), and Industrial Location Criteria (Report #2, also Chapter 2 of this report).

Report #1 identified the existing land zoned industrial, the industrial land that was occupied and vacant, whether the existing industrial land could be used for industrial purposes, the expansion needs of existing industries, and projected future demand for industrial land. Existing industries were surveyed to determine their future expansion needs. Recent trends in industrial land use were identified to enable projections of future use. The report allowed an understanding of present and future industrial lands needs to enable the identification of the amount of industrial land that will be needed in the future.

Report #2 identified the factors which industries that would potentially locate in the county require for industrial sites. The criteria in this report were the primary basis for identifying new industrial sites. These criteria were necessary so the land to be zoned industrial was usable by industries that wished to locate in the county. For example, if certain industries required rail service and all or most of the industrially zoned land was located away from rail lines, then a significant economic development opportunity would be lost. As another example, if industrially zoned land was located in areas designated as Conservancy or Natural Environments by the Shorelines Master Program, then development of this land would be strongly opposed and not likely to occur. Thereby, resulting in another lost opportunity for economic development.

The resultant policies generally fall into two distinct characteristics that industrially zoned land should have. The two categories include: positive attributes such as ready access to primary transportation systems, near available public services, generally flat, etc., and negative attributes such as whether the site was situated in environmentally sensitive shorelines areas, in agricultural areas, adjacent to viable residential areas, etc. Within these characteristics the policies address themselves to five distinct topical areas. These are: (1) New Industrial Development; (2) Retain and Expand Existing Industries; (3) Variety and Segmentation of Industrial Designations; (4) Strategic Development; and (5) Community, Environment, and Public Services.

The development of policies along the lines of negative and positive attributes was the basis for the land capability analysis. This analysis was used to determine the lands to be proposed for industrial zoning. This method of planning involves the development of map overlays of the negative and positive attributes and the comparison of these overlays to find land suited for particular purposes - industrial land in this instance. (Note: The map work products are in Chapter 5 of this report). The results of this land capability analyses were compared with the current and future needs for industrial land identified

previously. The policies used in the land capability analysis were then adjusted in some cases to meet the needs of industry, the environment, and the larger community that were not previously considered or dynamics that could not be physically mapped.

This fine tuning of the policies included consideration of sites having development constraints or infrastructure needs. The preparation of the refined and supplemented policies were the basis for the new industrial elements for the comprehensive plan. Amended comprehensive land use plan maps for the County, Hoquiam and McCleary, including the lands identified as suitable for industrial zoning, were prepared to complete an amended comprehensive plan. Completion of the industrial element of the comprehensive plan was necessary to develop zoning that would be in conformance with the plan and with the requirements of Washington State law.

Based on the proposed comprehensive plan amendments, new zoning district texts and maps were prepared. These documents, when adopted, will legally amend the current county and city ordinances (the amended zoning district texts are in Chapter 4 of this report).

The Washington State Environmental Policy Act (SEPA) requires that before a government agency takes an action that would have a probable environmental impact, an Environmental Impact Statement (EIS) must be prepared. The proposed amendments were determined to require an environmental impact statement. The draft environmental impact statement (DEIS) has been completed and is being circulated during the preparation of this final report. Comments received on the DEIS will be examined by staff and the local governments to determine if any changes are needed to the proposed amendments to the comprehensive plans, zoning texts, and associated maps. The comments received and responses to the comments will be included in a Final Environmental Impact Statement (FEIS). The recommended amendments will be presented to the Planning Commissions and Councils of the County, Hoquiam, and McCleary for their consideration and final adoption. The Draft and Final Environmental Impact Statements are separate reports available from the Grays Harbor Regional Planning Commission.

Preparation of the environmental impact statement will help industries that wish to locate on the newly zoned sites. Government actions such as approving permits for proposed industrial activities are subject to SEPA. With an environmental impact statement already done for the proposed sites, the County or the Cities can defer to the EIS in whole or part when issuing permits. This can reduce costs and time delays for industries and local governments, and increase the likelihood that new industries will locate in the area or existing industries will expand.

Summary - Goals, Objectives and Policies

The study recommends that the "Industrial Lands Element" be added to the Grays Harbor County, City of Hoquiam, and City of McCleary Comprehensive Plans. The element consists of a series of goals, objectives, and policies that, in most cases, are the same for the three jurisdictions while in some cases they differ to address unique situations in each (see Chapter 3 of this report).

Goals and Objectives

Goals are expressions of values, desires, or intentions. They address the end purposes to be achieved by the proposed elements. The goals for the industrial lands element are:

- 1. Encourage the development of new industrial uses in appropriate areas.
- 2. Encourage the retention and expansion of existing industrial firms.
- 3. To develop a land use pattern which provides opportunities for a variety of industrial uses.
- 4. To encourage industrial expansion to take advantage of the area's transportation systems, existing facilities and services, human resources, natural resources, and other available resources.
- 5. To provide for and encourage opportunities for new and expanded industrial activities in a manner that provides for efficient industrial operations, maintains a high quality environment, is compatible with nearby uses, and is able to be served with public services.

The objectives appear with each of the goals to specify how the goals can be reached. They call for the maintenance or establishment of a specific product or action such as a program, ordinance, or specific plan. The objectives are similar throughout the proposed elements and more numerous than the goals. There are, however, two distinct differences in the objectives between the County and the Cities.

The Cities' objectives specifically call for performance standards in their industrial zoning districts because of the greater possibility of adverse impacts on residences within the smaller confines of their city limits. The County's objectives do not specifically address performance standards because of greater flexibility in locating industrial zoning districts away from densely populated areas. The proposed zoning ordinance for the County's Light Industrial and Planned Industrial Business Park zones do specify performance standards however, since these zones may locate next to residential areas.

The other distinction between the objectives is that the County's specify the location of industrial areas so police, fire, and emergency services can be provided efficiently and cost-effectively. Industrial uses outside these service areas are allowed if the developers can provide these services themselves or there are commitments to extend these services when the sites are developed. This objective was not necessary for the Cities since they already provide these services within their city limits.

Policies

Policies were developed as principles that should guide the content of the product or management of the actions, both legislative and administrative, called for by the objectives. The policies direct actions to be in concert with various social, environmental, and locational constraints that will spur economic development and take advantage of opportunities. Consistent themes throughout the policies include:

- 1. assurances that land use permitting procedures and requirements provide for certainty, consistency, and the timely processing of permits;

- ~~location of industrial land use designations in those areas currently designated for such use (that are consistent with the comprehensive plan) and to assure that new or expanded industrial areas are available for both short and long-term needs;~~
- ~~encouragement and assistance to firms to obtain state and federal finance and incentive programs for infrastructure and other needs to locate or expand in the area;~~
- ~~promoting economic diversity by designating zoning districts that allow a wide variety of industrial uses that can be grouped into similar classes of use;~~
- ~~encouraging the location of industrial areas near or adjacent to existing or planned transportation systems, public service areas, and basic utility systems;~~
- ~~promoting the planning and development of capital improvements plans by local governments to assist with industrial and economic development;~~
- ~~encouraging the location of industrial areas where land is capable of supporting high intensity development, where there is a low risk of potential adverse impact to environmental quality (especially residential and commercial areas and sensitive shorelines environments and wetlands), and mutual protection from encroachment by industrial and non-industrial uses on each other.~~

The land use designations described under Goal #3 for each of the elements are mapped on the Industrial Lands Study Comprehensive Plan maps. These maps are composites of several overlays developed in response to the recommended policies (see land capability analysis process described earlier). The maps and policies taken together guide the designation and application of zoning districts. In case of conflicts between the policies and the plan maps, the policies control. The plan maps can be found in Chapter 3.

Findings

The Industrial Lands Policies will be implemented by three new zoning districts in the County (the Heavy Industrial, Light Industrial, and Planned Industrial-Business Park districts), two new districts in Hoquiam (the Heavy and Light Industrial districts), and one new district in McCleary (the Industrial district). The proposed zoning maps are included in Chapter 5 of this report.

Currently Grays Harbor County has a land use plan map, but no industrial location policies applicable to all of the county. Some elements of the County Comprehensive Plan have policies related to industrial location and development, but they only apply to limited areas. The County also has three existing industrial zoning districts. These districts generally allow all types of industrial uses within them with few differences between the three districts. The only performance standards in the districts are for parking.

The proposed amendments to the County's Comprehensive Plan and zoning districts alleviate these shortenings. The proposed policies apply to industrial location and development throughout the entire county. The proposed zoning districts differentiate the intensity of uses between the districts. The Light Industrial and Planned Industrial -

Business Park districts have expanded performance standards related to parking, buffers, access, noise, vibration and concussion, heat and glare, and odors.

The City of Hoquiam has a land use plan map and limited criteria in its existing comprehensive plan for industrial development. Hoquiam also has two industrial zoning districts; the Heavy Industrial and the Commercial - Industrial zoning districts. An extensive matrix in the current zoning ordinance list very specific permitted, secondary, and conditional uses. Both districts have noise performance standards that comply with Department of Ecology regulations and they have parking requirements.

The proposed amendments to Hoquiam's Comprehensive Plan expand the industrial location and development criteria considerably. The proposed zoning districts are more general in nature in their description of permitted and conditional uses. This was designed to allow more flexibility in siting proposed industrial activities in appropriate areas and to accommodate new or different industrial uses as they occur. Under the existing zoning ordinance a proposed use not specifically cited is not allowed thereby causing delays or missed industrial opportunities altogether. The proposed zoning districts also expand performance and other requirements in the areas of parking, access, buffers, noise, vibration and concussion, and heat and glare.

The City of McCleary has a comprehensive plan map and, as with the County and Hoquiam, has limited industrial location and development policies. The City has one industrial zoning district which allows all types of industrial uses within it.

The proposed amendments to McCleary's Comprehensive Plan expand the industrial location and development criteria considerably. The proposed zoning district does not change materially in permitted and conditional uses. The proposed zoning district does distinguish between Heavy and Light industrial uses and states that proposed heavy industrial uses are best separated from residential and commercial areas by the use of distance, wide buffers, or light industry. The proposed district retains the existing parking and extensive sign standards and adds standards and requirements for access, noise, vibration and concussion, heat and glare, and odors.

In Hoquiam and McCleary the recommendations do not change the number of acres designated for industrial use in any meaningful way. In fact, McCleary's existing acreage remains identical. The benefit of the study to McCleary has been to modernize the zoning text (including the addition of more performance standards and requirements), expand and clarify the industrial location and development criteria, and identify some of the infrastructure improvements needed to encourage industrial development.

Hoquiam has benefitted from the study in a manner similar to McCleary. In addition, by realigning some of the existing zone boundaries and re-designating much of the existing Commercial - Industrial districts (C-4) and minor areas of existing Heavy Industrial districts to Light Industrial districts the large areas of existing Heavy Industrial zoning in the southern part of the City are now buffered from non-industrial areas. The most substantial proposed change is redesignating a large parcel of heavy industrial area on the west bank of the Hoquiam River, and one small parcel on the east bank of the river, north of the Riverside Bridge to Light Industrial (sites Numbers 30 and 34 respectively). This change was dictated by the policies which state that areas adjacent to viable residential areas are not suitable areas for heavy industrial designations. Finally, two minor areas of C-4 districts on the west bank of the Hoquiam River between the Simpson Avenue and Riverside Bridge are designated for less intense commercial uses. This will allow better public access and use of the only major undeveloped area of shorelines of the Hoquiam River within the city limits.

The changes in industrial acreage are more dramatic in the unincorporated county. It is currently estimated that there are 4,200 acres of industrially zoned land in the unincorporated county. About 1,300 acres of this total is occupied while 2,900 acres is estimated to be vacant. Of this vacant industrial area at least 1,000 acres are wetlands that under existing state and federal regulations probably cannot be developed for any use.

The proposed changes would result in approximately 3,600 acres of both heavy and light industrial areas. The proposed areas do not include the 1,000 acres of undevelopable lands included in the current zoning. (Note: These undevelopable lands are located in existing industrial districts south of Montesano, in the Junction City area, and in Bowerman Basin). The proposed changes, if adopted, will increase the amount of developable industrial land in the county by 400-500 acres or 12-15 percent more land than currently available.

Chapter One

Existing Conditions Report

Industrial Lands Study

Report Number 1

Existing Conditions

Introduction

The industrial zones in unincorporated Grays Harbor County have not been comprehensively reviewed since they were adopted in 1969. During the 1980s the industrial base of Grays Harbor changed dramatically. In addition, the environment in which both industries and the county operate also experienced major changes. The purpose of the Industrial Lands Study is to review the industrial zones and the land zoned industrial in the light of these changes.

At the request of the cities of Hoquiam and Oakville, the industrial zoning in those cities will be reviewed as part of the study. The study area for the Industrial Lands Study is unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary.

The purpose of the first Industrial Study Lands report is to describe the county's main industries, describe the industrial zoning districts and the areas zoned industrial, and identify the industries likely to locate in the county in the future.

Industrial Base of Grays Harbor County

The need for land for industry is driven by the local economy, which is driven in large part by the state, national, and international economies.

The Grays Harbor County economy has traditionally been a boom and bust economy. In large part this is because two of the major industries, forest products and tourism, are highly cyclical.¹ Declines in the national economy cause people to reduce spending on housing and vacations. This causes a relative decline in these two industries.

The Grays Harbor County economy is recovering from the major recession that began in 1980. Figures 1 and 2 show that unemployment has dropped significantly since 1980 and employment has stabilized and even increased a little since 1986.

In reviewing the data on employment, it is important to remember that the Satsop power stations were under construction in the early 1980s. When construction began to wind down in 1982(2), many of the workers left the county. At the construction peak of 1981, 5180 persons were employed in the construction of the plants.³ Several thousand of the workers who left the county

1. Grays Harbor Regional Planning Commission. *Overall Economic Development Program 1988 Annual Progress Report*. June 1988. p. 48 and p. 57.

2. *Ibid* p. 83.

Table 1							
Covered Employer Units, Employment, and Wages: 1970-1987							
SIC Code	Industry	1970	1980	1986	1987	Percent Change 70-87	Percent Change 80-87
	Total						
	Employer Units	1,581	2,102	1,981	1,985	25.59%	-5.57%
	Covered Employment	14,466	26,091	20,817	21,452	48.29%	-17.76%
	Wages Paid	104,366,096	429,490,016	369,629,184	385,843,065	269.70%	-10.16%
	Agriculture, Forestry & Fishing**						
	Employer Units	46	96	109		135.68%	13.25%
	Covered Employment	62	207	303		390.69%	46.55%
	Wages Paid	541,362	3,319,374	5,117,310		845.27%	54.16%
	Mining**						
	Employer Units	4	3	5		17.65%	53.85%
	Covered Employment	6	52	87		1292.00%	68.12%
	Wages Paid	24,445	1,404,554	2,156,854		8723.29%	53.56%
	Construction						
	Employer Units	131	207	170	155	18.77%	-25.12%
	Covered Employment	735	3,643	815	796	8.26%	-78.15%
	Wages Paid	7,668,528	96,117,738	17,830,413	17,414,053	127.08%	-81.88%
	Manufacturing						
	Total						
	Employer Units	246	306	260	276	12.20%	-9.80%
	Covered Employment	6,789	7,368	5,441	5,753	-15.26%	-21.92%
	Wages Paid	57,124,469	142,397,255	132,900,966	141,658,438	148.33%	-0.38%
20	Food and Kindred Products						
	Employer Units	13	10	9	9	-29.41%	-12.20%
	Covered Employment	439	417	437	427	-2.62%	2.40%
	Wages Paid	2,541,701	5,288,486	6,128,759	6,665,263	162.24%	26.03%
24	Lumber and Wood Products						
	Employer Units	188	248	209	220	17.18%	-11.38%
	Covered Employment	4,014	4,794	3,156	3,560	-11.31%	-25.74%
	Wages Paid	34,408,740	87,261,399	71,566,059	82,013,253	138.35%	-6.04%
26	Paper and Allied Products						
	Employer Units	3	5	4	4	33.33%	-20.00%
	Covered Employment	1,397	1,329	1,017	949	-32.04%	-28.59%
	Wages Paid	12,635,687	34,094,551	36,292,404	35,276,668	179.18%	3.47%
27	Printing and Publishing						
	Employer Units	8	8	10	9	12.50%	20.00%
	Covered Employment	139	121	143	126	-9.19%	4.56%
	Wages Paid	657,799	1,398,190	1,892,462	1,793,925	109.13%	28.30%
28	Chemicals and Allied Products*						
	Employer Units	0	0	3	3		
	Covered Employment	0	0	97	99		
	Wages Paid	0	0	3,388,184	3,546,785		
32	Stone, Clay, & Glass Products						
	Employer Units	4	4		4	0.00%	0.00%
	Covered Employment	35	40		39	10.64%	-2.50%
	Wages Paid	300,602	780,978		777,086	158.51%	-0.50%

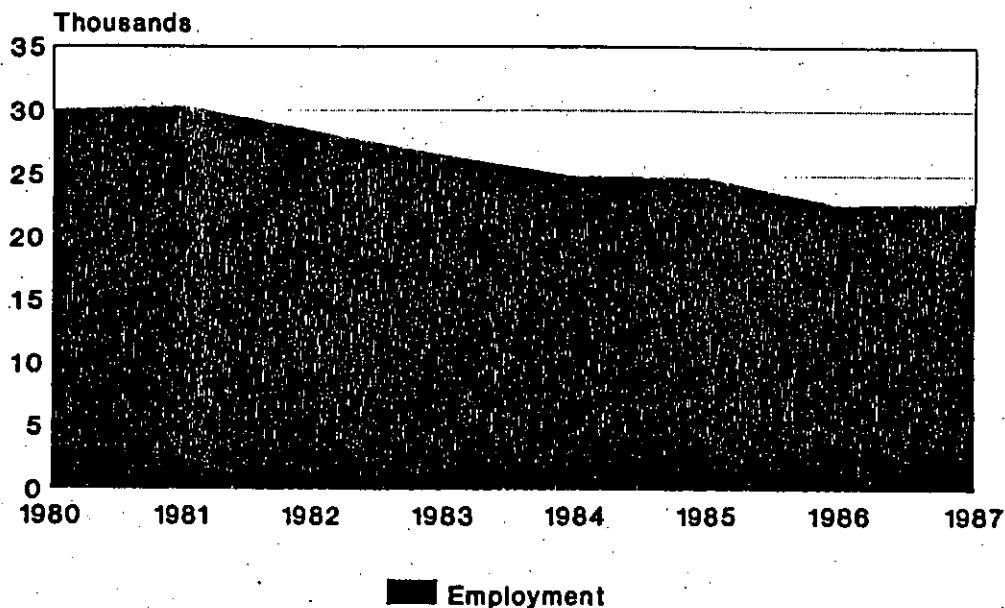
Table 1
Covered Employer Units, Employment, and Wages: 1970-1987

(Continued)

SIC Code	Industry	1970	1980	1986	1987	Percent Change 70-87	Percent Change 80-87
35	Machinery Except Electrical						
	Employer Units	12	9	9	11	-8.33%	22.22%
	Covered Employment	370	360	419	379	2.50%	8.21%
	Wages Paid	3,590,414	7,863,064	10,736,937	8,961,372	149.59%	13.97%
37	Transportation Equipment						
	Employer Units	5	10	5	6	20.00%	-36.84%
	Covered Employment	18	71	78	110	511.11%	55.48%
	Wages Paid	129,340	1,212,777	1,404,014	2,010,713	1454.59%	65.79%
39	Misc. Manufacturing Industries						
	Employer Units	5	3		3	-40.00%	0.00%
	Covered Employment	111	74		38	-65.77%	-48.82%
	Wages Paid	857,012	1,233,760		613,205	-28.45%	-50.30%
	Other Industries*						
	Employer Units	9	7	11	7	17.65%	37.93%
	Covered Employment	266	172	94	26	-53.05%	-27.43%
	Wages Paid	1,803,894	3,244,050	1,472,147	199,968	107.70%	15.50%
	Transportation and Public Utilities						
	Employer Units	90	120	124	137	52.22%	14.17%
	Covered Employment	896	1,011	954	966	7.87%	-4.43%
	Wages Paid	7,860,327	21,628,339	22,012,509	25,151,970	219.99%	16.29%
42	Trucking and Warehousing						
	Employer Units	63	87	91	105	66.67%	21.39%
	Covered Employment	360	499	512	550	44.74%	10.22%
	Wages Paid	3,011,873	9,907,218	10,312,767	12,233,264	306.17%	23.48%
	Wholesale Trade						
	Employer Units	80	75	74	76	-5.00%	1.00%
	Covered Employment	494	491	653	734	48.51%	49.57%
	Wages Paid	3,859,313	8,583,162	12,508,613	14,243,621	269.07%	65.95%
	Retail Trade						
	Employer Units	458	503	460	462	0.93%	-8.06%
	Covered Employment	3,056	4,130	3,975	4,101	34.20%	-0.70%
	Wages Paid	14,912,834	37,869,879	38,981,318	38,713,920	159.60%	2.23%
	Finance (FIRE)						
	Employer Units	101	124	104	99	-1.74%	-20.00%
	Covered Employment	495	697	632	656	33.06%	-5.63%
	Wages Paid	3,040,217	8,213,186	9,147,403	9,718,970	219.68%	18.33%
	Services						
	Employer Units	420	562	583	564	34.45%	0.36%
	Covered Employment	1,684	4,394	4,127	4,175	147.96%	-4.96%
	Wages Paid	6,846,142	46,680,027	63,028,807	62,472,506	666.42%	7.77%

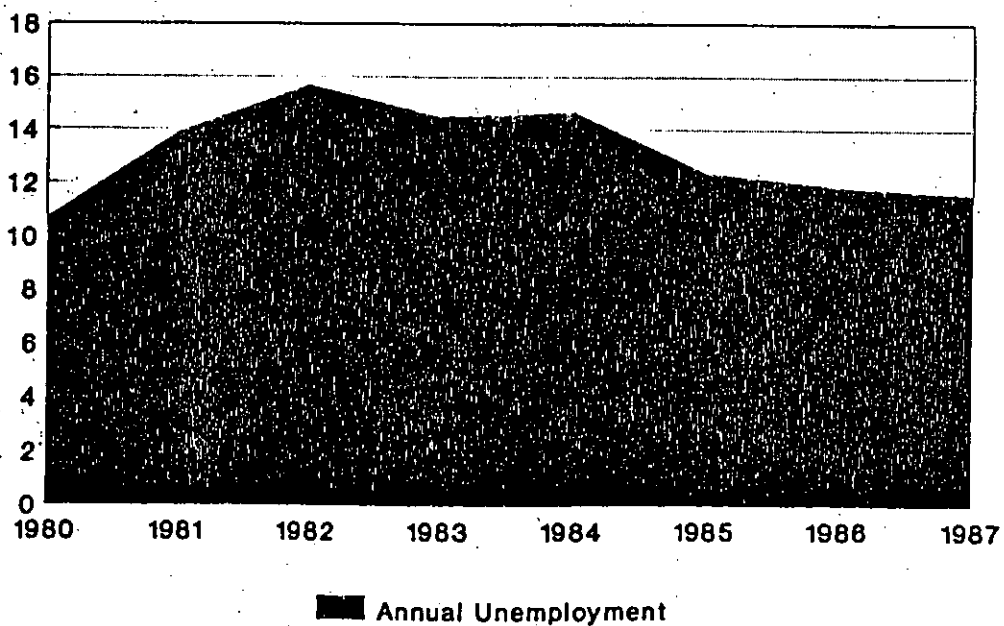
Table 1							
Covered Employer Units, Employment, and Wages: 1970-1987							
(Continued)							
	1970	1980	1986	1987	Percent Change 70-87	Percent Change 80-87	
Government							
Employer Units	6	108	92	99	NC	-8.55%	
Covered Employment	252	4,100	3,830	3,891	NC	-5.09%	
Wages Paid	2,388,459	61,266,502	75,844,991	77,783,649	NC	26.96%	
Not Elsewhere Classified							
Employer Units				117			
Covered Employment				378			
Wages Paid				8,485,849			
All dollar amounts are in nominal dollars.							
*For percent comparisons, SIC Code 28 is included in "Other Industries" to be consistent with 1970 and 1980 data.							
** For Agriculture, Forestry, and Fishing and Mining comparisons are with 1986, not 1987.							
Source: Research and Statistics Section. Employment and Payrolls in Washington State by County and Industry,							
Various Years. Employment Security Department.							

Figure 1
Total Employment 1980-1987
Grays Harbor County



Source: Employment Security Department

Figure 2
Unemployment Rate 1980-1987
Grays Harbor County



Source: Employment Security Department

in the 1980s had worked on the Satsop project. This outmigration of Satsop project workers has tended to increase declines in total employment in Grays Harbor County.

The effects of the 1980-1982 national recession were magnified by a major restructuring of the U. S. economy. This restructuring affected many local industries. Table 1 shows the changes in the number of firms, employees, and payroll covered by federally required unemployment insurance in Grays Harbor County. This is referred to as "covered employment". This table includes firms from all of the county, including the cities. Figures 3 and 4 show graphs illustrating some of the trends.

Covered employment is a reasonable indicator of economic performance. As of 1987, over 85 percent of the employees in the state of Washington were included in covered employment.⁴ This is roughly comparable with the level of participation in 1970 when 75 percent of the employees in the state of Washington were included in covered employment.⁵ Farm workers are the largest group not included. Please note that the government employment for 1970 is not comparable with more recent figures because federal government employees were not included in the 1970 figures.

As can be clearly seen on Figure 3, nearly all industries have lost employees since 1980. The dramatic drop in construction employment is directly tied to reduced construction at the Satsop power station. The wholesale trade and other categories are the only broad industry groups to show an increase in employment between 1980 and 1987.

Figure 4 shows the change in employment for the various manufacturing sectors. Four sectors have experienced increases. One is food and the increase is attributable to increases in cranberry and seafood processing. Printing increased. Machinery increased, and this sector includes manufactures of pulp and paper handling equipment, pump manufacturers, and small forest products equipment manufacturers. Transportation equipment employment also increased. Much of this increase is due to the Tall Ships project although other local ship building firms also expanded during this period.

The Grays Harbor County economy is based on four main industries: Forest products, tourism, fishing, and agriculture.⁶ Of these four industries, forest products, fishing, and agriculture require facilities that are classified as industrial land uses. For the forest products industry these industrial land uses include shake and shingle mills, saw mills, sorting yards, paper mills, truck and

3. *Ibid.*

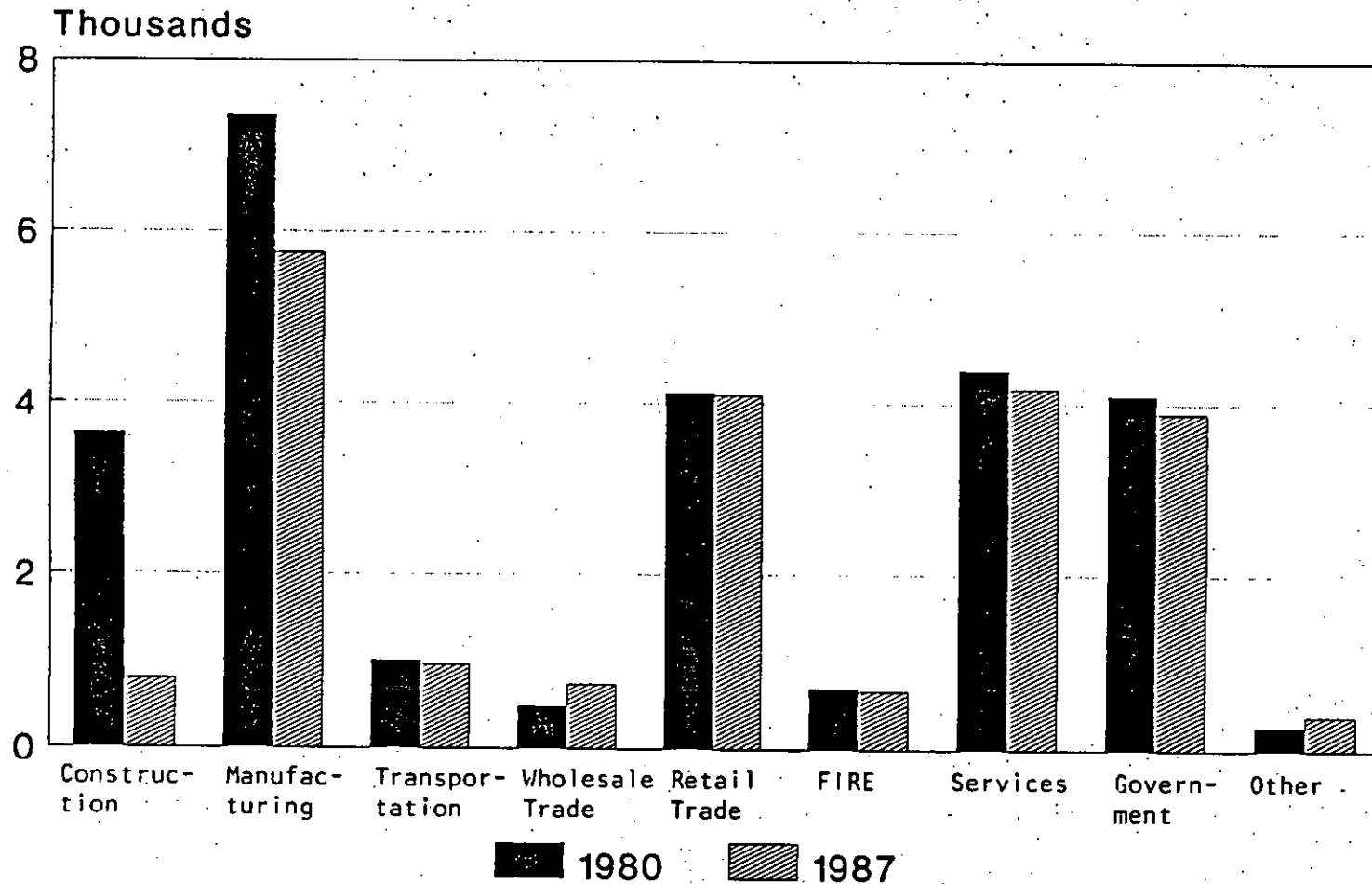
4. Labor Market and Economic Analysis Branch. *Employment and Payrolls in Washington State by County and Industry, Annual Average 1986*. June 1986. Washington State Employment Security. p. 1.

5. Research and Statistics Section. *Employment and Payrolls in Washington State by County and Industry, Fourth Quarter 1970*. July 1971. Washington State Employment Security. p. 1.

6. Grays Harbor Regional Planning Commission. *Overall Economic Development Program 1988 Annual Progress Report*. June 1988. p. 32.

Figure 3

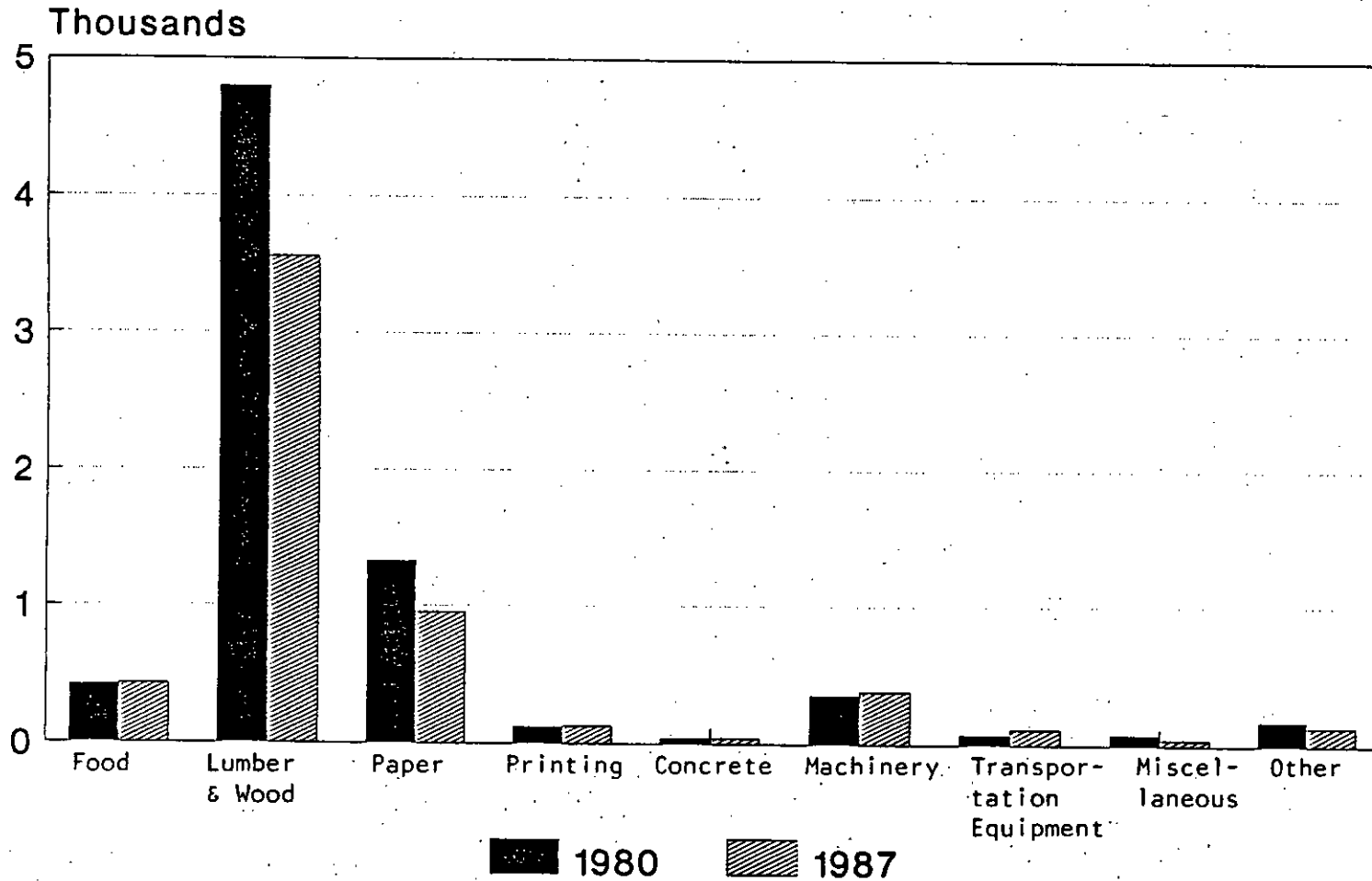
1980 & 1987 Covered Employment By Major Industry



Source: Employment Security Department

Figure 4

1980 & 1987 Covered Employment For Manufacturing Sectors



Source: Employment Security Department

equipment maintenance shops, and similar facilities. For fishing the industrial land uses include fish and shellfish processing plants, ice plants, and warehouses. For agriculture the industrial land uses include food processing plants and warehouses. Generally, industrial land uses are only allowed in industrial zoning districts. A zoning district is an area designated for specific uses. Because the Industrial Lands Study focuses on industrial land uses, this section will first analyze the forest products, fishing, and agriculture industries. Then other industries likely to locate in the county will be identified.

Forest Products

As Table 1 and Figure 4 show, the forest products industry is the largest employer in Grays Harbor County. Indeed, the lumber and wood products sector alone would be the largest employer in Grays Harbor County.

Recent Changes

The industry has gone through a major restructuring. Employment has decreased, inefficient mills have been closed, and major investments made to improve other mills. This has resulted in declining employment while production has increased. For example, lumber and wood products employment declined by 10 percent between 1980 and 1985. During that same period the amount of timber harvested in the county increased by 84 percent.⁷

The pulp and paper segment of the forest products industry has developed chemical products from by-products and waste materials. The impact of this development can be seen in Table 1 where chemicals are now reported as a separate industry segment. The county also has a chemical plant which supplies the pulp industry. This plant expanded in 1985.

Forest product demand is driven by national and international trends. Log exports are driven in large part by Japanese demand. Lumber, veneer, and structural panels are also driven in large part by Japanese demand. Paper demand is driven by the national and international economies and world-wide capacity. The market for shakes and shingles is affected by the national housing market, foreign competition, and fire code requirements. Other countries and regions also compete with the northwest forest product producers.

Another way of looking at changes in employment is to look at changes in the percentage of total state employment for particular industries located in a county. This is like market share and is called shift-share analysis. Shift-share analysis shows the relative competitive level of a county compared to the state. Table 2 shows a shift-share analysis for employment in selected industrial sectors.

As can be seen from Table 2, the Grays Harbor County share of total manufacturing and food and kindred products has declined since 1970. The county share of lumber and wood products has declined since 1980, but is up compared to 1970. Logging had returned to the 1980 level by 1986. Sawmills and planing mills, plywood, and paper and allied products have all declined relative to the state as a whole. So while the share of logging employment had increased, forest products processing employment shares decreased relative to the state.

7. Ibid p. 44 and p. 48.

This is probably related both to decreased manufacturing capacity in the county and increased efficiency in the remaining operations.

Table 2
Shift Share Analysis
Grays Harbor County Compared with Washington State
1970, 1980, 1985, & 1986

<u>SIC Code</u>	<u>Industry</u>	<u>1970</u>	<u>1980</u>	<u>1985</u>	<u>1986</u>
	Manufacturing	3.1%	2.6%	2.1%	2.0%
20	Food and Kindred Products	1.8%	1.7%	1.4%	1.3%
24	Lumber and Wood Products	10.2%	11.7%	10.8%	10.7%
241	Logging	13.9%	19.9%	18.3%	19.9%
242	Sawmills and Planing	6.3%	7%	5.1%	5.9%
243	Plywood and Millwork	13.7%	9.8%	11.4%	8.8%
26	Paper and Allied Products	9.8%	6.1%	6.3%	6.2%

Source: U. S. Bureau of the Census. County Business Patterns, Washington 1970, 1980, 1985, and 1986.

Changes in Demand for Industrial Land

The restructuring of the timber industry has affected the demand for industrial land in several ways. First, it takes more land for each job in the industry. This means that if employment is to rise in the industry, more land will be required than in the past. Second, the industry is relying more and more on contractors to do logging, hauling, and other work. This can be most clearly seen in the trucking and warehousing sector, where the number of firms has increased by 21 percent since 1980. This is shown on the second page of Table 1. These contractors need space to store and maintain their equipment. Third, smaller independent firms are trying to fill market niches the larger firms have left or are not exploiting. Wood pellet manufacturers are an example of niche firms, as are speciality cedar manufacturers. These firms need space in which to operate. Fourth, some of the larger firms are selling land they have held for many years, opening up sites for other firms. The sale of the Boise Cascade sawmill in Aberdeen is an example of this trend.

Future Changes

The forest products industry is likely to always be one of the major industries in Grays Harbor County. The county has some of the best timber growing land in the world. The county has a well trained and efficient forest products workforce. The forest products firms have made a major commitment to the county.

Short term economic projections anticipate that the national mortgage rate will increase in 1989 to 12.5 percent, decline to 12.1 percent in 1990, 11.6 percent in 1991, and 10.3 percent in 1992 and 1993.⁸ This may indicate a short term domestic slow down in lumber, plywood, and structural panel sales in 1989-1991. For 1989, softwood lumber exports are expected to be to 2.7 billion board feet.⁹

8. Economic and Revenue Forecast Council. *State of Washington Economic and Revenue Forecast*, September 1988. p. 14.

9. Washington State Employment Security Department. *Washington Labor Market*, September 1988. p. 8.

While this is a near record, it is down from the anticipated 1988 exports of 2.95 billion board feet. Log exports are expected to decline a little in 1989, from an estimated 4 billion board feet in 1988 to 3.653 billion board feet in 1989.¹⁰ No known long term log export forecast is available.

The outlook for the shake and shingle industry is uncertain. The industry appears to be running out of old growth cedar and some observers have predicted that the industry will decline as a result.¹¹ Some alternative raw materials are being examined. The industry also faces uncertainty from stricter building codes limiting the use of wood shakes and shingles⁽¹²⁾, foreign competition, if the tariff on shakes and shingles is removed, and now increase raw materials prices.

The trend towards contractors and small niche firms is likely to continue. Further industry consolidation is also likely. Small to medium size sites will be needed by contractors and niche firms. Larger sites will be needed to replace older, less efficient mills with newer mills. Grays Harbor has had some recent success in attracting both niche firms and larger mill investment, such as Pacific Veneer. The level of future success and future land needs is not clear.

Fishing/Shellfish

Recent Changes

This sector has also undergone a restructuring. Declining seasons and reduced catches of salmon have encouraged the catching and processing of other species such as bottom fish. Bottom fish are also referred to as ground fish. The industry also appears to be moving toward aquaculture. Aquaculture is the growing of fish and shellfish in controlled conditions such as tanks, ponds, or net pens. Demand for shellfish, such as oysters, is increasing. At the same time, water quality problems are closing some of the historical areas of production on the east coast of the U.S. and in Puget Sound.

Changes in Demand for Industrial Land

These changes will impact demands for industrial land in two ways. First, the changing processing requirements for newly utilized species such as bottom fish will require some new or rehabilitated facilities. Second, some of the aquaculture facilities, particularly large onshore tank based aquaculture operations, may require industrial locations. The tank based aquaculture operation proposed for Westport is an example. However, it is unclear if onshore tank based aquaculture operations will be competitive with in-water net pens and onshore pond culture. Net pens and onshore ponds are generally not located in industrial areas. Third, increased demand for shellfish will likely result in new or expanded processing plants.

10. Ibid.

11. Economic Research Associates, Et al. *Washington Coastal Economic Adjustment Strategy*. State of Washington Department of Community Development, March 1985. p. III-17.

12. Ibid

Future Changes

Westport is considered to have excellent marine services and port facilities, and to be relatively close to fishing areas.¹³ However salmon has suffered a severe decline and many bottom fish populations are being fished at or near their sustainable levels.¹⁴ Nevertheless, restrictions on ocean fishing by foreign vessels should permit larger harvests.¹⁵ Salmon enhancement also has the potential to increase harvests.¹⁶

Two observers believe that aquaculture, mariculture, hatcheries, and other enhancement projects could double the landings of finfish, shellfish, and other invertebrates in Grays Harbor County.¹⁷ If these estimates could be achieved, large areas would be required for fish and shellfish processing and storage. Even without a doubling, demand for fish and shellfish processing sites is likely to increase. As will be seen in Table 3 below, the fish and shellfish processors in Westport have made significant investments recently.

Agriculture

Recent Changes

Like the other industrial sectors of the county economy, the early 1980s have not been kind to agriculture. In particular, commodity prices have dropped significantly. Prices of milk, peas, and hay have dropped. Beef prices have rallied somewhat because of the 1988 drought in the mid-west. Until the rally they had been depressed.

Agriculture in Grays Harbor County has two bright spots. Cranberry growing and processing has been doing well. Ornamental plants have also been doing well. Ornamental plants are at present a small sector.

Changes in Demand for Industrial Land

This has resulted in expansion of the one cranberry processing plant in the county.

While this plant appears to be doing well, the railroad to the plant has been abandoned. The Burlington Northern Railroad continues to haul to the plant on contract basis. However, because the railroad has been abandoned, the hauling could be discontinued.

13. Donald F. Samuelson and Steve Harbell. *Business Climate Evaluation for Commercial Fisheries in Grays Harbor Washington*, 1983. p. 6.

14. Ibid. p. 8.

15. Ibid. p. 9.

16. Ibid.

17. Ibid. p. 10.

Future Changes

Little change in agricultural processing is anticipated. The cranberry processor is likely to continue to expand on the existing site. While additional agricultural processors may locate in the county, little land demand is anticipated.

Other Industries

Wholesale trade employment has expanded since 1980 by fifty percent. In the late 1970s and early 1980s several wholesale facilities were constructed or expanded. This activity will tend continue, particularly if local populations increase.

Ship construction employment has increased recently. This employment is classified as transportation equipment under manufacturing. All transportation manufacturing firms in Grays Harbor County are ship builders. While some of the increase is attributable to the Tall Ships project, expansions of existing shipyards have also contributed. The shipyards are likely to generate a small increase in demand for industrial land.

Firm expansions, spin-offs, and perhaps even supplier firms in the machinery sector have the potential to locate in the area and use industrial land. Lamb/Grays Harbor is currently expanding. This expansion will take place on firm's existing site, but contributes to the demand for industrial land.

As Puget Sound and Thurston County grow, small manufacturing firms are likely to locate in Grays Harbor County. An example of this type of growth is Quality Lumber Remanufacturing which moved into McCleary in 1984. While a forest products processing firm, the firm's raw materials come from outside the county.

Other manufacturers are likely to locate in the area. Potential sectors include fish and shellfish processing equipment manufacturers, boat equipment manufacturers, and fishing equipment manufacturers.

The continuing development of Puget Sound also increases the likelihood that additional shippers will locate on Grays Harbor. These firms are likely to ship break-bulk and neo-bulk cargos. The term break-bulk refers to cargos not shipped in containers and loaded by crane or conveyor. The term neo-bulk refers to large items that are not shipped in containers and can be rolled on and off a ship, such as farm equipment.

Recent Industrial Investments

Table 3 summarizes the recent industrial investment in Grays Harbor County.

This table was prepared by interviewing planning and building officials in Grays Harbor County. The Grays Harbor County Assessor's staff was also interviewed. This table undoubtedly does not include all expansions or investments. In particular, investments that do not require a building permit, such as the installation of equipment in an existing industrial facility, would not be included.

Table 3
Recent Industrial Investments
in Grays Harbor County

Unincorporated Grays Harbor County

Ventron Company. Status: Expansion completed in 1985 and operating. Type of operation: Chemical manufacturer. Area: Total area 25.5 acres. Expansion occurred on site increasing usage by approximately three acres. Location: South of Elma on Highway 12.

Elma Plywood. Status: Expanded in 1985. Plant is currently closed but will reopen if market conditions for raw materials improve. Type of operation: Plywood manufacturer. Area: Expansion increase area used by 3 acres. Location: White Star (aka Whites) east of Elma on the Elma-McCleary Road.

Ocean Spray Cranberry. Status: Increased cooler and warehouse in 1986 and offices in 1988. The plant is operating. Type of operation: Cranberry processing. Area: Total area 15 acres. Expansions used about one acre. Location: Markham.

Valentine Logging Co. Status: Moved in 1986 and operating. This operation was illegally established and is being abated. Type of operation: Logging firm. Area: 20 acres. Location: East of Montesano on Montesano-Brady Road.

McGraw Trucking. Status: Constructed in 1986 and operating. Type of operation: Trucking maintenance shop and trucking contractor. Area: 3 acres. Location: Central Park south of Central Park Drive.

D & M Brush Cutting. Status: Remodeled in 1987 and operating. Type of operation: Manufacturer of brush cutting equipment and brush cutting contractor. Area: 2 acres. Location: East of Montesano on at junction of Montesano-Brady Road and Highway 12.

Wiltco Separation Systems. Status: Moved to site in 1987. Type of operation: Manufacturer of machinery to separate wood waste from dirt, rock, and gravel. Area: 0.5 acre. Location: East of McCleary on Highway 8.

J. & J. Cedar/Lumber. Status: Built in 1988 and being used. Type of operation: Warehouse for forest products. Area: 3 acres. Location: South of Neilton on Highway 12.

Siler Pole and Piling. Status: Built in 1988 and operating. Type of operation: Telephone pole mill. Area: 16 acres. Investment: \$604,620. Location: North of McCleary.

U. S. Waferboard. Status: Announced in 1985. Construction not yet begun. Type of operation: Waferboard manufacturing plant. Area: 96 acres. Investment: 45 million. Location: North of McCleary.

Crane Creek Co. Status: Planned for 1988. Type of operation: cedar fencing mill. Investment: 1.8 million. Location: Crane Creek near Lake Quinault in Quinault Indian Reservation.

City of Hoquiam

Hoquiam Plywood. Status: Plant improvements constructed in 1983 and 1986, and operating. Type of operation: Manufactures plywood. Area: No increase in area. Investment: Over \$900,000 in 1983 and 1.5 million in 1986. Created 30 new jobs. Location: Woodlawn area of Hoquiam.

ITT Rayonier. Status: Improvements constructed in 1987 and operating. Type of operation: Manufactures pulp. Area: No increase. Investment: 5.3 million. Location: 8th and Levee Streets in Hoquiam.

Table 3
Recent Industrial Investments
in Grays Harbor County
(Continued)

ITT Rayonier. Status: Plant improvements under construction in 1988. Plant constructed in 1979. Type of operation: Manufactures bulk vanillin flavoring. Area: No increase. Investment: 1 million. Location: 22nd and Pacific Streets in Hoquiam.

Pacific Pellet. Status: Plant constructed in 1988 and operating. Type of operation: Manufactures wood pellets for pellet stoves. Area: 1.5 acres. Investment: \$100,000. Location: 22nd and Bay Streets in Hoquiam.

Boyer and Peterson Logging. Status: Constructed in 1988. Type of operation: Log sorting yard. Area: 5 acres. Investment: \$100,000. Location: East Hoquiam Road.

Lamb/Grays Harbor. Status: Construction begun in 1988 and currently in progress. Type of operation: Research and development facility. Area: No increase in area. Investment: Current phase: \$100,000. Full development may total a million dollars. Location: Blaine and Firman Streets in Hoquiam.

Washington Forest Products. Status: Permit applications submitted in 1988 and in process. Type of operation: Log and wood waste chipping plant. Area: 14 acres. Investment: \$5 million. Location: Perry and Mill Streets in Hoquiam.

City of McCleary

Quality Lumber Remanufacturing. Status: Mill constructed in 1984 and expanded in 1987 and in operation. Type of operation: Manufactures lumber into furniture parts and toy parts. Area: 8 acres. Location: 162 North Summit Street in McCleary.

Simpson Door Plant. Status: Plywood operation closed and door operation expanded in 1987. Door plant in operation. Type of operation: Manufactures exterior doors. Area: No increase. Location: 705 Simpson Avenue in McCleary.

City of Aberdeen

Weyerhaeuser Company. Status: Dock and log yards reconstructed in 1986, 1987, and 1988 and operating. Type of operation: Ocean going log ship terminal and log sorting yard. Area: No increase. Investment: \$ 2 million. Location: Bay City in South Aberdeen.

Entus Log Road Construction. Status: Building and yard expanded in 1986, new shop built in 1988, and operating. Type of operation: Log road construction contractor maintenance and storage yard. Area: 1 acre. Investment: \$150,000. Location: 614 S.W. Blvd. in South Aberdeen.

Pacific Veneer. Status: Plant constructed in 1987 and operating. Type of operation: Manufactures veneer (sheets of wood used to make plywood. American-Japanese joint venture. Area: Approximately 3 acres. Investment: \$9,998,955. Location: 100 North Decatur in Aberdeen.

Lakeside Industries. Status: Plant constructed in 1987 and operating. Type of operation: Manufacturers asphalt and constructors yard. Area: Half acre. Investment: \$1,187,460. Location: 2400 Sargent Blvd. in Aberdeen.

Weyerhaeuser Company. Status: Dock and loader constructed in 1988. Type of operation: Barge dock and chip loader. Area: 0 acres. Investment: \$9 million. Location: South shore of Chehalis River in South Aberdeen.

Table 3
Recent Industrial Investments
in Grays Harbor County
(Continued)

Industrial Power Technology. Status: Permit applications submitted in 1988 and in process. **Type of operation:** Manufactures high grade wood fuel. Area: 4.5 acres. **Location:** Evans and Wood Streets in South Aberdeen.

Washington Forest Products. Status: Permit applications submitted in 1988 and in process. **Type of operation:** Barge wood chip loading facility. Area: 10 acres. **Location:** Foot of Michigan Street in Aberdeen.

City of Cosmopolis

Industrial Cut Stock. Status: Firm relocated in 1983 and in operation **Type of operation:** Manufacturers pallets. Area: 4.2 acres. **Location:** North First Street in Cosmopolis.

City of Elma

Richard Clark Logging. Status: Under construction in 1988. **Type of operation:** Lumber sawmill. Area: 5 acres. **Location:** Highway 12 in Elma.

Western Post and Pole. Status: Constructed in 1988 and operating. **Type of operation:** Post and pole manufacturer. Area: 4.8 acres. **Location:** 515 West Main in Elma.

Canadian Cedar Corp. Status: Under construction in 1988?. **Type of operation:** Manufacturer of decorative cedar wall panelling. Area: 3.5 acres. **Location:** Highway 12 in Elma.

Montesano Sanitation Service. Status: Under construction in 1988. **Type of operation:** Truck shop and recycling center. Area: 2 acres. **Location:** 7548 Remmen Road in Elma.

City of Montesano

Mary's River Lumber Co. Status: Constructed in 1988 and in operation. **Type of operation:** Expanded lumber mill and new cedar siding mill. Area: Approximately 3 acres. **Investment:** \$300,000. **Location:** State Highway 107 in Montesano.

Harbor Chip Co. Status: Construction begun in 1988. **Type of operation:** Log chipping mill. Area: approximately 2 acres. **Location:** State Highway 107 in Montesano.

City of Oakville

Wood Pellet Manufacturers. Status: Constructed in 1987 and in operation **Type of operation:** Manufacturers pellets for pellet stoves. Area: Half acre. **Location:** 103 West Pine Street in Oakville.

Northwest Lumber Dryers/Oakville Shake. Status: Construction begun in 1988. **Type of operation:** Log chipping mill. Area: Approximately 3 acres. **Location:** 208 Park Street in Oakville.

Table 3
Recent Industrial Investments
in Grays Harbor County
(Continued)

City of Westport

Washington Crab Producers. Status: Constructed in 1987 and in operation. Type of operation: Seafood processor. Expanded operations and built new warehouse in 1987. Investment: \$350,000. Location: Nyhus and Patterson Streets in Westport.

Westport Seafood. Status: Constructed in 1988 and in operation. Type of operation: Seafood processor. Built new seafood storage facility. Investment: \$100,000. Location: 1710 North Nyhus Street in Westport.

Pt. Adams Packing Company. Status: Added 200 feet of dock and warehouse in 1987-1988. Type of operation: Seafood processor. Investment: \$310,000. Location: 431 east Dock Street in Westport.

Seafarms of Norway/Mariteck. Status: Construction began in 1986. Construction not completed and on hold. Type of operation: On-land tank type aquaculture facility. Location: South end of Westhaven area in Westport.

Figure 6

Recent Industrial Expansions For Local and Outside Firms

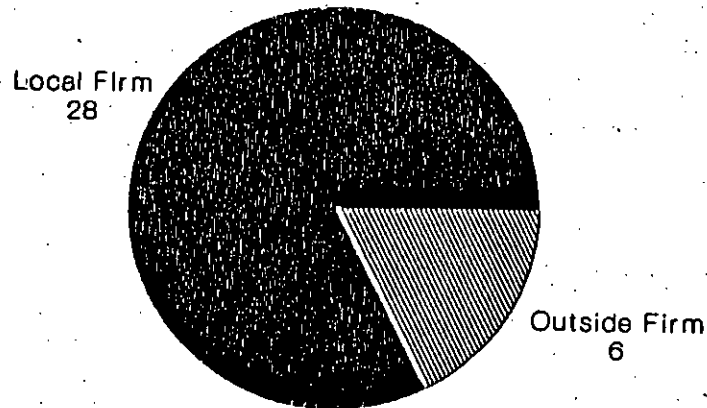
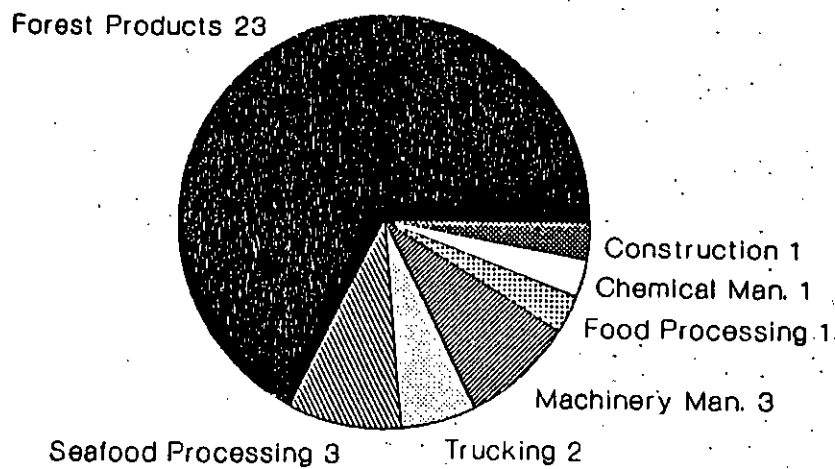


Figure 5

Recent Industrial Expansions by Sector Grays Harbor County



County-wide, thirty-four recent expansions were identified. As figure 5 illustrates, most were related to the forest products industry. Announced, but unconstructed expansions are not included in these figures, although they are included in the Table 3. As was noted before, the county has seen several major expansions and several niche firms locate in the area.

Within the study area, 17 investments occurred. Most of the investments were in the forest products industry.

These expansions consumed an estimated 51.5 acres in unincorporated Grays Harbor County, an estimated 6.5 acres in Hoquiam, and an estimated 8 acres in McCleary. This does not include the 96 acres that would be used by the announced U.S. Waferboard plant in unincorporated Grays Harbor County and the estimated 14 acres that would be used by the announced Washington Forest Products chipping plant in Hoquiam. For the study area, this is an annual industrial land absorption rate of 13.2 acres counting only facilities actually constructed or used.

Results of the Industrial User Survey

As part of this study existing industrial firms in unincorporated Grays Harbor, Hoquiam, and McCleary were surveyed. A copy of the survey instrument with the tabulated responses can be found in Appendix A. Some of the tabulated responses do not total because of multiple responses or non-response.

A mail out-mail back survey was used. A mailing list was compiled from the local phone books and the *Washington Manufacturers Register 1988-1989*. The list was edited to include firms with industrial facilities in unincorporated Grays Harbor, the City of Hoquiam, and the City of McCleary. In some cases firms have facilities both within and outside the study area. In these cases a survey form was mailed to the firm. A stamped self-addressed return envelope was included with each survey form. The respondents were asked to fill out the form and then mail the form back in the enclosed envelope. The survey was anonymous.

Two-hundred-and-twenty-six survey forms were mailed and deliverable. Sixty-two completed forms were returned for a survey response rate of 27.4 percent. A survey response rate of twenty-five percent is considered high for a mail out-mail back survey using one mailing, as was done in this survey.¹⁸

The largest number of responses was from unincorporated Grays Harbor. The second largest was from the City of Hoquiam.

The types of businesses who responded included 22 wood products processing plants, 10 logging firms, 9 construction firms, and 7 trucking firms.

The vast majority, 74 percent, had been in business over five years. Thirty-one percent of the respondents had one to five employees, 18 percent 6 to 10 employees, 35 percent 11 to 50 employees, and 16 percent 51 or more.

18. Therese van Houten and Harry P. Hatry. *How to Conduct a Citizen Survey*. Planning Advisory Service Report Number 404, November 1987. p.11.

employees. The number of one to five employee firms is **under-representative** of the total number of one to five employee firms in the study area. This means the survey is probably skewed towards larger industrial firms.

The average amount of land being used on an industrial site was 37 acres. Twenty-one percent of the respondents felt the amount of industrially zoned land was adequate, 24 percent felt the amount of industrially zoned land was not adequate, and 55 percent had no opinion.

Thirty-eight firms had plans for future expansion. Of these firms, 21 intend to expand on the existing site, 7 intend to add a new processing site and continue to operate on the existing site, and 13 will relocate. Only four firms plan to relocate outside the county.

While only four firms indicated they were planning to relocate outside the county, many more firms checked the follow-up question asking why the firm was going to relocate outside the county. This question also received many several multiple responses. The most common reasons, with 5 responses each were overall business climate and distance from raw materials. No firm indicated it was relocating because of a lack of industrial sites, the cost of land, or rent charges.

The firms responding estimated the total planned expansions would require 286 acres of land. The average area of a planned expansion was approximately 9 acres. This clearly shows existing local businesses have significant potential for growth and expansion.

The most common suggested change to the industrial zoning was to find sites outside the flood plain. Please note that only two respondents made this comment.

Projected Demand for Industrial Land

Given the uncertainty in the local, state, federal, and international economies, projecting industrial land needs is difficult. These projections are based on past trends and anticipated future development. The projections should only be used as a guide and should not be the basis of major capital expenditures without further refinement.

Within the study area industrial land demand is estimated to range from 350 to 1,100 acres over the next ten years. In order for the 1,100 acre figure to be reached, the following conditions will be necessary: the channel will have to be deepened to 38 feet, the areas designated for development in the *Grays Harbor Estuary Plan* must be developable, and cities will have to be willing to extend water and sewer service to unincorporated areas. (A likely range will be 500 to 600 acres over the next ten years.)

Existing Comprehensive Plans and Zoning Ordinances

A comprehensive plan is an official guide to the future development of a community. Comprehensive plans guide specific regulations such as zoning ordinances, subdivision ordinances, and shorelines regulations.

Grays Harbor County Comprehensive Plan

Map 1 displays the current Grays Harbor County Comprehensive Plan Map. The map includes a specific industrial designation.

Grays Harbor County Zoning Ordinance

Zoning is one of the specific ways in which a comprehensive plan is implemented. Zoning regulates the use of land. The use of a particular parcel must comply with the zoning requirements. The county zoning is generally consistent with the Comprehensive Plan. That is, the industrial zones follow the areas designated for industrial development on the plan.

Grays Harbor County has three industrial zoning districts: The Industrial Park (I-1) zone, the Industrial (I-2) zone and the Manufacturing (M) zone. Table 4 summarizes these three zones. Map 2 shows the industrial zones in unincorporated Grays Harbor County. Table 5 summarizes the acreage in the three zones.

Table 5
Estimated Area Within Industrial Zoning Districts
Unincorporated Grays Harbor County

<u>Zoning District</u>	<u>Acres Occupied</u>	<u>Acres Vacant</u>	<u>Total Acres</u>
Industrial Park (I-1)	23	75	98
Industrial (I-2)	1,043	2,140	3,183
Manufacturing	200	690	890
Total	1,266	2,905	4,171

While the estimated 2,905 acres of vacant industrial land seems high, an estimated 1,640 areas of the industrially zoned land are wetlands or mud flats. For example, much of newly created Bowerman Basin Federal Shorebird Refuge is zoned industrial. Under existing state and federal regulations over 1,000 acres of these wetlands probably cannot be developed for any use. Map 3 shows the vacant industrial zones. Map 4 shows the undevelopable industrial zones.

In addition to the industrial zones, forest product processing plants are allowed as a permitted use in the General Development Zone and a conditional use in the General Development-5 Zone. While 387,000 acres are zoned General Development-5 and 397,000 acres are zoned General Development, much of this area is not suitable for industrial development.

Map 5 shows the major industrial facilities and identified industrial sites not zoned industrial. The facilities are the Elma Plywood Mill at White Star, the former Anderson Sawmill south of Elma, the Satsop Power Plant sites. Not on the map, but also in this category is the J & J Cedar/J & J Lumber mill site and sorting yard south of Neilton.

Map 6 shows the location of the recently approved rezones of land to an industrial zoning district. The term rezone refers to the process of changing the zoning of an individual parcel of land. The applicant applies for a rezone. The planning commission hold a public hearing on the application. The city council

Map 1

GENERALIZED COMPREHENSIVE LAND-USE PLAN MAP Grays Harbor County

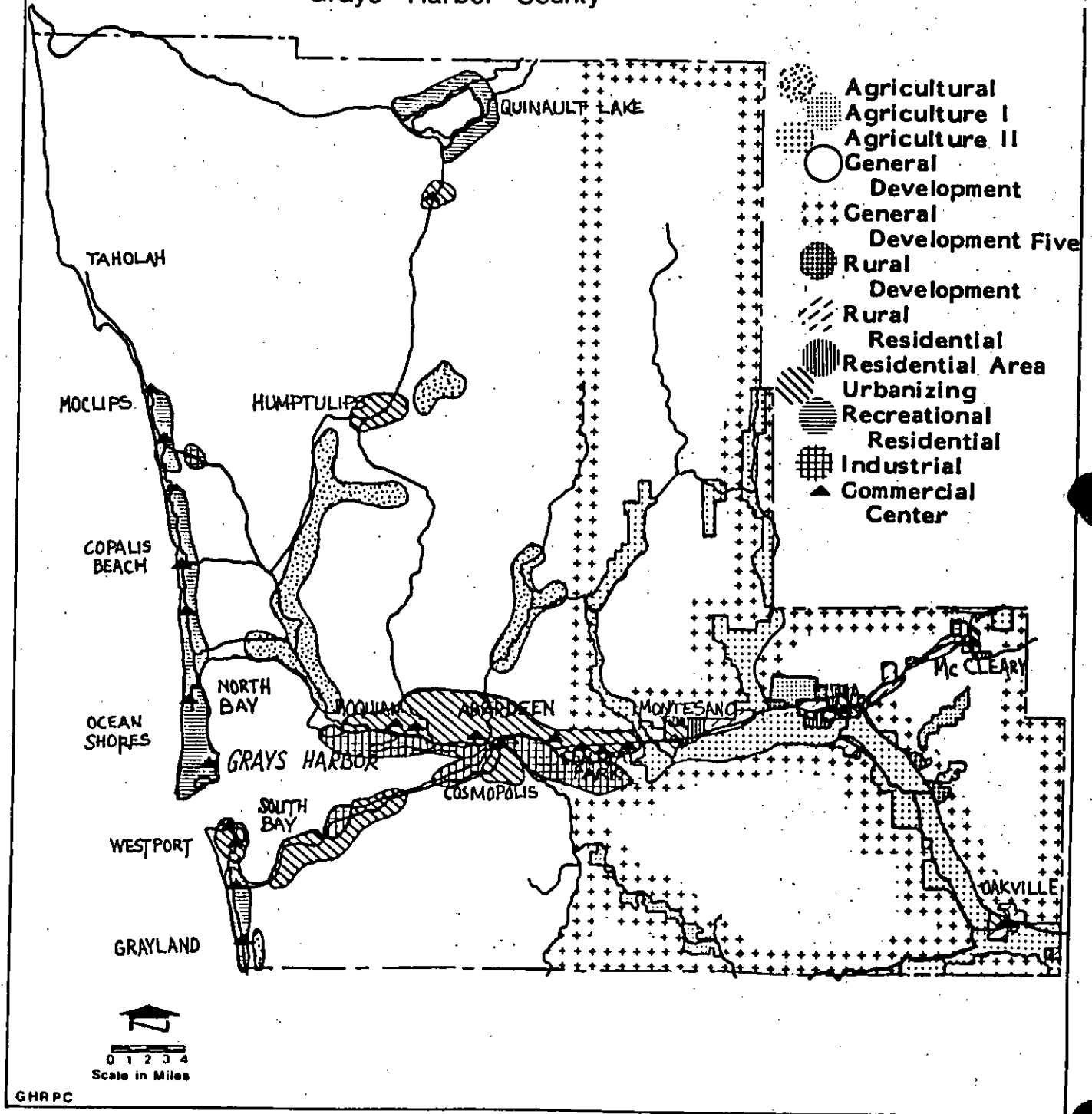


Table 4
Summary of Current Industrial Zoning Districts
Grays Harbor County

DISTRICT	Industrial District (I-2)	Manufacturing District (M)	Industrial Park District (I-1)
PURPOSE	A district designed to provide for the location of industrial uses and activities involving the processing, handling, and creating of products and research and technological processes, all as distinguished from major fabrication, and which uses are largely devoid of nuisance factors, hazards or exceptional demands upon public facilities and services, to establish a land use pattern advantageous to the specialized needs of the uses permitted in this District.	A district designed to provide for the location of and grouping of industrial enterprises and activities which possess similar or common characteristics and performance standards involving manufacturing, assembling, fabrication, and processing, public handling of products, large amounts of storage and warehousing and heavy trucking, and therefore, normally require large sites. The grouping of such types of uses permits a pattern of land use, thoroughfares, public facilities and utilities so designed as to cater advantageously to the specialized needs of such industrial uses.	A district designed to provide for the establishing of nonobjectionable industries next to residential areas.
PERMITTED USES	Industrial uses which do not create smoke, dust or odor which would be objectionable to adjacent development.	Industrial uses.	Industrial uses which do not emit smoke, dust, noise, or odors, are not objectionable to adjacent development, and are sited in an industrial park setting.
CONDITIONAL USES	Retail or wholesale sales appurtenant to a permitted use. Lunchrooms and cafeterias. Day nurseries.	Retail or wholesale sales appurtenant to a permitted use. Lunchrooms and cafeterias. Day nurseries.	Retail or wholesale sales appurtenant to a permitted use. Lunchrooms and cafeterias. Day nurseries.
MINIMUM LOT SIZE	---	---	---
MINIMUM SETBACKS			
FRONT	40 ft. from road center line.	40 ft. from road center line.	40 ft. from road center line.
SIDE	As required by building code.	As required by building code.	As required by building code.
REAR			
LOT WIDTH	---	---	---
LOT COVERAGE	---	---	---
MAXIMUM HEIGHT	---	---	---
LOCATION OF AREAS WITHIN THIS DISTRICT	Aloha area. Shore of Grays Harbor immediately west of Aberdeen and Hoquiam. Junction City. East of Cosmopolis to the Chehalis River. South of Elma along Highway 12. South Union area.	Junction City. West Central Park south of Highway 12. South of Montezano. Northwest of McCleary.	

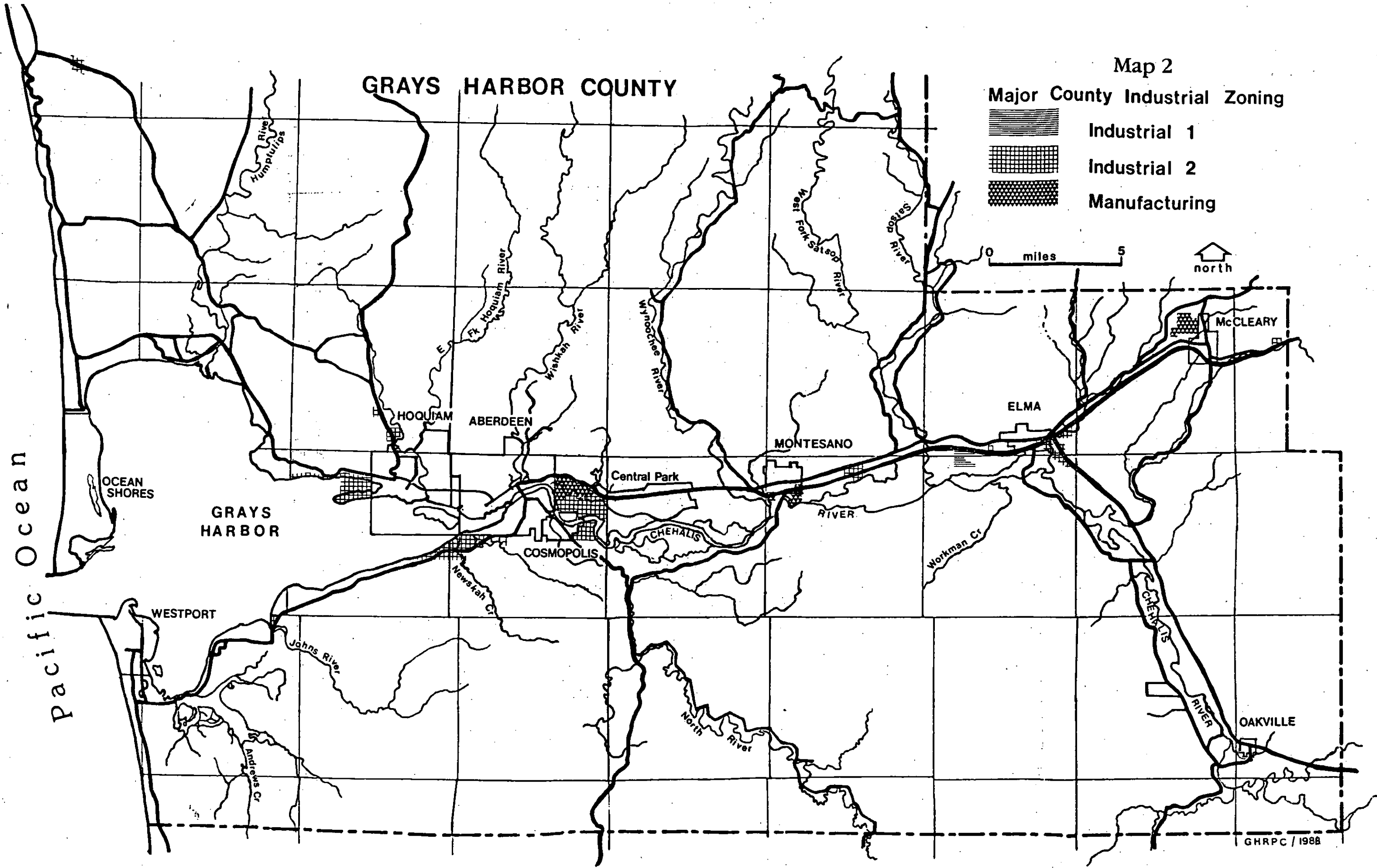
GRAYS HARBOR COUNTY

Map 2

Major County Industrial Zoning

- Industrial 1
- Industrial 2
- Manufacturing

0 miles 5



Map 3

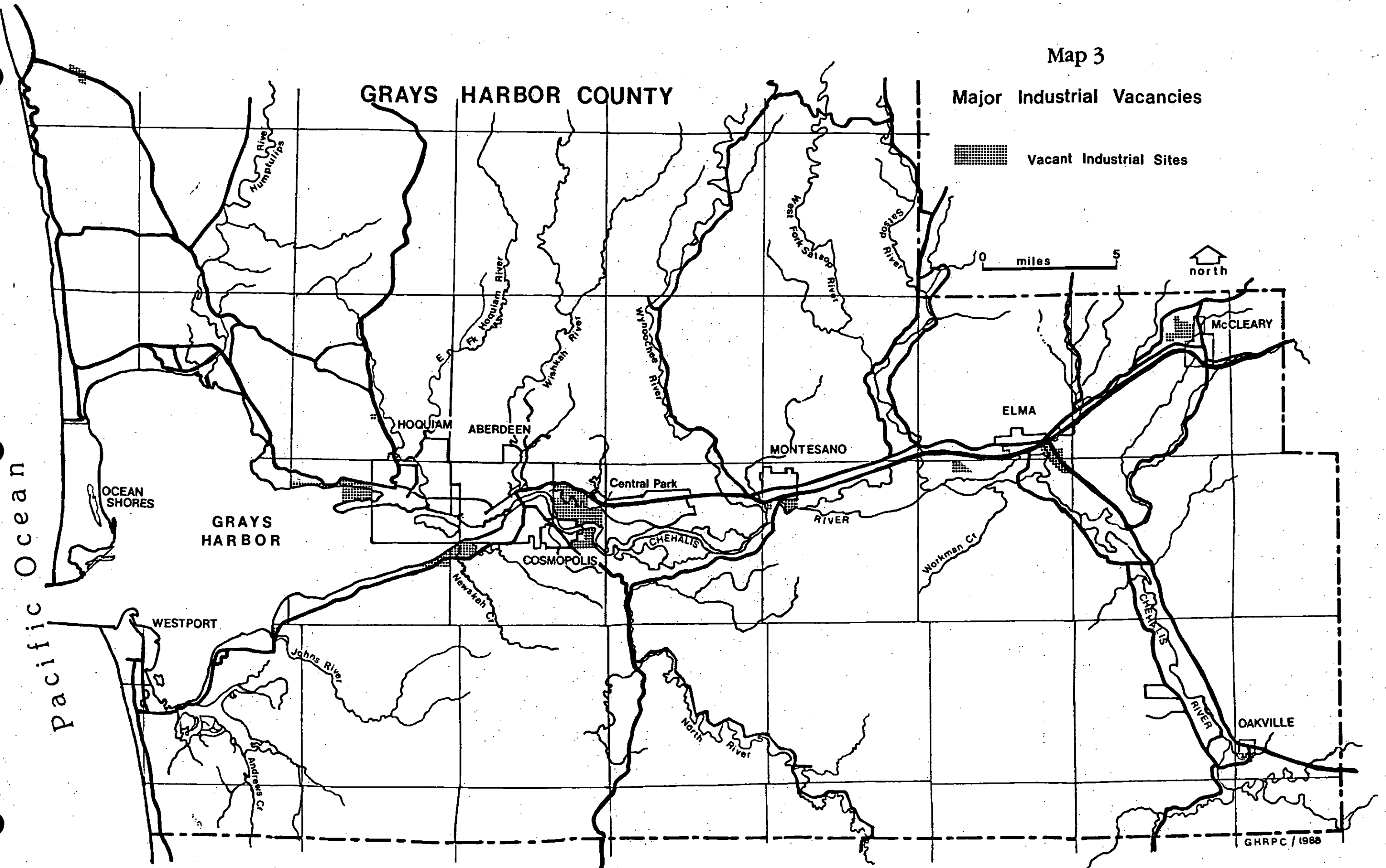
GRAYS HARBOR COUNTY

Major Industrial Vacancies



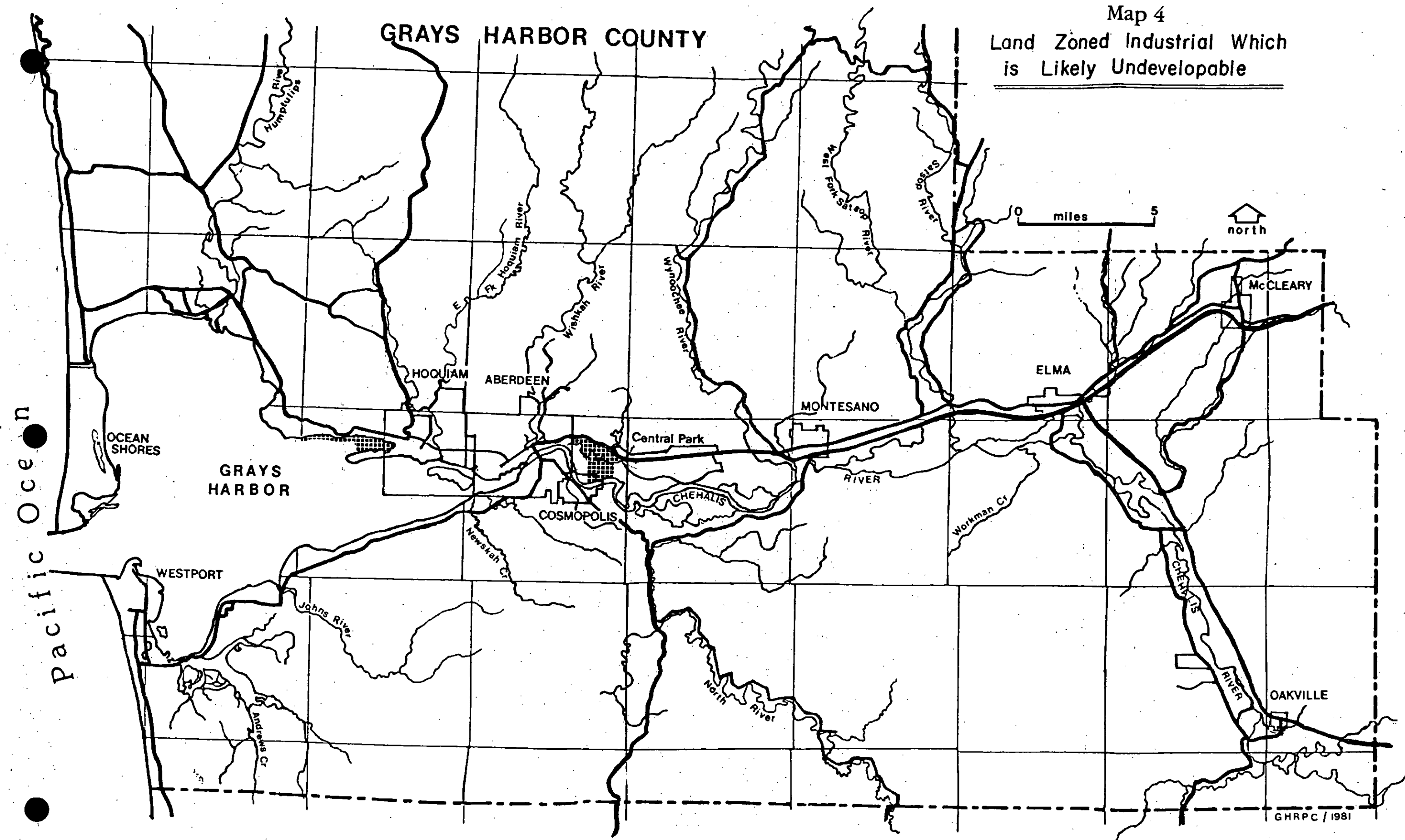
Vacant Industrial Sites

0 miles 5



GRAYS HARBOR COUNTY

Map 4
Land Zoned Industrial Which
is Likely Undevelopable



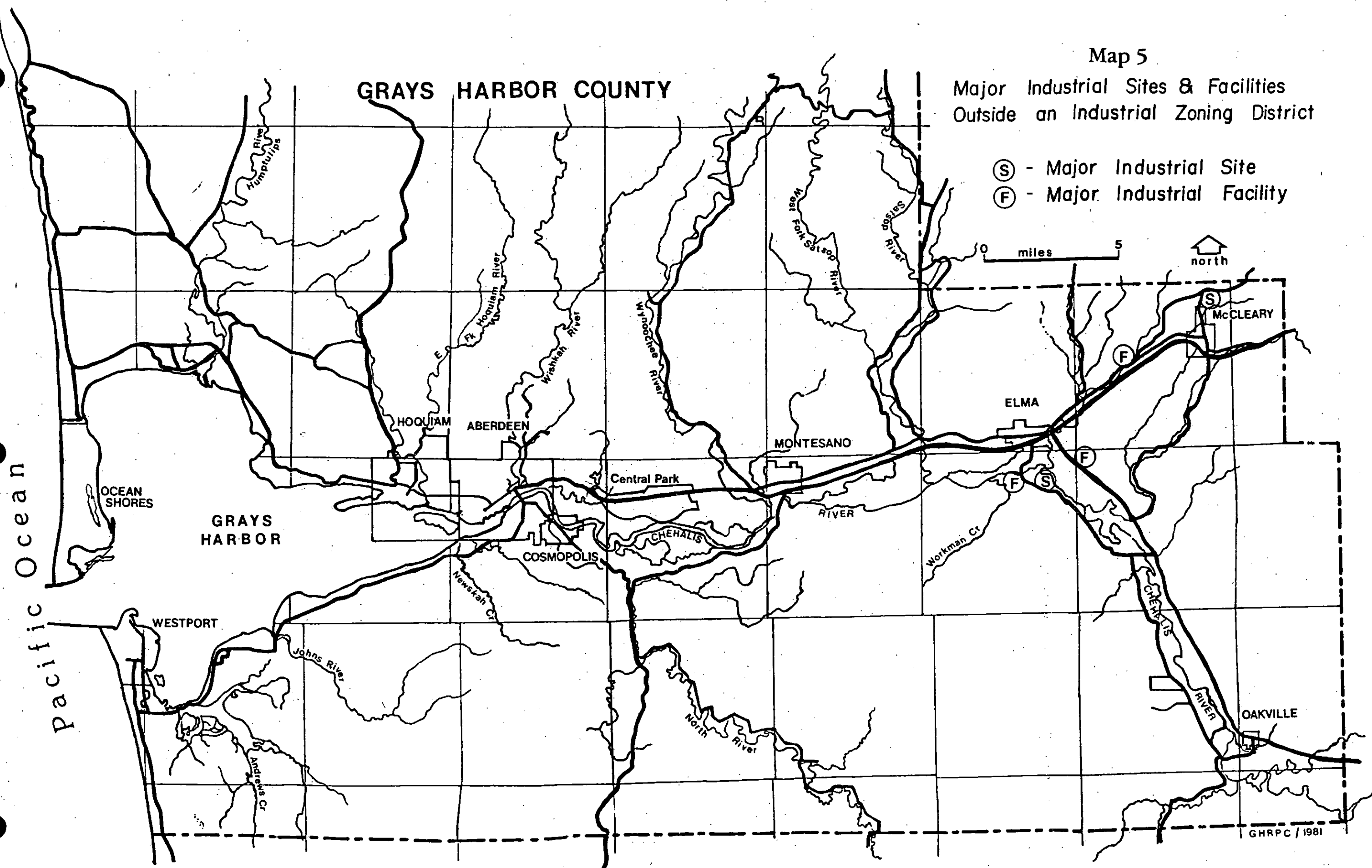
GRAYS HARBOR COUNTY

Map 5

Major Industrial Sites & Facilities
Outside an Industrial Zoning District

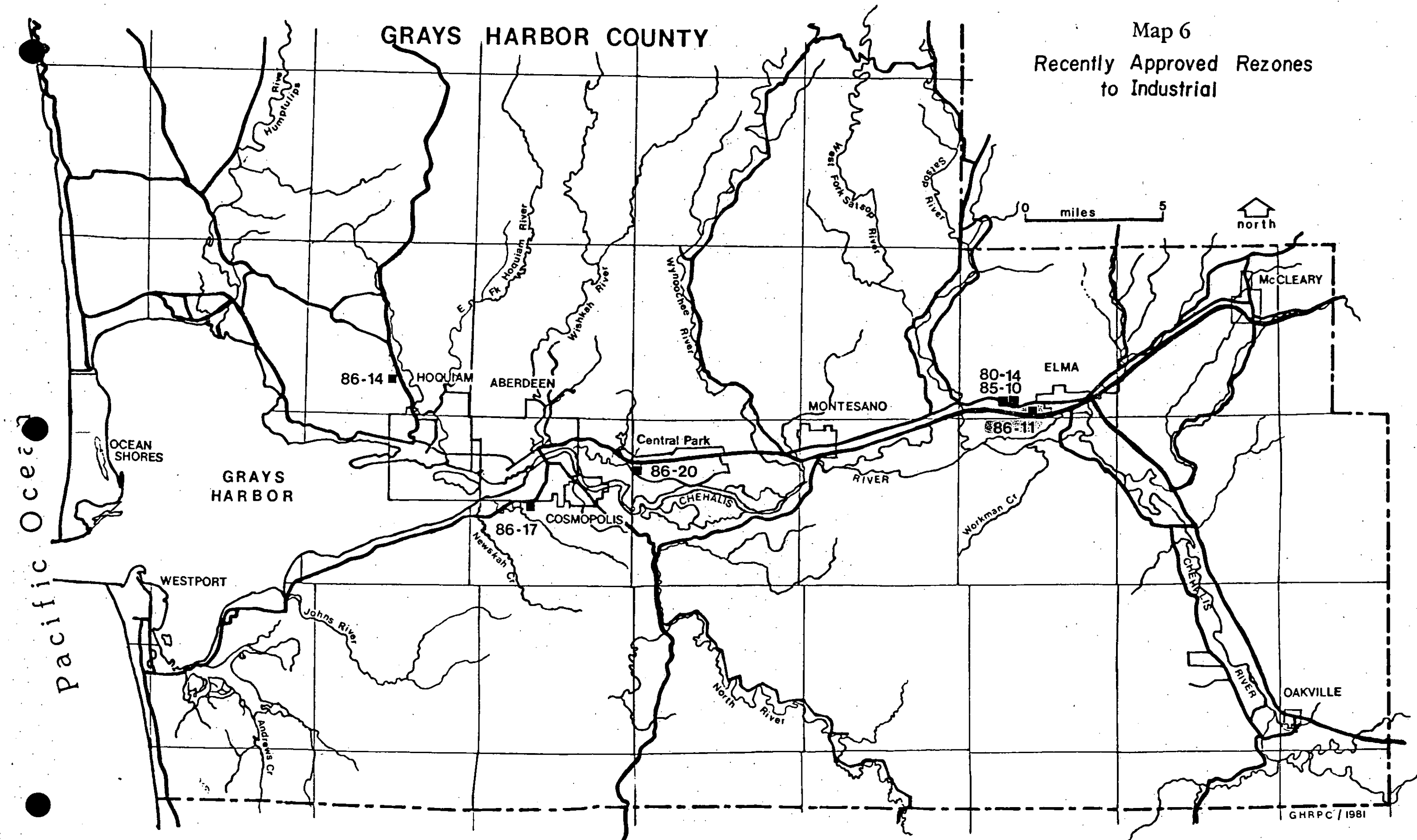
- (S) - Major Industrial Site
- (F) - Major Industrial Facility

0 miles 5



GRAYS HARBOR COUNTY

Map 6
Recently Approved Rezones
to Industrial



or board of county commissioners than makes the final decision on whether to approve the application, approve the application with changes or conditions, or to deny the application.

Since 1980, six rezones to an industrial zone in unincorporated Grays Harbor County have been approved. Three proposed industrial rezones have been denied. One industrial rezone was withdrawn. The letter "C" after a the zone designation means the rezone was approved with certain conditions the applicant must fulfil.

Table 6
Rezone into an Industrial Zone
Unincorporated Grays Harbor County

Rezone Number	Original Zone	Approved Zone	Acreage
80-14	Agriculture	I-2	8
85-10	Rural Residential	I-2-C	3
86-11	General Residential	I-2-C	5
86-14	General Development	I-2	13
86-17	General Residential	I-2	2.6
86-20	General Residential	I-2-C	3.2

No recent rezones to an industrial zoning district have been requested in Hoquiam or McCleary.

City of Hoquiam Comprehensive Plan

Map 7 is the current City of Hoquiam Comprehensive Plan Map. The plan map includes an industrial designation. The text of the Comprehensive Plan also includes five policies statements to direct industrial development. The policies encourage the development of presently zoned and available industrial land, encourage the location of industrial facilities near major transportation routes and primary utility transmission systems, recommend that proposed industrial plants be reviewed to lessen adverse impacts, and encourage the use of greenbelts when an industrial zone is adjacent to another zoning district.¹⁹ Greenbelts are strips of land planted with vegetation, sometimes with sight obscuring walls or fences, to screen views and reduce noise.

City of Hoquiam Zoning Ordinance

Map 8 is the current City of Hoquiam Zoning Map. Table 7 summarizes the two Hoquiam industrial zones. The Commercial/Industrial (C-4) zone is referred to as a light industrial zone. The allowed uses include warehousing, distribution, and light manufacturing uses. The Heavy Industry (I-H) zone is intended for heavy industrial uses such as manufacturing, sawmills, and paper mills.

The city zoning is generally consistent with the Comprehensive Plan.

Hoquiam has 1056 acres in the I-H and C-4 zoning districts. An estimated 300 acres of this land is vacant. Of the vacant land, 68 acres is in the new Bowerman Basin Federal Shorebird Refuge and cannot be developed.

19. City of Hoquiam. Comprehensive Plan Update Section 1, March 1975. p.15.

Table 7
Summary of Current Industrial Zoning Districts
City of Hoquiam

Name	Commercial/Industrial (C-4)	Heavy Industry (I-H)
Purpose	A transitional district intended to accommodate a variety of commercial uses which involve warehousing and distribution activities and industrial uses which produce only limited emissions, odors and/or noise.	Exclusively a district for manufacturing, processing, fabrication and assembly of products or materials, warehousing, storage, and transportation facilities and rolling stock, marshalling and storage.
Permitted Uses	Heavy commercial uses. Light manufacturing uses.	A wide variety of manufacturing and industrial uses. Wholesale use and certain heavy commercial uses.
Conditional Uses	Day care centers. Industrial uses.	Fish Hatchery and auto race tracks.
Minimum Lot Size	None	None
Front Setback	10 feet	None
Side Setback	10 feet on corners only.	None
Rear Setback	None	10 feet adjacent a residential zone.
Location of Areas within District	Limited areas along the lower Hoquiam and adjacent to the I-H zone.	Chehalis waterfront, Woodlawn along the river, and the west side of the Wishkah River.

Map

LAND USE PLAN HOQUIAM WASHINGTON CITY MAP

HOQUIAM, WASHINGTON 1968

1. OFFICIAL MAP
2. RECORDS OF CITY ENGINEER'S OFFICE
3. 1963 STREET IMPROVEMENT
4. OFFICIAL MAP OF HOQUIAM APPROVED IN 1963

THIS MAP APPROVED BY CITY ENGINEER'S DEPT. DECEMBER 1967

SCALE OF 1" = 1/4" MILE

1" = 1/4" MILE

Legend

- INDUSTRIAL
- RESIDENTIAL
- PUBLIC/SEMI-PUBLIC
- COMMERCIAL
- PROPOSED ROADWAY
- ALTERNATE ROADWAY

LEGEND

- 1/4" = 1/4" MILE
- 1/4" = 1/4" MILE
- 1/4" = 1/4" MILE



THIS MAP IS TO BE USED AS A GUIDE ONLY. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

HOQUIAM, WASHINGTON
CITY ENGINEER'S OFFICE
1968

NORTH CHANNEL OF GRAYS HARBOR

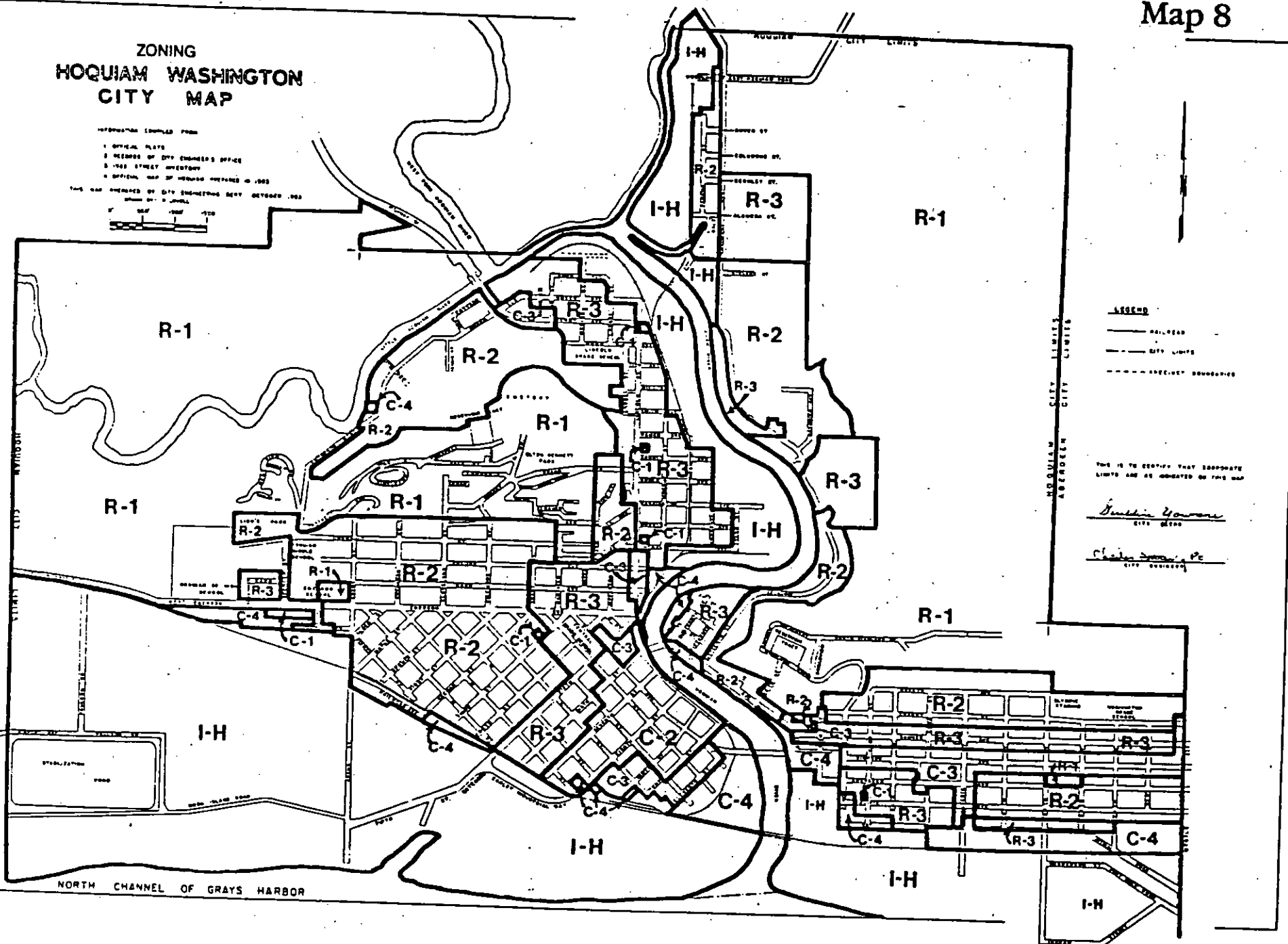
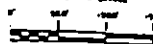
CHMPC 1968

ZONING HOQUIAM WASHINGTON CITY MAP

INFORMATION SOURCES FROM

- 1. OFFICIAL PLATS
- 2. RECORDS OF CITY ENGINEER'S OFFICE
- 3. 1955 STREET DIRECTORY
- 4. OFFICIAL MAP OF HOQUIAM PREPARED IN 1953

THIS MAP OVERSEEN BY CITY ENGINEER'S OFFICE DATED 1955



LEGEND

- RAILROAD
- CITY LIMITS
- STREET BOUNDARIES

THIS IS TO CERTIFY THAT EXHIBIT
LIMITS ARE AS INDICATED ON THIS MAP

James G. Young
CITY CLERK

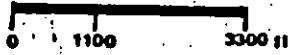
Charles J. Young
CITY ENGINEER






NORTH CHANNEL OF GRAYS HARBOR

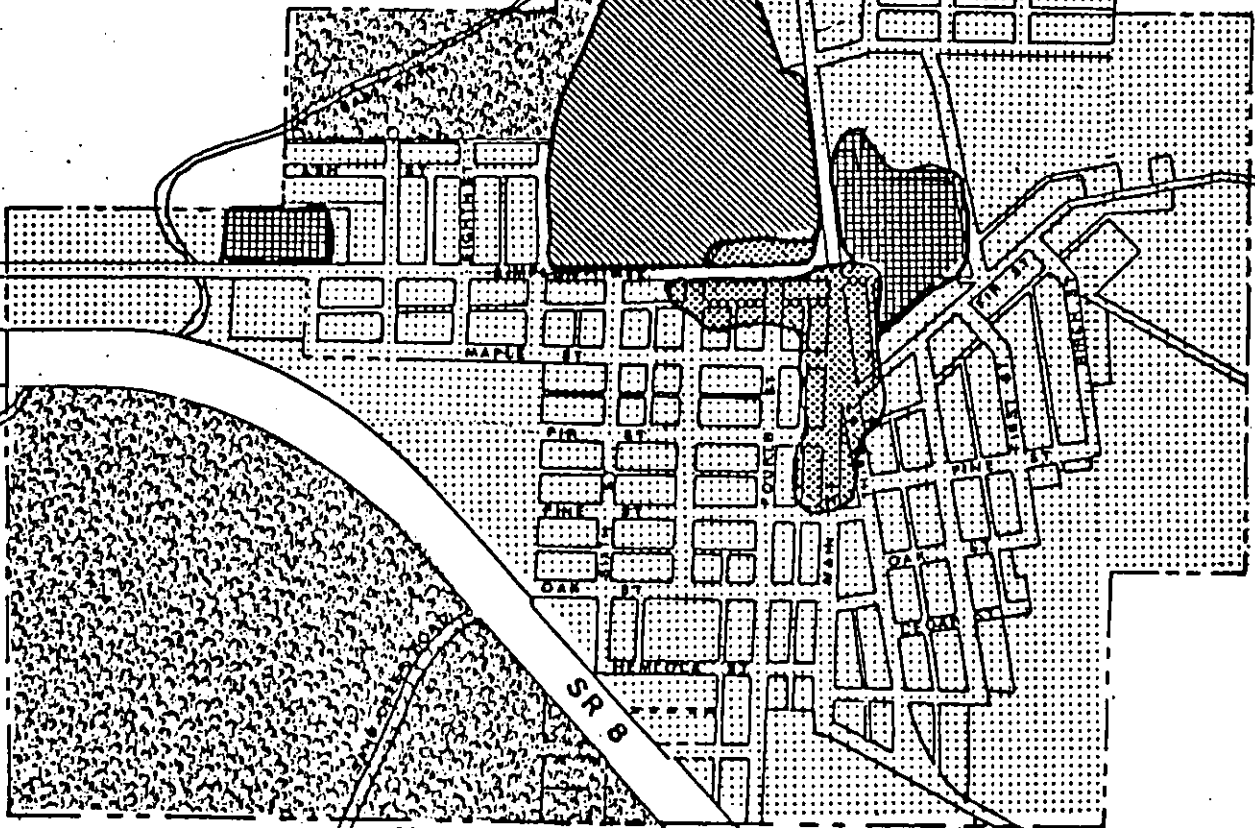
Map 9

**TOWN OF
McCLEARY
LAND USE
PLAN
1978**

Map preparation was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 309 of the Coastal Zone Management Act and through a grant from the Washington Public Power Supply System.



-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC/SEMI-PUBLIC
-  FOREST



TOWN LIMITED

Table 8
Summary of Current Industrial Zoning Districts
City of McCleary

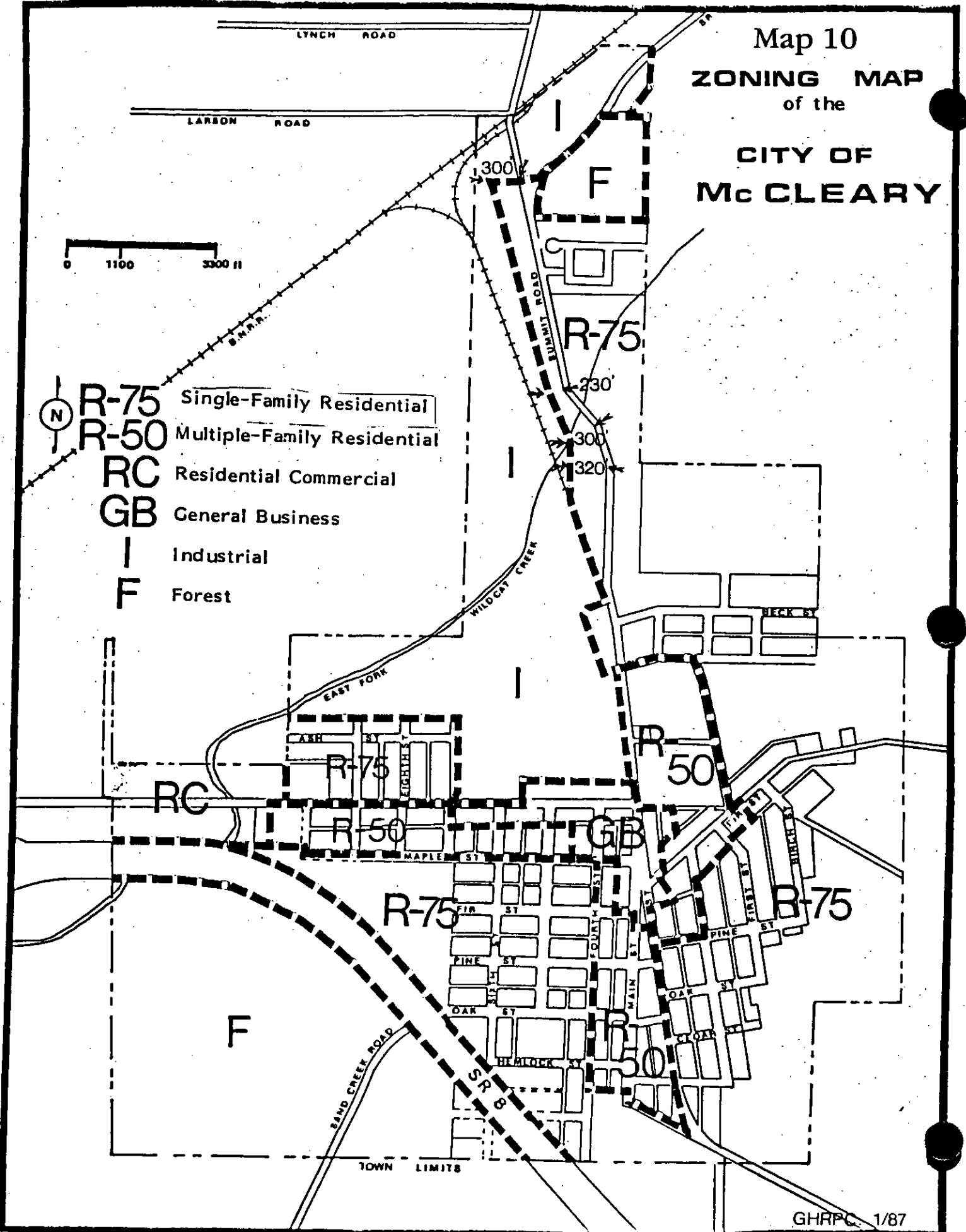
Name	Industrial (I)
Purpose	To provide and reserve adequate and suitable space for industrial uses and expansion.
Permitted Uses	Warehousing, manufacturing, and processing.
Conditional Uses	Outdoor storage and wrecking yards.
Minimum Lot Size	2,500 Square feet.
Front Setback	As required by building code.
Side Setback	As required by building code, except 10 feet adjacent residential zone.
Rear Setback	As required by building code, except 25 feet adjacent residential zone.
Location of Areas within District	Northwest McCleary.

zone as well as other uses. Forest product processing plants starting in areas near residential uses have created conflicts with nearby uses. Amending the General Development zone to allow forest product processing plants as a conditional use would mean the county Board of Adjustment review the use to determine if it would be compatible with uses in the vicinity of the proposed site. This is the way the General Development-5 zone in east Grays Harbor County is written and the system has worked well. however, this change would reduce the flexibility of industrial firms .

Map 10
ZONING MAP
of the
CITY OF
Mc CLEARY

0 1100 3300 ft

- N
 R-75 Single-Family Residential
 R-50 Multiple-Family Residential
 RC Residential Commercial
 GB General Business
 I Industrial
 F Forest



GHRPC 1/87

Appendix A

Industrial Firm Survey

Results of the Industrial Lands User Survey

Two-hundred-and-twenty-six anonymous survey forms were mailed and deliverable. Sixty-two completed forms were returned for a survey response rate of 27.4 percent. A survey response rate of twenty-five percent is considered high for a mail out-mail back survey using one mailing, as was done in this survey. 1

The largest number of responses were from unincorporated Grays Harbor. The second largest was from the City of Hoquiam.

The types of businesses who responded included 22 wood products processing plants, 10 logging firms, 9 construction firms, and 7 trucking firms.

The vast majority, 74 percent, had been in business over five years. Thirty-one percent of the respondents had one to five employees; 18 percent 6 to 10 employees; 35 percent 11 to 50 employees; and 16 percent 51 or more employees. The number of one to five employee firms is under-representative of the total number of one to five employee firms in the study area. This means the survey is probably skewed toward larger industrial firms.

The average amount of land being used on an industrial site was 37 acres. The average amount of land not being used on an industrial site was 35.9 acres. Twenty-one percent of the respondents felt the amount of industrially zoned land was adequate, 24 percent felt the amount of industrially zoned land was not adequate, and 55 percent had no opinion.

Thirty-eight firms (62 percent) had plans for future expansion. Of these firms, 21 (over one-half) intend to expand on the existing site, 7 intend to add a new processing site and continue to operate on the existing site, and 13 will relocate. Only five firms plan to relocate outside the county.

When these five firms were asked why they plan to relocate outside the county the most common reasons (5 responses each) were overall business climate and distance from raw materials. No firm indicated it was relocating because of a lack of industrial sites, the cost of land or rent charges.

The firms responding estimated the total planned expansions would require 286 acres of land. The average area of a planned expansion was approximately 9 acres. This clearly shows existing local businesses have significant potential for growth and expansion.

The most common suggested change to the industrial zoning was to find sites outside the flood plain. Please note that only two respondents made this comment.

Finally, interested parties were asked what actions local government should take to encourage local growth. Of the 38 that responded, 16 contained comments relating to a streamlined approval/permit process, lower or deferred taxes, more assistance to small business, less of a "no-growth" attitude, and surprisingly, make more industrial land available. The balance of the comments were quite scattered. A review of actual survey results is encouraged for interested individuals and groups.

1. Therese van Houten and Harry P. Hatry, How to Conduct a Citizen Survey. Planning Advisory Service Report Number 404, November 1987. p. 11.

INDUSTRIAL LANDS SURVEY

RESULTS

Following are the results of the Industrial Lands Survey submitted on September 1, 1988. A total of 62 survey responses were received out of 229 mailed.

1. Where is the general location of your business?

<u>6</u>	North Beaches
<u>6</u>	Neilton-Lake Quinault & Vicinity
<u>3</u>	Humptulips-Axford Prairie-Copalis Crossing & Vicinity
<u>2</u>	South Beaches
<u>4</u>	Ocosta-Markham & Vicinity
<u>15</u>	Hoquiam
<u>8</u>	Rural Hoquiam
<u>8</u>	Rural Aberdeen-Junction City-Cosmopolis-Central Park & Vicinity
<u>12</u>	Rural Montesano-Rural Elma-Brady-Satsop & Vicinity
<u>8</u>	McCleary
<u>3</u>	Rural McCleary-White Star & Vicinity
<u>2</u>	Malone-Porter & Vicinity
<u>0</u>	Rural Oakville-Cedarville & Vicinity
<u>1</u>	Artic-North River & Vicinity
<u>1</u>	Other; <u>Quinault Reservation</u>

2. Type of Business

<u>10</u>	Logging Firm
<u>22</u>	Wood Products Processing Plant
<u>1</u>	Agricultural Processing Plant
<u>1</u>	Oyster or Aquaculture Processing Plant

Industrial Lands Survey
Results - Page 2

<u>2</u>	Concrete Manufacturers
<u>2</u>	Machine Manufacturer or Machine Shop
<u>7</u>	Trucking Firm
<u>9</u>	Construction Firm
<u>1</u>	Other; <u>Paper Mfg.; Hauling Livestock for Farmers; Auto Wrecking; Wood Products Remanufacturing Plant; Custom Meat Cutting; Sheet Metal, Rock, Sand and Gravel; PTP Parts, Supplies and Machine Shop; Garbage Collection and Recycling; Chemical; Foundry; Office Wholesaler, Welding Maintenance; Retail/Wholesale Nursery; Distributor of Soft Drinks; Vanilla Plant; and Feed/Grain, Petroleum Distributor and Service Station.</u>

3. Number of years in operation at present location

<u>1</u>	0-1 years
<u>8</u>	1-2 years
<u>5</u>	3-5 years
<u>46</u>	5+ years

4. Number of employees

<u>19</u>	0-5
<u>11</u>	6-10
<u>22</u>	11-50
<u>10</u>	51 or more

Industrial Lands Survey
Results - Page 3

5. Approximate area of land in use on your site-Average-37 acres

<u>Responses</u>	<u>Acres</u>
1	1/5; 1/4; 1/3; 4; 5.5; 6.9; 8; 9; 9.2; 18; 19.5; 25; 75; 80; 127; 602; 1,000
2	1/8; 2; 3; 5; 10; 10.5; 20
3	6; 7
4	15
5	1/2
9	1

Also 1 response of 50' x 150'

6. Approximate area of land vacant-Average-35.9 acres

<u>Responses</u>	<u>Acres</u>
1	.5; 1.5; 2.5; 3.5; 4+; 6; 8.5; 9; 10; 24; 25; 31; 40; 50; 60; 65; 80; 400; 900;
2	4; 20;
3	1; 2
4	5
5	3
10	0

Also 1 response of 50' x 150

7. Do you feel the amount of industrial zoning in the county is adequate or inadequate?

<u>13</u>	adequate
<u>15</u>	inadequate - Comments: "In the Cities of Hoquiam and Aberdeen"; "Due to locations in flood areas"
<u>34</u>	don't know

Industrial Lands Survey
Results - Page 4

8. Do you have plans for future expansion?

38 yes

23 no - Comment: "Stop log exports and there may be a possibility"

If yes, where will the expansion occur?

21 expand on the existing site

7 add a new processing site and continue to operate on the existing site

13 relocate; Comment: "Elma, where principal customer base is located."

9. Approximately how much additional land would be needed? (for expansions please estimate just area of the expansion; for relocations please estimate the total site area)-Average- 8.68 acres.

Responses

Acres

1 1/4; 1/2; 3/4; 6.9; 40; 200

3 2; 10; 20

4 1

7 0, 5

Total acres = 286.4

10. If you plan to add a new processing site or relocate, would the new site be within or outside Grays Harbor County?

35 within the county

4 outside the county

Industrial Lands Survey
Results - Page 5

If you chose "outside the county", please answer the following question: Why would you relocate or expand outside the county? (Choose any or all).

- 3 inadequate potential for market growth in the county.
- 5 overall business climate
- 1 lack of labor
- 2 lack of services - Comment: "P.U.D."
- 0 lack of industrial sites
- 1 lack of existing, available industrial buildings
- 5 distance from raw materials
- 4 distance from market
- 0 cost of land or rents
- 1 other; Cost of raw materials - Cedar!

11. Do you have any suggested changes to the existing industrial zoning provisions?

Comments:

"Our only suggestion at this time is to have readily reproducible copies of the zoning maps available through the county courthouse".

"Downtown Hoquiam should not have the same fire codes as L.A., CA. Too strict!"

"Within certain guidelines - Qualifications, to allow old, vacant or older buildings with business willing to sell, to be able to be purchased and zoned commercial for local tenants on the Port Industrial area to relocate".

"To be more supportive of existing business such as ourselves who have been zoned out."

"Move in industry - we need it."

"Think of the future and expand ideas to attract large customers."

Question #11 comments continued

"They should be easily accessible to main arterials. Locations should be out of the flood plain."

"Rezone existing and additional industrial sites for other than wood products!"

"As a business, our hands are tied all the time. A constant battle over hours of business, etc. Two shifts only work 7 hours each and could have 3 at 8. Complaints if you do clean up on Sunday, and complaints if you don't etc. Industry should have the advantage in those zones especially if established. If new industry coming in then discuss hours, activity, etc."

"Certain areas should be considered as possible industrial sites, such as those on bench land or poor farm soil, but out of the flood plain and close to existing good roads. The area close to McCleary where the flakeboard plant was going in is a good example. A lot of the land close to McCleary and Elma is good for industrial sites."

"I think the zoning provisions are very good. I do not think this is the problem."

"Yes in McCleary a small strip down summit road is part residential and part industrial - the industrial needs to be moved back here and expanded on the other side of McCleary."

"The existing land that could be developed is wetlands that are close to rivers. We need to fill and develop wetlands that are close to docks and rivers."

"Take a good look at past/present/future zoning considerations in the Junction City area with regards to existing residences and fragile environment."

17 did not comment.

12. Briefly, what actions do you think your local government should take to encourage industrial growth in the county?

"Really don't know. But living so close to the Wishkah Road makes us shudder from the log trucks and the unnecessary use of Jake brakes."

"The Port of Grays Harbor covets all industrial ground evidenced by their condemnation procedures. In the past the Port has only been interested in the export of logs. To remove industrial ground from the control of the Port and make it

Industrial Lands Survey
Results - Page 7

Question #12 comments continued

available to small manufacturers would be a boon to the county."

"Unknown except to build a 4-lane from Raymond to Hoquiam. Finish 410 freeway to provide a new 4-lane to Hoquiam."

"Local government represents the least problem for small businesses within Grays Harbor County."

"Release cedar salvage to interests/or bid salvage in small lots to interested parties."

"Encourage - Stop all the "No's" or "Maybe's" - Be more positive toward the business community!"

"Streamline all phases of the permit process and coordinate the different agencies to work together."

"Minimize tax increases and new costs of doing business."

"Speed the permit process."

"Manufacture logs; not export them!"

"Forest and their products are the renewable resource. Make sure that you balance all species of wildlife including man."

"Tax base deferrals for the first few years of starting out (i.e., B & O breaks the first few years and graduate back up to normal rates). The workforce (strike habits) of this area scares off big out-of-town businesses, yet breaks and our geographic location can bring new money into our economy!"

"Tax breaks."

"I'm on the side of industry - this county has got to bring something in - so that these people can make a living."

"Provide support first for existing businesses."

"Local government should be putting pressure on state government to stimulate our sport and commercial fisheries with longer seasons. This would really help everyone's business!"

"Make it easier and less costly to get started. More relief of taxes and better deferred opportunity."

Industrial Lands Survey
Results - Page 8

Question 12 comments continued

"Work with them in any way you can. Be less restrictive where it is possible. Possibly have someone on the staff that can help the developer jump through the hoops of permitting and aid in research."

"Lower WA State taxes on business."

"We have had excellent cooperation from the county commissioner and his people on road problems and also from the telephone people. The P.U.D. could be more cooperative as concerns further service."

"Make more land available. Lower taxes."

"Provide a streamlined approval/permit process that makes a new start up effort easier!"

"Realize that small wood processing plants are the areas biggest employer and treat it so - get the P.U.D. on the ball with services."

"Abolish the no change - no growth attitude that exists in Grays Harbor."

"Advertise - low housing prices, temperate weather, good water, recreational opportunities, etc. County and cities help any permit processes as much as possible - take their hands and walk them through if needed. Avoid any adversarial approach when prospective industrial people talk to the county or city. Tell your people to smile and realize their jobs are funded by taxes and they work for the government to assist people not to simply enforce regulations and threaten!"

"Low taxes. Provide an environment for good educational facilities and provide skilled/educated labor."

"Lower electrical rates, so industry is interested, improve our image in the business world, and we need salaried people to promote our good side, on a constant basis."

"Keep water - sewer - power - roads adequate. Expand these services for growth. Plan an industrial park."

"Work to abolish shorelines hearing board at county and state level."

"All that is required is a fair and competent government free of "cronyism" and resistant to special interest pressures. We will grow and prosper on our own merits."

"Diversify existing industry to tourism, manufacturing and other non-seasonal industry."

Industrial Lands Survey
Results - Page 9

Question 12 comments continued

"I don't think we want large industrial growth."

"Take the taxing power away from the Port (or limit it). I don't think the Port is doing much at all to encourage industrial growth. For instance, the Port has raised the moorage at Westport to a point where barely half the ships are rented... Thus, choking out the service related businesses as well as tourist dollars. They have even raised the cost of leasing Port land (i.e., Thompson's, Issacson's and others) to a point where these companies would like to move out. The Port would rather build a \$100,000 plus observation tower above Rayonier's Bioponds."

"The Port is always looking for something big and coming up with nothing -- maybe they ought to look at small businesses."

"Help small businesses more."

"Quit dreaming and utilize existing natural resources. Close contact should be maintained with existing industry. Social - economics should be considered rather than personal greed."

"Offer tax incentives to business along with cheap real estate."

Chapter Two

Industrial Location Criteria

Industrial Lands Study

Report Number 2

Industrial Locational Criteria

Introduction

The purpose of this report is to identify the characteristics industries require for their sites. This information will then be used for three purposes:

1. To test the areas currently zoned industrial to determine if they are suitable for industrial development and use.
2. To determine if other areas in the county are suitable for industrial use and development and, perhaps, industrial zoning.
3. To begin development of policies on industrial development and use.

Staff would recommend a three part process to identify industrial location criteria. Part one is for staff to prepare this report with recommendations on which industrial location criteria should be used.

Part two would be for the Advisory Committee to review the report and decide which industrial location criteria should be used for the initial analysis of industrial land and the first draft of a set of industrial policies. Staff would use the selected criteria to draft policies on industrial areas and to conduct an analysis of the areas suitable for industrial uses. These policies could include different criteria for different classes of industrial uses.

Part three would be for the Committee to review the policies and analysis and then adjust the industrial location criteria as needed to designate appropriate areas industrial and exclude inappropriate areas.

Policy Issues

In reviewing this report the Advisory Committee should focus on the following issues:

- What are the characteristics of good industrial sites?
- What are the specialized characteristics that the industries likely to locate in Grays Harbor County will need?
- Should sites for various types of industrial uses have different criteria? For example, should light industries have different criteria than heavy industries?
- If it is necessary to trade-off some characteristics to have adequate areas zoned for industry or because the characteristics conflict, which characteristics should take precedence?
- Is the process suggested by staff to identify industrial locational criteria and industrial policies appropriate?

Industrial Locational Criteria

Industrial locational criteria may be thought of as fitting into four categories. The first category includes general criteria applicable to most industries. Examples of general criteria include whether the site can be built upon, has road or street access, or has nearby uses which would conflict with the industrial use of the property.

The second category includes industry or use specific criteria. Examples of industry or use specific criteria include water access for docks or railroad access for firms that ship by railroad.

The third category consists of firm specific criteria. Firm specific criteria include the distance to markets, the distance to raw materials, and labor requirements.

The fourth category are considerations often referred to as quality of life criteria. Quality of life criteria include the quality of the schools, the adequacy of the housing stock, the availability of recreational and cultural activities, and the appearance of an area.

All of these criteria are important in varying degrees. This study will focus on the criteria that most directly affect industrial zoning. These are the locational criteria applicable to most industries and locational criteria applicable to specific industries likely to locate in Grays Harbor County.

General Industrial Locational Criteria

Existing Industrial Uses

Description: One purpose of industrial planning and zoning is to protect existing industrial uses from incompatible uses. Incompatible uses can limit the ability of existing industrial uses to operate, limit the industry's ability to change operations (such as adding a night shift), and increase the potential that existing industrial uses may be subject to nuisance problems or other liability. Nearby incompatible uses may also limit the ability of firms to expand.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criterion be used: Existing industrial uses of five or more acres and combinations of existing industrial uses of five or more acres should be designated Industrial.

Access

Description: Access is one of the most important characteristics of a good industrial site. Most industrial firms receive raw materials and ship products by truck. Workers generally also arrive by car or bus. Many firms also ship by rail. If adequate access is not available, the site will be difficult to use or expensive to develop. Industrial access can also have significant adverse effects on neighboring uses. Conflicts over access can severely limit the flexibility of an industrial operation.

Recommendation: For unincorporated Grays Harbor County staff recommends the following criteria be used:

1. Industrial areas should directly front on an existing or planned state highway or county arterial.
2. Access to industrial sites through residential and commercial areas should be minimized.
3. Areas with railroad access should be designated industrial if they comply with other criteria.

For the City of Hoquiam and the City of McCleary staff recommends the following criteria be used:

1. Industrial areas should directly front on an existing or planned state highway or a designated truck route.
2. Access to industrial sites through residential and commercial areas should be minimized.
3. Areas with railroad access should be designated industrial if they do not conflict with other criteria.

Public Services and Utilities

Description: All industries require police or sheriff services, fire protection services, and ambulance services. Industries vary in their need for public water, sewer, and storm water services. If industrial uses are located outside of areas where the needed services are provided or can economically provided, service will either be inadequate or costly.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criteria be used:

1. Industrial areas should be served by police or sheriff services, fire protection services, and ambulance services. Small scale industrial uses may be allowed outside areas served by fire and ambulance services where case by case review shows the use can adequately provide these services.
2. Opportunity for industrial uses which need public water, sewer, and storm water services should be provided by designating adequate amounts industrial land in areas where the land can be economically served by existing or expanded facilities.

Slope

Description: Flat land is generally preferred for industrial development. Flat land is the easiest to develop for the large buildings and open areas generally required by industrial uses. The best available information on slope is based on soil survey information. The soil survey information generally includes three categories of slope: Slopes of 1 to 8 or 10 percent, slopes of 8 or 10 percent to 30 percent, and slopes of 30 percent to 65 to 80 percent. A ten percent slope has a rise of 1 foot of elevation for every ten feet of horizontal distance.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criteria be used:

1. Industrial areas should have a slope of 10 percent or less.
2. Areas of 10 to 30 percent slope may be included in industrial areas if necessary to make a useable industrial site or to connect adjacent industrial areas.

Wetlands

Description: When the Grays Harbor County Zoning Ordinance was adopted in 1969 filling wetlands was a common way to develop industrial land. In the 1970s and 1980s it has become more difficult to fill wetlands. Wetland fills often require local flood plain and shorelines permits. State agencies must approve most shorelines permits for fills. State hydraulics permits are also often required. Wetland fills often require a Section 404 permit from the U.S. Army Corps of Engineers. Not only have the number of permits increased, but it has become more difficult to get the permits. The level of difficulty is likely to increase in the future. The recreation of replacement wetlands is often required when permits are issued for wetland fills.

Wetlands regulations tend to frustrate private developers for three reasons. The first is that the regulations have changed over time and continue to change. The second is that good maps of wetland areas do not exist. Even when maps are available, wetland definitions used by various agencies differ. This tends to confuse prospective developers. The third frustration is that most permit programs do not do advance planning to identify which areas may be developable and which areas are not developable.

The *Grays Harbor Estuary Management Plan* is an effort to address the last frustration. The Grays Harbor Estuary Management Plan does not create any new regulations or permit requirements. Instead, the plan seeks to coordinate existing local, state, and federal regulations to increase permitting efficiency and predictability, and to lessen conflict. The plan was developed by a local, state, and federal agency task force made up of the agencies responsible for wetland management in Grays Harbor. The agencies have committed to use the plan in their decision making process. If a area is designated for development in the plan, it is likely that a project that complies with the applicable permit requirements would be approved in that site. If an area is designated for protection, it is unlikely applications for development would be approved for that site.

The Grays Harbor Estuary Management Plan focuses development in certain areas of the harbor, principally areas that have already been significantly impacted by development. Areas designated for development include significant areas of Aberdeen, Hoquiam, Cosmopolis, Junction City, Westport and Ocean Shores, the area west of South Aberdeen to where Highway 101 and the railroad tracks meet, the Bowerman Peninsula, and Markham.

Map 1 shows the *Grays Harbor Estuary Management Plan* designations. The plan divides Grays Harbor into eight planning areas based the existing and proposed character of the area. The planning areas are divided to subareas called management units. The management unit most directly affect the development of an area. The Urban Development Management Units areas intended for intense industrial and commercial development. The preferred uses are water dependant/water related commerce and industry. The Urban Development Management Unit is intend to allow a mix of low

intensity industrial uses, commercial uses, and residential uses. Public assess is a preferred use in this management unit. The Urban Residential Management Unit are areas to be developed for residential uses. The Rural Low Intensity Management Unit is intended to include a mix of low intensity residential forestry, and agricultural uses. The Rural Agricultural Management Unit is intended to protect existing and potential agricultural and forestry land from conversion to other uses. The Conservancy Managed Management Unit is intended to protect areas for natural resource based uses such as aquaculture and fish production. The Conservancy Natural Management Unit is intended to maintain the natural character and productivity of an area. The Natural Management Unit is intended to protect areas in their natural state. Little human use is anticipated in these areas.

The Urban Development and Urban Mixed management units are the principal industrial development management units.

The *Grays Harbor Estuary Management Plan* was adopted by the City of Hoquiam and Grays Harbor County in 1987 and the State of Washington Department of Ecology in 1988. The plan is now part of the Grays Harbor County Shorelines Master Program. Within its study area the plan is the best available guide to which waterfront areas can be developed for industrial uses. The City of McCleary is outside the harbor and is not included in the Estuary Plan.

The data on wetlands is provided by the National Wetlands Inventory. This information was compiled from high altitude aerial photographs. While it has some errors, it is generally the best available, except for some special purpose wetland mapping. In the Chehalis River Valley, from Cosmopolis east to the Wynoochee River, the U. S. Army Corps of Engineers has done wetland mapping. This is more accurate than the National Wetlands Inventory for this area.

Recommendation: For unincorporated Grays Harbor County and the City of Hoquiam staff recommends the following criteria be used:

1. Industrial areas on Grays Harbor should be designated Urban Development and Urban Mixed by the *Grays Harbor Estuary Management Plan*.
2. Outside of the jurisdiction of the *Grays Harbor Estuary Management Plan* wetland areas should not be designated Industrial. Small wetlands within larger industrial areas may be designated Industrial. The best available wetlands data should be used in making these determinations. Because of the uncertainty of the data, property owners should have the opportunity to show their property is does not include wetland areas during site specific rezoning requests.

Shorelines

Description: In 1971, the voters of the State of Washington adopted the Shorelines Management Act. The Act established several categories of use designation such as Urban, Rural, Conservancy, and Natural. The Act requires that local government prepare "shorelines master programs" to guide the development of shorelines areas. The State of Washington Department of Ecology was required to review and, if acceptable to the Department, approve the shorelines master programs. Both Grays Harbor County and the City of Hoquiam have approved shorelines master programs. The City of McCleary does not have any bodies of water in the city that qualify as shorelines under the Shorelines Management Act of 1971. Therefore, McCleary is exempt from the requirement to adopt a shorelines master program.

As was noted above, the *The Grays Harbor Estuary Management Plan* is the approved shorelines master program for the portion of Hoquiam and Grays Harbor County which directly front on Grays Harbor.

The *Hoquiam Shorelines Master Program* designates the other shorelines areas, the Hoquiam River, as Urban.

The shorelines designations, referred to as environments, follow a pattern similar to the Estuary Management Plan. Urban environments are intended for intense industrial, commercial, and residential uses. Rural environments are intended for lower intensity residential uses, farming, and forestry. Industrial uses are allowed as conditional uses, but with the notation they are generally inappropriate in a Rural environment. Conservancy environments are intended for resource conservation and natural resource production. Industrial uses are allowed as conditional uses with notation they are generally inappropriate in a Conservancy environment. Natural environments are intended for resource protection with only recreational and resource protection allowed. Ocean Beach environments are intended for residential and recreation uses. Certain commercial uses are also allowed. Industrial uses, except as home occupations, are not allowed in the Ocean Beach environment.

In Unincorporated Grays Harbor County the shorelines environment designations for Grays Harbor are the same as shown on Map 1. Outside of the harbor, Urban environments are located at Copalis Beach, Pacific Beach, Moclips, along lower Sylvia Creek and the area immediately around Oakville. Rural environments are found at Humptulips, Malone, Porter, the Wishkah River to approximately two miles north of Aberdeen, the Hoquiam River to approximately three and a half miles north of Hoquiam, Upper Sylvia Creek, Wildcat Creek, lower Cloquallum Creek, Newman Creek. As map 1 shows, the wetlands at Johns River, Elk River, and the Lower Humptulips delta are designated Natural. The rest of the rivers and streams in shorelines jurisdiction are designated Conservancy. The beach areas along the coast are in the Ocean Beach environment.

The Shorelines Management Act of 1971 requires that comprehensive plans and zoning be consistent with the approved shorelines master program. A strict reading of this mandate may require that industrial zoning only be located in Urban shorelines environments. Because of past practice, the staff recommendation is that industrial zoning be encouraged in Urban environments and be allowed in Rural and Conservancy environments under certain conditions.

Recommendation: For unincorporated Grays Harbor County and the City of Hoquiam staff recommends the following criteria be used:

1. Industrial areas should be in designated Urban by the applicable Shorelines Master Program or meet the criteria in 2 below.
2. In Rural and Conservancy shorelines environments industrial areas should be characterized by all of the following (a) the area is currently used for industrial use or immediately adjacent to industrial uses, (b) the area is not within of significant wetlands, and (c) the river or stream can be buffered from the industrial use. Buffering should be required for conservancy shorelines environments.
3. Areas in Natural and Ocean Beach shorelines environments should not be designated Industrial.

Flood Plains

Description: Flood plains are areas subject to one chance of being flooded in any 100 year period. Federal and state law require that development in flood plains be elevated or floodproofed to minimize damage. Within flood plains in river valleys outside tidal areas are designated floodways. Floodways are areas reserved to allow the flow of water during the hundred year flood. Development is generally prohibited in floodways. Floodways are designated on the Wynoochee River, Satsop River, and Cloquallum Creek. It is not possible to use an area within a floodway for industrial purposes.

The best source of data on flood plains are the Flood Insurance Rate Study maps prepared by the Federal Emergency Management Agency.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criteria should be used: At least part of the areas designated Industrial should be provided outside of the 100 year flood plain where consistent with the other criteria to lessen the cost of potential development.

Agricultural Land

Description: The existing *Grays Harbor County Comprehensive Plan* contains strong policies encouraging the protection of agricultural land. These policies are intended to maintain the existing diversity provided to the county economy by the agricultural industry, protect agricultural uses and lifestyles, protect agricultural jobs, encourage growth in the agricultural industry, and protect natural resources. Certain industrial uses are allowed in agricultural areas under certain conditions.

Cranberry growing areas have special needs. Cranberry growers need large supplies of clean water. Allowing other uses within cranberry areas threaten the water supply.

The best data on agricultural use is provided by the land use survey done for the Agricultural Lands Element.

Recommendation: For unincorporated Grays Harbor County staff recommends the following criteria be used:

1. Areas designated agricultural use by the *Agricultural Lands Element* should not be designated Industrial unless immediately adjacent to an industrial area which requires expansion in the immediate future.
2. Areas zoned for agriculture in cranberry growing districts should not be designated Industrial.

Residential Areas

Description: Residential areas do not mix well with industrial uses. Residences in industrial areas generate land use conflicts. Land use conflicts can limit existing industrial uses ability to operate, limit the uses ability to change operations (such as adding a night shift), and increase the potential that existing industrial uses may be subject to nuisance problems or other liability. Nearby incompatible uses may limit the ability of firms to expand.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criterion be used: Viable residential areas should not be designated Industrial unless immediately adjacent to an industrial area which requires expansion in the immediate future.

Other Sensitive Areas

Description: Industrial development and use of other sensitive areas can increase development and maintenance costs for industry. Operating in certain of these areas can also expose firms to significant liability. These areas include ground water recharge areas which have a history of ground water pollution, unstable soils, and soils with a high shrink-swell potential.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criteria should be used:

1. Industrial areas should be outside of ground water recharge areas which have a history of ground water pollution or a significant potential for ground water pollution.
2. Industrial areas should not include soils known to have a high potential for sliding or known to have a potential for shrinking and swelling.

Adequate Distribution of Industrial Areas

Description: In addition to area, the distribution of industrial land is important. Particularly for smaller firms, there is a desire to locate close to their home or source of supply. However, if industrial areas are too widely spread they are difficult to serve with public facilities and services and may increase incompatibility problems with neighboring uses.

Recommendation: For unincorporated Grays Harbor County, the City of Hoquiam, and the City of McCleary staff recommends the following criteria be used:

1. Industrial areas should be located in all major geographical areas of the county.
2. Industrial areas should not be broken-up to the extent the area will be difficult to serve with public facilities and services or generate conflicts with neighboring uses.

Industry Specific Locational Criteria

Industries likely to Locate in Grays Harbor County

The *Industrial Lands Study Report Number 1, Existing Conditions* identified industries likely to locate in Grays Harbor County. These industries are:

- Forest products processing plants, sorting yards, docks, operations centers, and ancillary and support facilities.
- Forest products equipment manufacturers.
- Trucking repair and operations centers.
- Fish and shellfish processing plants and aquaculture facilities.

- Expansion of existing agricultural processing facilities and perhaps some additional processing facilities.
- Wholesale facilities.
- Shipyards and boat equipment manufacturers.
- Fish and shellfish processing equipment manufacturers and fishing equipment manufacturers.
- Break-bulk and neo-bulk ocean shipping firms.
- Small manufacturing firms seeking economical sites.

Industry Specific Locational Criteria

Water Access

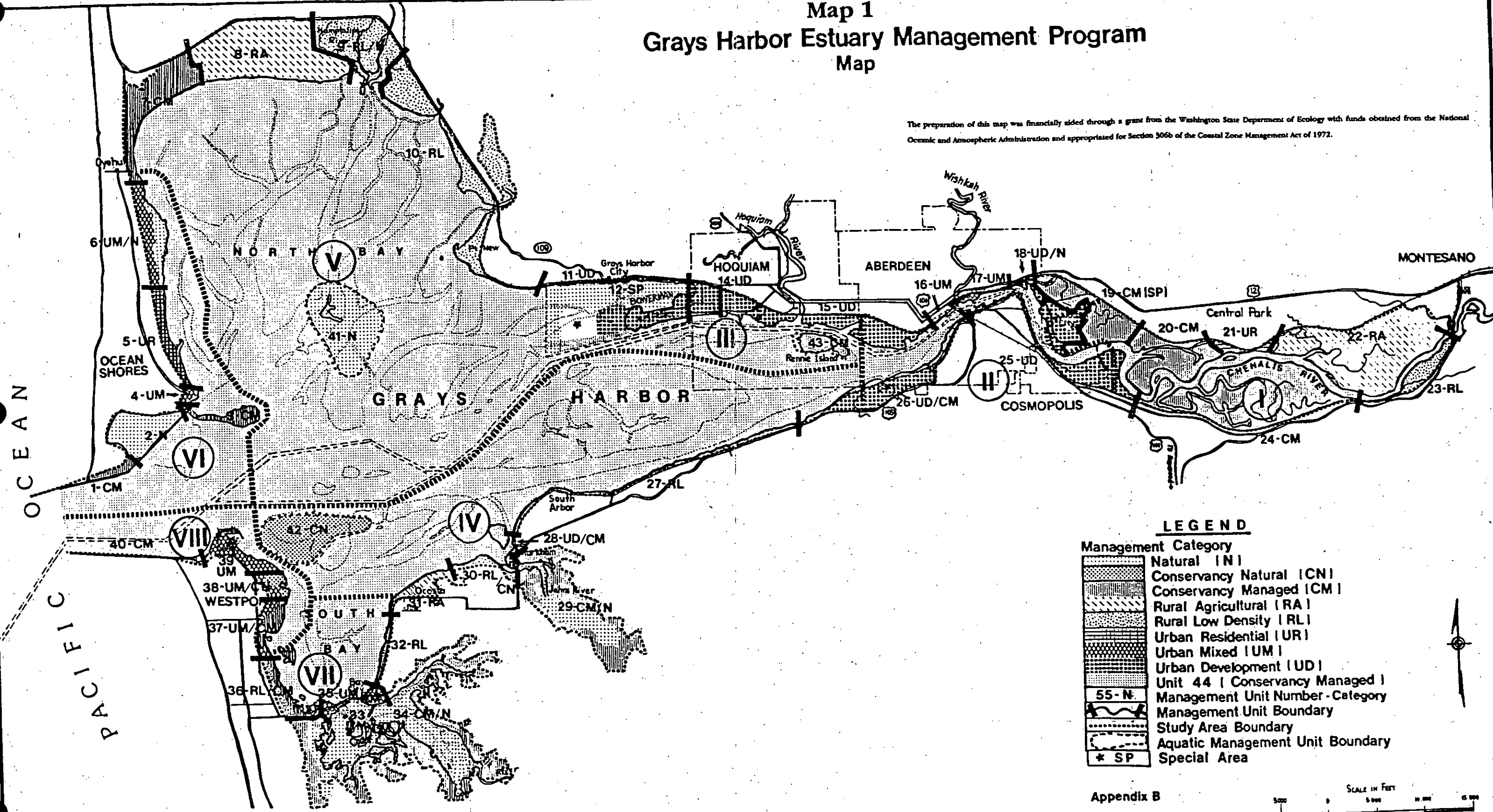
Description: Shipping firms require deep water access. Seafood processing plants and fishing and shellfish support facilities require water access. On shore aquaculture facilities locating in industrial areas require access to intake and discharge pipes.

Recommendation: For unincorporated Grays Harbor County and the City of Hoquiam staff recommends the following criteria be used:

1. Where consistent with the *Grays Harbor Estuary Management Plan*, Industrial areas adequate to serve deep water shipping needs should be provided.
2. Where consistent with the *Grays Harbor Estuary Management Plan*, Industrial areas with waterfront access adequate to serve aquaculture, boat building, fish and shellfish processing and support needs should be provided.
3. Where consistent with the *Grays Harbor Estuary Management Plan*, opportunities for intakes and outfalls for aquaculture uses should be provided.

Map 1 Grays Harbor Estuary Management Program Map

The preparation of this map was financially aided through a grant from the Washington State Department of Ecology with funds obtained from the National Oceanic and Atmospheric Administration and appropriated for Section 306b of the Coastal Zone Management Act of 1972.



LEGEND

Management Category

- Natural (N)
- Conservancy Natural (CN)
- Conservancy Managed (CM)
- Rural Agricultural (RA)
- Rural Low Density (RL)
- Urban Residential (UR)
- Urban Mixed (UM)
- Urban Development (UD)
- Unit 44 (Conservancy Managed)

55-N
Management Unit Number - Category

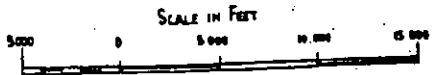
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Management Unit Boundary

- - -
Study Area Boundary

- - - - -
Aquatic Management Unit Boundary

*** SP**
Special Area

Appendix B



Chapter Three
Industrial Lands Comprehensive Plan
Elements

GRAYS HARBOR COUNTY

Goals, Objectives and Policies (by topical areas).

A. New Industrial Development

Goal Number 1:

Encourage the development of new industrial uses in appropriate areas.

Objective:

1.A. Industrial land should be designated to meet current and potential needs.

Policies:

1.A.1. Development trends should be monitored to ensure industrial areas will be available over time.

1.A.2. Industrial areas should be located in all major geographic areas of the county.

1.A.3. Industrial land use designations made through jointly adopted plans should be evaluated together from a county-wide perspective to assure that industrial lands are available for both short- and long-term needs.

1.A.4. Areas designated industrial should generally be large enough to accommodate a number of industrial uses in clusters so that the area may be developed in a coordinated fashion and with a variety of parcel sizes.

1.A.5. In rural parts of the county allowed industrial uses should be home-based industries, industries associated with the natural resource base, industries requiring large, secluded areas without urban services and industries which can provide their own services.

Objective:

1.B. To encourage industrial firms to locate and expand in the county in order to fully use the county's industrial land base, diversify the economic base, generate income and create jobs.

Policies:

1.B.1. Industrial land use planning and zoning designations should provide for the types and locations of land required by those industries identified for local emphasis in adopted economic development plans.

1.B.2. Grays Harbor County, in association with agencies of which it is a member, will encourage and assist firms in obtaining state and federal finance and incentive programs when locating or expanding in Grays Harbor County.

1.B.3. Suitable areas exist for industrial designation in north Grays Harbor County. However, actual development is not likely in the near future because of the remoteness of the area from markets, lack of public services, and limited transportation systems. As demand for industrial development materializes in north Grays Harbor County, areas should be designated industrial in accordance with the guidelines in this comprehensive plan element.

B. Retain and Expand Existing Industries

Goal Number 2:

Encourage the retention and expansion of existing industrial firms.

Objective:

2.A. Areas designated industrial should provide for the expansion of existing businesses in addition to providing locations for new firms.

Policies:

2.A.1. Areas should be provided to enable the expansion of existing industries where consistent with other policies.

2.A.2. As demand for industrial land approaches the capacity of the available lands in the designated industrial areas, these areas should be expanded or new areas designated.

2.A.3. Businesses which existed prior to zoning and which are not located in industrial zoning districts should be allowed to change use or to expand provided: (a) any increased or intensified detrimental impacts are mitigated, (b) changes or expansions comply with performance standards, and, (c) the change or expansion does not result in a formerly small operation dominating the vicinity.

C. Variety and Segmentation of Industrial Designations

Goal Number 3:

To develop a land use pattern which provides opportunities for a variety of industrial uses.

Objective:

3.A. Areas should be provided for the establishment of new businesses which diversify the economy.

Policies:

3.A.1. Increased economic diversity should be encouraged by allowing a wide variety of industrial uses.

3.A.2. Zoning districts should have a clearly defined purpose and designate areas for industrial activities that can be grouped into similar classes of uses.

3.A.3. Manufacturers should be allowed to engage in limited retailing of their products as an accessory to an industrial use.

Objective:

3.B. To maximize the choice of industrial location types by developing a variety of industrial intensities and combination of industrial activities each consistent with the requirements for efficient industrial operations, varying natural resource values, and the varying supply and cost of public facilities and services.

Policies:

3.B.1. In order to provide a choice of industrial location types consistent with efficient industrial operation and requirements, natural resource values, and the efficient provision of facilities and services, the county shall provide three types of industrial zoning districts; a heavy industrial zoning district, a light industrial zoning district, and a planned industrial/business park zoning district.

Area Designations:

Heavy Industrial Area

Purpose:

To provide the opportunity for intensive industrial uses in appropriate locations and designate the prime heavy industrial lands within Grays Harbor County for intense industrial uses.

Discussion:

Heavy industrial uses are characterized by impacts that are difficult to control, such as heavy truck traffic, noise, vibrations, light, glare, dust, and odors. They are best separated from residential and commercial areas by the use of distance, wide buffers, or light industry. In addition, heavy industrial areas not associated with light industrial areas or rural and agricultural areas should also be of large overall size so that any required buffering and separation may be achieved.

Permitted Uses:

Manufacturing, fabricating and processing; heavy vehicle and equipment repair, sales and rentals; shipping and truck terminals; warehousing; indoor and outdoor storage; wrecking and junk yards; public and semi-public uses; chemical processing; retail sales accessory to an allowed use; caretaker dwellings; and, offices accessory to an allowed use.

Conditional Uses:

Any industrial or manufacturing use not listed as a permitted use; airports, heliports, and accessory uses.

Suitable Areas:

Heavy industrial areas are characterized by complying with all of the following:

- Areas where police, fire, safety, and related services are currently provided. Additional areas currently without these services may be designated heavy industrial when consistent with policy 5.B.1.;
- Areas that do not include steep slopes (that is, grades greater than 30 percent); landslide and erosion hazards; and extensive wetlands not designated for development by the Grays Harbor Estuary Management Plan. (Note: Industrial areas should generally have a grade of 10 percent or less. Areas of steeper slope may be included in heavy industrial areas if necessary to make a useable site or to connect adjacent industrial areas.);
- Areas should be adjacent to or have direct access to existing or planned State and Federal Highways or county arterials. Other areas may be designated heavy industrial where the access to the area is not directed through residential or commercial areas.

Additionally, heavy industrial areas are characterized by complying with any one of the following:

- Sites at least five acres in size currently used for heavy industrial purposes;
- Areas appropriate for expansion, except if the uses would have major adverse environmental or social effects which cannot be lessened (See policies under Goal Area Numbers 2 and 5);
- Areas designated as Urban Development by the Grays Harbor Estuary Management Plan;

- Areas designated Urban by the applicable Shorelines Master Program. Also, areas designated as Rural or Conservancy if characterized by the following: (a) the area is currently used for heavy industrial purposes or immediately adjacent to heavy industrial uses; (b) the area is not within a significant wetland; and (c) the river or stream can be buffered from the industrial use. Buffering should be required for conservancy shorelines environments;
- Other sites not classified as unsuitable areas below.

Unsuitable Areas:

The following areas designated by the Shorelines Master Program: Rural, Conservancy, Natural, and Ocean Beach shorelines environments except those rural and conservancy areas as noted above or in policies 5.A.4 and 5.A.5.;

- Areas within an agricultural zone unless immediately adjacent to an industrial area which requires expansion in the immediate future;
- Areas zoned for agricultural uses in cranberry growing districts;
- Areas adjacent to existing viable residential areas;
- The following Management Units designated by the Grays Harbor Estuary Management Plan: Urban Mixed; Urban Residential; Rural Low-Intensity; Rural Agricultural; Conservancy Managed; Conservancy Natural; and Natural.

Light Industrial Area

Purpose:

To provide space for transportation, warehousing, contractors yards, industrial sales, and industrial uses contained within a building which do not create objectionable noise, odors or hazards.

Discussion:

A wide range of industrial uses may be accommodated in light industrial areas, such as assembly and fabrication of products including fabricating sheet metal, manufacturing of precision instruments, boat building, bottling plants, storage of building materials, and manufacture of concrete products. Light industrial areas will have provisions to ensure compatibility with surrounding non-industrial development and to lessen nuisance creating features.

Permitted Uses:

Light manufacturing, light processing, light assembly, and light fabricating all within a building; heavy vehicle and equipment repair rentals and sales; truck terminals; service stations; warehousing; public and semi-public uses; wholesale; retail sales accessory to an allowed use; offices accessory to an allowed use; and laboratory and research facilities; and; outdoor storage accessory to an allowed use.

Conditional Uses:

Caretaker dwellings; restaurants; other outdoor storage except for junk yards, wrecking yards, scrap yards and log storage and sorting yards.

Suitable Areas:

Light Industrial areas are characterized by complying with all of the following:

- Areas where police, fire, safety, and related services are currently provided. Additional areas currently without these services may be designated light industrial where consistent with policy 5.B.1.;
- Areas that do not include: Steep slopes (that is, grades greater than 30 percent); landslide and erosion hazards; and extensive wetlands not designated for development by the Grays Harbor Estuary Management Plan. (Note: Industrial areas should generally have a grade of 10 percent or less. Areas of steeper slope may be included in light industrial areas if necessary to make a useable site or to connect adjacent industrial areas.);
- Areas should be adjacent to or have direct access to existing or planned State and Federal Highways or county arterials. Other areas may be designated light industrial where the access to the area is not directed through residential or commercial areas.

Additionally, light industrial areas are characterized by complying with any one of the following:

- Sites at least five acres in size currently used for light industrial purposes;
- Areas appropriate for expansion, except if the uses would have major adverse environmental or social effects which cannot be lessened (See policies under Goal Area Numbers 2 and 5);
- Areas designated as Urban Mixed and Urban Development by the Grays Harbor Estuary Management Plan;

- Areas designated Urban by the applicable Shorelines Master Program. Also, areas designated as Rural and Conservancy if characterized by the following: (a) the area is currently used for light industrial purposes or immediately adjacent to light industrial uses; (b) the area is not within a significant wetland; and (c) the river or stream can be buffered from the industrial use. Buffering should be required for conservancy shorelines environments;
- Areas adjacent to existing viable residential areas;
- Other sites not classified as unsuitable areas below.

Unsuitable Areas:

- The following areas designated by the Shorelines Master Program: Rural, Conservancy, Natural, and Ocean Beach shorelines environments except those rural and conservancy areas as noted above or in policies 5.A.4 and 5.A.5.;
- Areas within an agricultural zone unless immediately adjacent to an industrial area which requires expansion in the immediate future;
- Areas zoned for agricultural uses in cranberry growing districts;
- The following Management Units as designated by the Grays Harbor Estuary Management Plan: Urban Development; Urban Residential; Rural Low-Intensity; Rural Agricultural; Conservancy Managed; Conservancy Natural; and Natural.
- Areas suitable for heavy industrial or large scale manufacturing uses.

Planned Industrial-Business Park Area

Purpose:

To provide for and encourage development of industrial parks with negotiated standards to be appropriate to specific development needs, to protect nearby land uses and to encourage development of the entire site into a campus like setting.

Discussion:

This designation is intended as the lightest impact industrial area. It is appropriate for use in growth areas near residential areas where the site will be developed according to development standards, and with a site plan applied to the entire site. Such areas are intended to be developed in a park or campus-like setting that would be compatible with neighboring residential areas.

Permitted Uses:

Laboratory and research facilities; light processing, light fabricating and light assembly in buildings; business offices; wholesale sales; warehousing; retail sales accessory to an allowable use; equipment rental, repair and servicing within a building; public and semi-public uses; outdoor storage accessory to an allowed use; financial services; eating and drinking establishments; and other services which support the industrial-business park.

Conditional Uses:

Airports, heliports, and accessory uses.

Suitable Areas:

Planned Industrial/Business Park areas are characterized by complying with all of the following:

- Areas should be adjacent to or have direct access to existing or planned State and Federal Highways or county arterials. Other areas may be designated planned industrial/business park where the access to the area is not directed through residential or commercial areas.
- Areas where police, fire, safety, and related services are currently provided. Additional areas currently without these services may be designated planned industrial/business park areas according to policy 5.B.1.;
- Areas that do not include: Extensive areas of wetlands; steep slopes (that is, grades greater than 30 percent); and, landslide and erosion hazards. (Note: Industrial areas should generally have a grade of 10 percent or less. Areas of steeper slopes may be included in light industrial areas if necessary to make a useable site or to connect adjacent industrial areas. Specific proposals to site industrial parks on steep slopes which comply with all of the other criteria may be considered on a case by case basis.).

Additionally, planned industrial/business park areas are characterized by complying with any one of the following:

- Areas appropriate for expansion except if the uses would have major adverse environmental or social effects which cannot be lessened (see policies under Goal Areas 2 & 5).
- Areas adjacent to existing viable residential areas;
- Areas designated as Urban Mixed and Urban Development by the Grays Harbor Estuary Management Plan;

- Areas designated Urban by the applicable Shorelines Master Program. Also, areas designated as Rural and Conservancy if characterized by the following: (a) the area is currently used for light industrial purposes or immediately adjacent to light industrial uses; (b) the area is not within a significant wetland; and (c) the river or stream can be buffered from the industrial use. Buffering should be required for conservancy shorelines environments;
- Other sites not classified as unsuitable areas below.

Unsuitable Areas:

- The following areas designated by the Shorelines Master Program: Rural, Conservancy, Natural, and Ocean Beach shorelines environments except those rural and conservancy areas as noted above or in policies 5.A.4 and 5.A.5.;
- Areas designated agricultural use by the Agricultural Lands Element unless immediately adjacent to an industrial area which requires expansion in the immediate future;
- Areas zoned for agricultural uses in cranberry growing districts;
- The following Management Units as designated by the Grays Harbor Estuary Management Plan: Urban Development, Urban Residential, Rural Low-Intensity, Conservancy Managed, and Conservancy Natural.

D. Strategic Development

Goal Number 4:

To encourage industrial expansion to take advantage of the area's transportation systems, existing facilities and services, human resources, natural resources, and other available resources.

Objective:

4.A. Industrial areas should be encouraged to locate near or adjacent to existing or planned transportation systems.

Policies:

4.A.1. Access to industrial sites through residential and commercial areas should be minimized.

4.A.2. Areas with railroad access should be designated industrial if compatible with other adjacent uses.

4.A.3. Where consistent with the Grays Harbor Estuary Management Plan, industrial areas should be provided in adequate amounts to serve the needs of deep water shipping, aquaculture, boat building, seafood processing, aquaculture product processing and support needs.

Objective:

4.B. Industrial areas should be served by public services and utilities required by industries in the area.

Policies:

4.B.1. Industrial designations are encouraged in areas served by or near existing or planned water, sewer, drainage, electric, and related facilities and services.

4.B.2. Firms should be allowed to locate in industrial areas without these services if they can provide any of the required services themselves or if services will be extended.

4.B.3. Costs for expanded public facilities to serve specific industrial sites or properties should be the primary responsibility of the developers.

4.B.4. Encourage the maximum use of public infrastructure programs to assist with industrial development.

4.B.5. Grays Harbor County will equitably share the cost of expanding existing county roads and other existing county facilities where needed to accommodate new industrial investments that will create jobs.

4.B.6. Grays Harbor County, in association with agencies of which it is a member, will encourage and assist firms to obtain state and federal finance and incentive programs to help with the costs of utility and road improvements.

Objective:

4.C. Planning should be done to identify where utilities and transportation systems which need upgrading and expansion to serve industrially zoned areas and to develop plans to provide these facilities.

Policies:

4.C.1. Grays Harbor County will work jointly with the appropriate jurisdictions and the private sector to develop capital improvement plans for utility and transportation services to industrial areas.

4.C.2. Industrial areas should be able to be served by utility and transportation services at a level appropriate to the uses within the industrial areas.

E. Community, Environment and Public Services

Goal Number 5:

To provide for and encourage opportunities for new and expanded industrial activities in a manner that provides for efficient industrial operations, maintains a high quality environment, is compatible with nearby uses, and is able to be served with public services.

Objective:

5.A. New industrial land should be located in appropriate places to promote efficient operations, maintain a quality environment and be protected from encroachment by inappropriate nearby non-industrial uses.

Policies:

5.A.1. Industrial areas should be located where there is a low risk of potential adverse impacts to environmental quality.

5.A.2. Industrial land should be capable of supporting high intensity development with minimal environmental constraints.

5.A.3. Outside the jurisdiction of the Grays Harbor Estuary Management Plan, wetland areas should not be designated Industrial. Small wetlands within larger industrial areas may be designated Industrial. Wetlands designations should be based on reliable data and field checking of potential wetlands. Property owners should have the opportunity to show their property does not include significant wetland areas during site specific rezone requests.

5.A.4. In Rural and Conservancy shoreline environments industrial areas should be characterized by all of the following: (a) the area is currently used for industrial uses or immediately adjacent to industrial uses; (b) the area is not within a significant wetland; and (c) the river or stream can be buffered from the industrial use. Buffering should be required for conservancy shorelines environments.

5.A.5. Rural and conservancy shorelines designated for industrial use by the Comprehensive plan should be changed to an urban shoreline designation.

5.A.6. Areas in Natural and Ocean Beach shorelines environments should not be designated Industrial.

5.A.7. At least part of the designated industrial areas should be outside of the 100-year flood plain where consistent with other criteria to lessen the potential cost of development.

Objective:

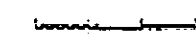
5.B. Industrial areas should be located so police, fire, emergency, and related public services can be provided efficiently and cost-effectively.

5.B.1. All industrial areas should be served by police, fire, emergency, and related public services. Small scale industrial uses may be allowed outside these service areas if a case by case review shows the firm can adequately provide these services. Sites adjacent to areas with these services may be designated industrial if the services will be extended when the sites are developed.

5.B.2. Industrial uses should not be broken up to the extent the area will be difficult to serve with public facilities and services or generate conflicts with neighboring uses.

GRAYS HARBOR COUNTY

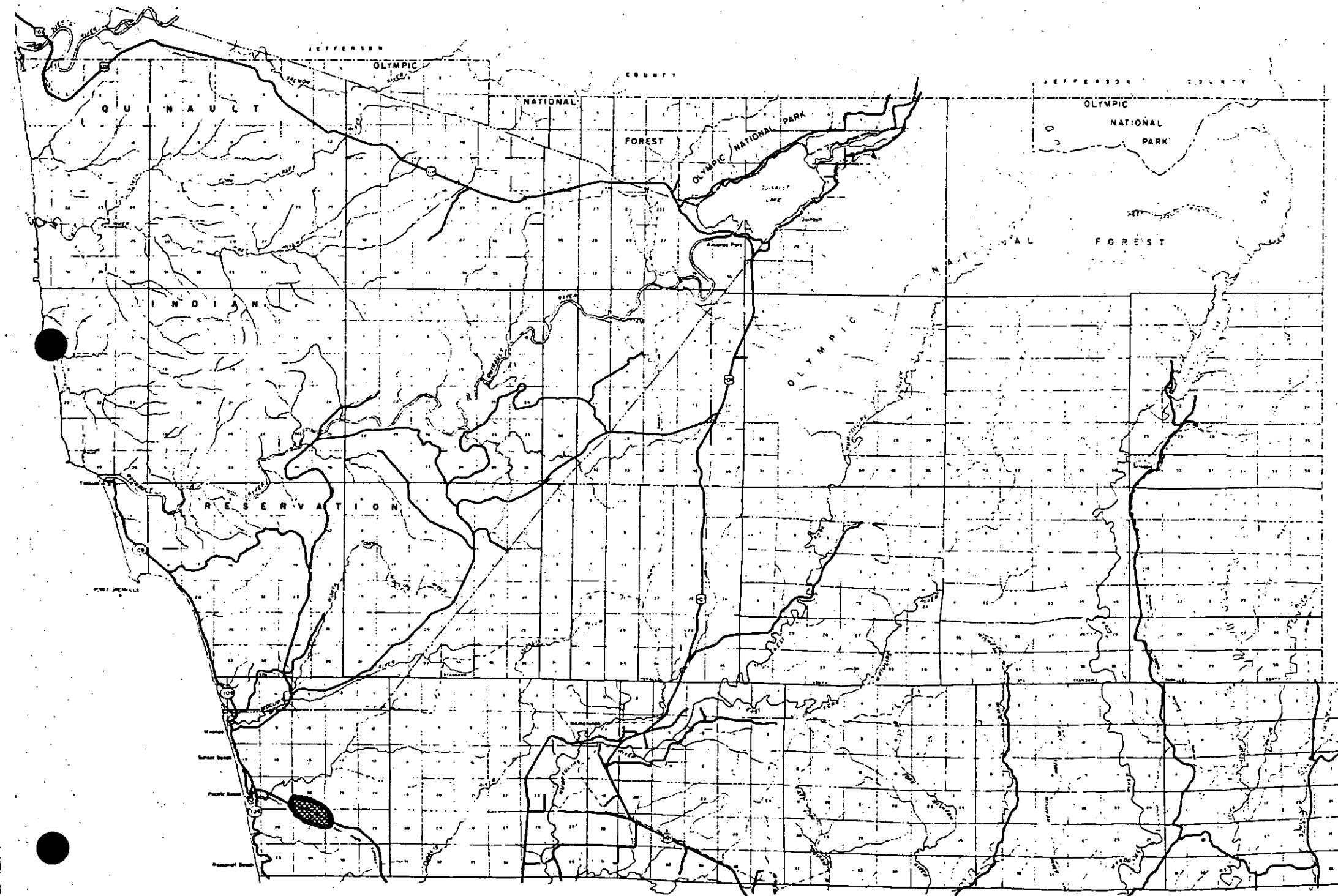
WASHINGTON



Industrial Lands Study Comprehensive Plan Map

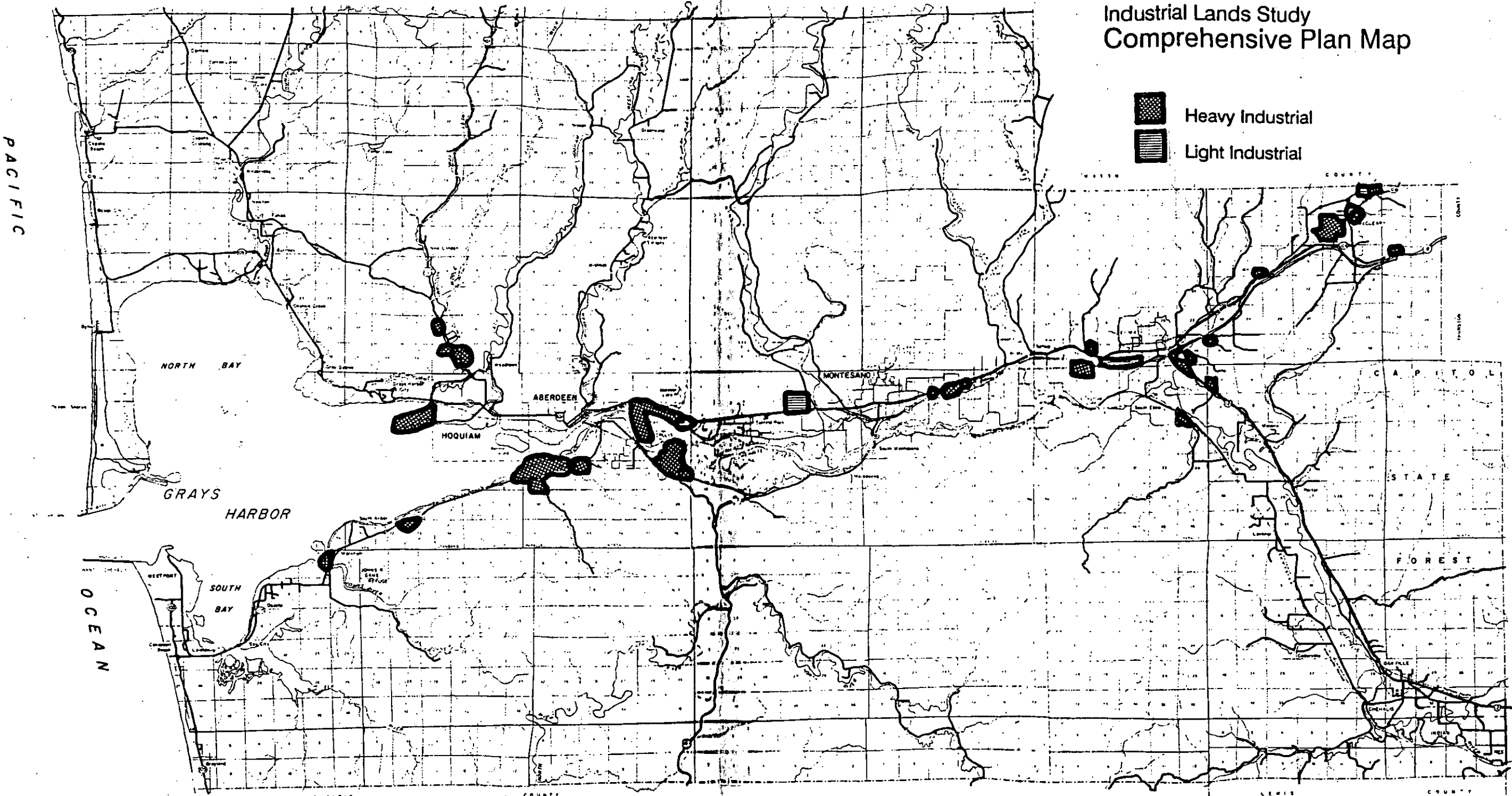


Heavy Industrial



Industrial Lands Study
Comprehensive Plan Map

- Heavy Industrial
- Light Industrial



g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP WAS AIDED BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE U.S. DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT UNDER THE U.S. DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT ACT OF 1962 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL MAP OF GRAYS HARBOR COUNTY, WASHINGTON, PREPARED BY THE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT, WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT.

City of Hoquiam

Goals, Objectives and Policies (by topical areas).

A. New Industrial Development

Goal Number 1:

Encourage the development of new industrial uses in appropriate areas to increase Hoquiam's economic diversity.

Objective:

1.A. Industrial land should be designated to meet current and potential needs.

Policies:

1.A.1. Development trends should be monitored to ensure industrial area will be available over time.

1.A.2. Industrial areas should be located in those areas currently designated for such use or as hereafter may be designated according to the comp plan.

1.A.3. Industrial land use designations should be evaluated to assure that industrial lands are available for both short- and long-term needs. Also, efforts should be made to coordinate industrial land use planning and development with neighboring jurisdictions.

1.A.4. Areas designated industrial should generally be large enough to accommodate a number of industrial uses in clusters so that the area may be developed in a coordinated fashion and with a variety of parcel sizes.

Objective:

1.B. To encourage industrial firms to locate and expand in Hoquiam in order to fully use the city's industrial land base, diversify the economic base, generate income and create jobs.

Policies:

1.B.1. Industrial land use planning and zoning designations should provide for the types and locations of land required by those industries identified for local emphasis in adopted economic development plans.

1.B.2. To encourage and assist firms in obtaining state and federal finance and incentive programs when locating and/or expanding in Hoquiam.

B. Retain and Expand Existing Industries

Goal Number 2:

Encourage the retention and expansion of existing industrial firms.

Objective:

2.A. Areas designated industrial should provide for the expansion of existing businesses in addition to providing locations for new firms.

Policies:

2.A.1. Areas should be provided to enable the expansion of existing industries where consistent with other policies.

2.A.2. As demand for industrial land approaches the capacity of the available lands in the designated industrial areas, these areas should be expanded or new areas designated.

2.A.3. Businesses which existed prior to zoning and which are not located in industrial zoning districts should be allowed to change use or to expand provided: (a) any increased or intensified detrimental impacts should be mitigated, (b) changes or expansions comply with performance standards, and, (c) the change does not result in a formerly small operation dominating the vicinity.

C. Variety and Segmentation of Industrial Designations

Goal Number 3:

To develop a land use pattern which provides opportunities for a variety of industrial uses.

Objective:

3.A. Areas should be provided for the establishment of new businesses which diversify the economy.

Policies:

3.A.1. Increased economic diversity should be encouraged by allowing a wide variety of industrial uses.

3.A.2. Zoning districts should have a clearly defined purpose and designate areas for industrial activities that can be grouped into similar classes of uses.

3.A.3. Manufacturers should be allowed to engage in limited retailing of their products as an accessory to an industrial use.

Objective:

3.B. To maximize the choice of industrial location types environments by developing a variety of industrial intensities and combination of industrial activities each consistent with the requirements for efficient industrial operations, varying natural resource values, and the varying supply and cost of public facilities and services.

Policies:

3.B.1. In order to provide a choice of industrial environments consistent with efficient industrial operations requirements, natural resource values, and at a minimum or public costs the city shall provide, through its zoning ordinance, two types of industrial areas.

Area Designations:

Heavy Industrial Area

Purpose:

To provide the opportunity for intensive industrial uses in appropriate locations and designate the prime heavy industrial lands within Hoquiam for intense industrial uses.

Discussion:

Heavy industrial uses are characterized by impacts that are difficult to control, such as heavy truck traffic, noise, vibrations, light, glare, dust, and odors. They are best separated from residential and commercial areas by the use of distance, very wide buffers, or light industry. In addition, heavy industrial areas not associated with light industrial areas should also be of large overall size so that additional buffering and separation may be achieved.

Permitted Uses:

Manufacturing, fabricating and processing; heavy vehicle and equipment repair sales and rentals; shipping and truck terminals; warehousing; indoor and outdoor storage; wrecking and junk yards; public and semi-public uses; chemical processing; retail sales accessory to an allowed use; caretaker dwellings; and, offices accessory to an allowed use; and, temporary non-residential buildings, structures, and uses.

Conditional Uses:

Any industrial or manufacturing use not listed as a permitted use; airports, helicopters, and accessory uses.

Suitable Areas:

Heavy industrial areas are characterized by complying with all of the following:

- Areas that are adjacent to or have access to State Highways and county arterials, or designated truck routes excluding access through residential and commercial areas where feasible (See Policy 4.A.1. and 4.A.2.).
- Areas where police, fire, safety, and related services are currently provided. Additional areas currently without these services may be designated heavy industrial according to policy 5.B.1.;
- Areas that do not include: Extensive areas of wetlands; steep slopes (that is, grades greater than 30 percent); and, landslide and erosion hazards. (Note: Industrial areas should generally have a grade of 10 percent or less. Areas of steeper slope may be included in heavy industrial areas if necessary to make a useable site or to connect adjacent industrial areas.);

Additionally, heavy industrial areas are characterized by complying with any one of the following:

- Sites at least five acres in size currently used for industrial purposes.
- Areas appropriate for expansion, except if the uses would have major adverse environmental or social effects which cannot be lessened (See policies under Goal Area Numbers 2 and 5);
- Areas designated as Urban or Urban Development by the Shorelines Master Program;

Unsuitable Areas

- Areas adjacent to or within existing viable residential or prime commercial areas.
- Waterfront areas with upland sites too small for industrial development.
- Areas suitable for light industrial uses.

Light Industrial Area

Purpose:

To provide space for transportation, warehousing, contractors yards, industrial sales, and industrial uses contained within a building which do not create objectionable noise, odors or hazards.

Discussion:

A wide range of industrial uses may be accommodated in light industrial areas, such as assembly and fabrication of products including fabricating sheet metal, manufacturing of precision instruments, boat building, bottling plants, storage of building materials, and manufacture of concrete products. Light industrial areas will have provisions to ensure compatibility with surrounding non-industrial development and to lessen nuisance creating features.

Permitted Uses:

Light manufacturing, light processing, light assembly, and light fabricating all within a building; heavy vehicle and equipment repair, rentals, and sales; truck terminals; service stations; warehousing; public and semi-public uses; wholesales; retail sales accessory to an allowed use; offices accessory to an allowed use; laboratory and research facilities; and, outdoor storage accessory to an allowed use; and temporary non-residential buildings, structures, and uses.

Conditional Uses:

Caretaker dwellings; restaurants; other outdoor storage except for junk yards, wrecking yards, scrap yards and log storage and sorting yards.

Suitable Areas:

Light Industrial areas are characterized by complying with all of the following:

- Areas that are adjacent to or have direct access to State Highways and county arterials, and designated truck routes excluding access through residential and commercial areas when feasible (see Policy 4.A.1. and 4.A.2.).
- Areas where police, fire, safety, and related services are currently provided. Additional areas currently without these services may be designated light industrial according to policy 5.B.1.;
- Areas that do not include: Extensive areas of wetlands; steep slopes (that is, grades greater than 30 percent); and, landslide and erosion hazards. (Note: Industrial areas should generally have a grade of 10 percent or less. Areas of steeper slope may be included in light industrial areas if necessary to make a useable site or to connect adjacent industrial areas.);

Additionally, light industrial areas are characterized by complying with any one of the following:

- Sites at least 5 acres in size currently used for light industrial purposes.

- Areas appropriate for expansion, except if the uses would have major adverse environmental or social effects which cannot be lessened (See policies under Goal Area Numbers 2 and 5);
- Areas designated Urban or Urban Development by the Shorelines Master Program;
- Areas adjacent to existing viable residential areas.

Unsuitable Areas

- Within existing viable residential or prime commercial areas.
- Waterfront areas with upland sites too small for industrial development.
- Areas suitable for heavy industrial or large scale manufacturing uses.

D. Strategic Development

Goal #4:

To encourage industrial expansion to take advantage of the area's transportation systems, existing utilities that can be extended, human resources, natural resources, and other available resources.

Objective:

4.A. Industrial areas should be encouraged to locate near or adjacent to existing or planned transportation systems.

Policies:

4.A.1. Industrial areas should be adjacent to or have direct access to an existing or planned state highway, county arterial, or a designated truck route.

4.A.2. Access to industrial sites through residential and commercial areas should be minimized. Where access through residential or commercial areas cannot be avoided, then the developer(s) shall be responsible for mitigating the impacts of industrial truck traffic in these areas.

4.A.3. Areas with railroad access should be designated industrial if compatible with other adjacent uses.

4.A.4. Where consistent with the Grays Harbor Estuary Management Plan industrial areas should be provided in adequate amounts to serve the needs of deep water shipping, aquaculture, boat building, seafood processing and support needs.

Objective:

4.B. Industrial areas should be served by public services and utilities required by industries in the area.

Policies:

4.B.1. Industrial designations should be encouraged in areas served by or near existing or planned water, sewer, drainage, electric, and related facilities and services.

4.B.2. Firms should be allowed to locate in industrial areas without these services if they can provide the services themselves.

4.B.3. Costs for expanded public facilities to serve specific industrial sites or properties should be the primary responsibility of the developers.

4.B.4. Maximum use of public infrastructure programs should be encouraged for industrial development.

4.B.5. The City of Hoquiam should encourage and assist firms to obtain state and federal finance and incentive programs to help with the costs of utility and road improvements in the city.

4.B.6. Local funds may be used to improve or provide public facilities to retain existing firms, for expansions to existing firms, and to establish new firms provided:

- (a) The retention or expansion would not otherwise occur or the new firm would not locate in the community.
- (b) The firm will either:
 - (1) employ increased numbers of local residents, or
 - (2) retain existing jobs, or
 - (3) pay enough in fees and/or taxes from the expansion or new facility to repay the expenditures and debt service costs within the likely economic life of the facility while also paying for the other public facilities and services used.
- (c) State and federal funds are not available or will not fund the full cost of the needed improvements.
- (d) The expenditure of local funds on these improvements will not foreclose improvements needed to support existing development.

Objective:

4.C. Planning should be done to identify where utilities and transportation systems need upgrading and expansion to serve industrially zoned areas and to develop plans to provide these facilities.

Policies:

4.C.1. The Central Alternate Industrial Corridor (of the "expressway") should continue to be developed as funds become available.

4.C.2. The bridge across the Hoquiam should be the next element of the Central Alternate Industrial Corridor constructed. The bridge should be connected to Earley Industrial Way and Bay Avenue.

4.C.3. Existing transportation corridors should be maintained and necessary improvements provided in cooperation with other levels of government and private firms and organizations.

4.C.4. The City should encourage and, where funding is available, provide street improvements which would improve truck access to the industrial areas of the city.

4.C.5. Streets serving industrial areas and designated for industrial traffic should be upgraded to accommodate industrial loads.

4.C.6. The City should encourage the maintenance and improvement of the rail freight systems serving the City of Hoquiam and Grays Harbor County.

4.C.7. The City of Hoquiam should work jointly with the appropriate jurisdictions and the private sector to develop capital improvement plans for utility and transportation services to industrial areas.

4.C.8. Industrial areas should be able to be served by required utility and transportation services at a level appropriate to the uses within the industrial areas.

Objective:

4.D. Standards for industrial areas and activities should be provided to promote optimal working environments and compatibility with adjoining areas.

Policies:

4.D.1. Standards should be performance oriented and should address buffers, truck access, noise, screening, landscaping, signs, storm water runoff, and air and ground water quality.

4.D.2. The potential for the generation of obnoxious odors by proposed uses shall be examined during the permitting process. If the City determines during the permitting process or subsequent operations that the odor(s) generated are obnoxious, then appropriate mitigating measures shall be required.

4.D.3. Screening with mature plantings, fences, and buffers should isolate industrial uses from nearby or adjacent commercial and residential areas.

4.D.4. Industrial activities involving trucking should be contained within sites which are adequate to provide for safety, the protection of roads, and to minimize noise outside industrial areas during loading, unloading, and maneuvering of trucks.

E. Community, Environment, and Public Services

Goal #5:

To provide for and encourage opportunities for new and expanded industrial activities in a manner that provides for efficient industrial operation, maintains a high quality environment, is compatible with nearby uses, and is able to be served with public services.

Objective:

5.A. Industrial land should be located in appropriate places to promote efficient operations, maintain a quality environment and be protected from encroachment by inappropriate nearby non-industrial uses.

Policies:

5.A.1. Industrial areas should be located where there is a low risk of potential adverse impacts to environmental quality or where such adverse impact can be reasonably mitigated.

5.A.2. Industrial land should be capable of supporting high intensity development with minimal environmental constraints.

5.A.3. Industrial uses may expand into designated residential and commercial areas provided:

- (a) The land is needed for industrial uses which do not have other opportunities for expansion at their existing site if within the city, or in other suitable areas of the city if the business is not currently located in Hoquiam.
- (b) The land used for expansion is on the border of a residential area.
- (c) The borders between the uses are compact and the residential uses are buffered and screened where needed.
- (d) Access to the industrial uses will not be provided by local or collector streets serving a residential neighborhood.

When an industrial area will be applied to over 20,000 square feet designated as a residential area on the comprehensive plan map, the plan map shall be amended. Plan areas and zoning consistent with this policy shall be deemed consistent with the applicable plan area designation criteria and the other policies of this plan.

Where industrial uses are located next to designated residential areas and no open spaces or edges separate the uses, buffers, fences, or plantings shall be required were necessary to lessen the impacts on the residential uses.

5.A.4. Outside the jurisdiction of the Grays Harbor Estuary Management Plan wetland areas should not be designated Industrial. Small wetlands within larger industrial areas may be designated Industrial. Wetlands designations should be based on reliable data and field checking of potential wetlands. Property owners should have the opportunity to show their property does not include significant wetland areas during site specific rezoning requests.

5.A.5. At least part of the designated industrial areas should be outside of the 100-year flood plain where consistent with other criteria to lessen the potential cost of development.

5.A.6. Industrial uses should not be broken up to the extent the area will be difficult to serve with public facilities and services or generate conflicts with neighboring uses.

HOQUIAM WASHINGTON CITY MAP

INFORMATION OBTAINED FROM:
 1. CITY PLANS
 2. RECORDS OF CITY ENGINEER'S OFFICE
 3. HIGH STREET, INVENTORY
 4. OFFICIAL MAP OF HOQUIAM PREPARED IN 1901
 THIS MAP PREPARED BY CITY ENGINEERING DEPT. OCTOBER 1937
 DRAWN BY: H. C. L.



Industrial Lands Study Comprehensive Plan Map

- Heavy Industrial
- Light Industrial

LEGEND
 - - - - - RAILROAD
 - - - - - CITY LIMITS
 - - - - - PREVIOUS BOUNDARIES

THIS MAP SHOWS THAT CITY LIMITS ARE AS INDICATED ON THIS MAP

HOQUIAM WASHINGTON
 CITY ENGINEER

NORTH CHANNEL OF GRAYS HARBOR

May 9, 1989

City of McCleary

Goals, Objectives and Policies (by topical areas).

A. New Industrial Development

Goal Number 1:

Encourage the development of new industrial uses in appropriate areas to increase McCleary's economic diversity.

Objective:

1.A. Industrial land should be designated to meet current and potential needs.

Policies:

1.A.1. Development trends should be monitored to ensure industrial area will be available over time.

1.A.2. Industrial land use designations should be evaluated to assure that industrial lands are available for both short and long-term needs.

1.A.3. Efforts should be made to coordinate industrial land use planning and development with neighboring jurisdictions.

1.A.4. Areas designated industrial should generally be large enough to accommodate a number of industrial uses in clusters so that the area may be developed in a coordinated fashion and with a variety of parcel sizes.

Objective:

1.B. To encourage industrial firms to locate and expand in McCleary in order to fully use the city's industrial land base, diversify the economic base, generate income and create jobs.

Policies:

1.B.1. Industrial land use planning and zoning designations should provide for the types and locations of land required by those industries identified for local emphasis in adopted economic development plans.

1.B.2. The City of McCleary, in association with other State and local agencies of which it is a member, will encourage and assist firms in obtaining state and federal finance and incentive programs when locating and/or expanding in McCleary.

B. Retain and Expand Existing Industries

Goal Number 2:

Encourage the retention and expansion of existing industrial firms.

Objective:

2.A. Areas designated industrial should provide for the expansion of existing businesses in addition to providing locations for new firms.

Policies:

2.A.1. Areas should be provided to enable the expansion of existing industries where consistent with other policies.

2.A.2. As demand for industrial land approaches the capacity of the available lands in the designated industrial areas, these areas should be expanded or new areas designated.

2.A.3. Industrial land uses which existed prior to zoning and which are not located in industrial zoning districts are subject to Ordinance 489, Article 12.

C. Variety and Segmentation of Industrial Designations

Goal Number 3:

To develop a land use pattern which provides opportunities for a variety of industrial uses.

Objective:

3.A. Areas should be provided for the establishment of new businesses which diversify the economy.

Policies:

3.A.1. Increased economic diversity should be encouraged by allowing a wide variety of industrial uses.

3.A.2. Zoning districts should have a clearly defined purpose and designate areas for industrial activities that can be grouped into similar classes of uses.

3.A.3. Manufacturers should be allowed to engage in limited retailing of their products as an accessory to an industrial use.

Objective:

3.B. To allow a broad range of industrial uses within the City of McCleary.

Policies:

3.B.1. A broad range of industrial uses should be allowed within McCleary to encourage economic diversity of the City.

Industrial Designation

Purpose:

To provide the opportunity for a variety of light and heavy industrial uses in appropriate locations and to designate adequate space for industrial uses and expansion.

Discussion:

This designation recognizes that the City of McCleary currently has a limited amount of land suitable for industrial development and recognizes the City's desire to increase its economic diversity. This designation must blend heavy and light industrial activities and must take into account the need to buffer widely divergent industrial activities from each other and from nearby commercial and residential areas.

Heavy industrial uses are characterized by impacts that are difficult to control, such as heavy truck traffic, noise, vibrations, light, glare, dust, and odors. They are best separated from residential and commercial areas by the use of distance, very wide buffers, or light industry.

Light industrial uses include activities such as assembly and fabrication of sheet metal products, manufacturing of precision instruments, storage of building materials, etc. Generally, light industrial uses are contained within a building to minimize objectionable noise, odors, or hazards.

Permitted Uses:

Manufacturing, fabricating, assembling and processing; heavy vehicle and equipment repair, sales and rentals; shipping and truck terminals; indoor storage; outdoor storage accessory to an allowed use; public and semi-public uses; chemical processing; wholesaling; retail sales accessory to an allowed use; offices accessory to an allowed use; warehousing; laboratory and research facilities; service station; treatment plants; utility transmission lines and substations including but not limited to sewer, water, electricity, telephone, natural gas, and cable; onsite hazardous waste treatment and storage facilities.

Conditional Uses:

Financial services; eating and drinking establishments; airports, heliports, and accessory uses; outdoor storage of supplies and heavy equipment not in frequent use; junk, wrecking and scrap yards; caretakers dwellings incidental to a permitted use; any industrial or manufacturing uses not listed under permitted uses; offsite hazardous waste treatment and storage facilities;

Suitable Areas:

Industrial areas are characterized by complying with all of the following:

- Areas that are adjacent to or have access to existing or planned State Highways, county arterials, and designated truck routes excluding access through residential and commercial areas where feasible (see Policy 4.A.1. and 4.A.2.);
- Areas that do not include: Extensive areas of wetlands; steep slopes (that is, grades greater than 30 percent); and, landslide and erosion hazards. (Note: Industrial areas should generally have a grade of 10 percent or less. Areas of steeper slope may be included in heavy industrial areas if necessary to make a useable site or to connect adjacent industrial areas.);

Additionally, industrial areas are characterized by complying with any one of the following:

- Sites at least five acres in size currently used for industrial purposes;
- Areas appropriate for expansion, except if the uses would have major adverse environmental or social effects which cannot be lessened (See policies under Goal Area Numbers 2 and 5);
- Other sites not classified as unsuitable areas below.

Unsuitable Areas:

- Areas adjacent to existing viable residential areas unless buffered by distance, light industrial uses, or by other appropriate means.
- Other areas of wetlands except as allowed by Policy 5.A.5.
- Commercial areas.

D. Strategic Development

Goal Number 4:

To encourage industrial expansion to take advantage of the area's transportation systems, existing facilities and services, human resources, natural resources, and other available resources.

Objective:

4.A. Industrial areas should be encouraged to locate near or adjacent to existing or planned transportation systems.

Policies:

4.A.1. Industrial areas should be adjacent to or have direct access to an existing or planned State or Federal highway, designated arterial, or a truck route.

4.A.2. Access to industrial sites through residential and commercial areas should be minimized.

4.A.3. Areas with railroad access should be designated industrial if compatible with other adjacent uses.

Objective:

4.B. Industrial areas should be served by public services and utilities required by industries in the area.

Policies:

4.B.1. Industrial designations should be encouraged in areas served by or near existing or planned water, sewer, drainage, electric, and related facilities and services.

4.B.2. Firms should be allowed to locate in industrial areas without these services if they can provide the services themselves.

4.B.3. Costs for expanded public facilities to serve specific industrial sites or properties should be the primary responsibility of the developers.

4.B.4. Maximum use of public infrastructure programs should be encouraged for industrial development.

4.B.5. The City of McCleary, in association with agencies of which it is a member, will encourage and assist firms in obtaining state and federal finance and incentive programs to help with the costs of utility and road improvements in the city.

Objective:

4.C. Planning should be done to identify where utilities and transportation systems need upgrading and expansion to serve industrially zoned areas and to develop plans to provide these facilities.

4.C.1. The City of McCleary will work jointly with the appropriate jurisdictions and the private sector to develop capital improvement plans for utility and transportation services to industrial areas.

4.C.2. Industrial areas should be able to be served by required utility and transportation services at a level appropriate to the uses within the industrial areas.

Objective:

4.D. Standards for industrial areas and activities should be provided to promote optimal working environments and compatibility with adjoining areas.

4.D.1. Standards should be performance oriented and should address buffers, truck access, noise, screening, landscaping, signs, storm water runoff, ground water quality, and air quality.

4.D.2. Screening with mature plantings, fences, and buffers should isolate industrial uses from nearby or adjacent commercial and residential areas where needed.

4.D.3. Industrial activities involving trucking should be contained within sites which are adequate to provide for safety, the protection of roads, and to minimize noise outside industrial areas during loading, unloading, and maneuvering of trucks.

E. Community, Environment and Public Services

Goal Number 5:

To provide for and encourage opportunities for new and expanded industrial activities in a manner that provides for efficient industrial operation, maintains a high quality environment, is compatible with nearby uses, and is able to be served with public services.

Objective:

5.A. New industrial land should be located in appropriate places to promote efficient operations, maintain a quality environment and be protected from encroachment by inappropriate nearby non-industrial uses.

Policies:

5.A.1. Industrial areas should be located where there is a low risk of potential adverse impacts to environmental quality or where such adverse impact can be reasonably mitigated.

5.A.2. Industrial land should be capable of supporting high intensity development.

5.A.3. Soils should be capable of supporting industrial improvements and operations including foundations, roads, service areas, etc.

5.A.4. Effluents and site storm-water runoff from industrial operations shall be treated by firms as needed to maintain the water quality of Wildcat Creek at a level which will allow full use of the City's sewage treatment plant.

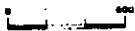
5.A.5. Wetland areas should not be designated Industrial. Small wetlands within larger industrial areas may be designated Industrial. Wetlands designations should be based on reliable data and field checking of potential wetlands. Property owners should have the opportunity to show their property does not include significant wetland areas during site specific rezoning requests.

5.A.6. At least part of the areas designated Industrial should be provided outside of the 100-year flood plain where consistent with other criteria to lessen the cost of potential development.

5.A.7. Existing viable residential areas should not be designated Industrial.

5.A.8. Industrial uses should not be broken up to the extent the area will be difficult to serve with public facilities and services or generate conflicts with neighboring uses.

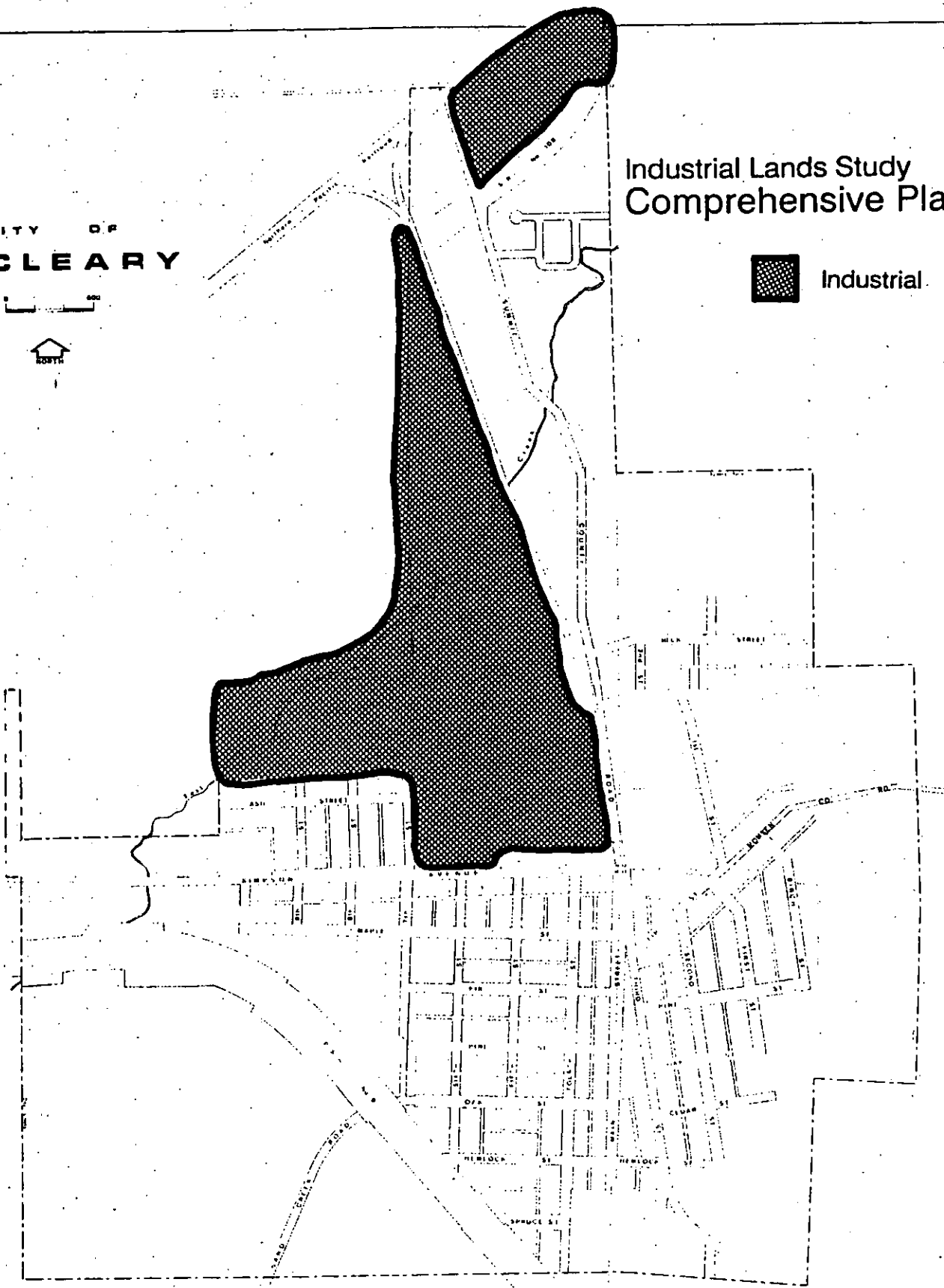
CITY OF
McCLEARY



Industrial Lands Study Comprehensive Plan Map



Industrial



Chapter Four

Proposed Industrial Zoning Districts

Ordinance Number _____
An Ordinance Amending Ordinance Number 38
As Amended, The Grays Harbor County
Comprehensive Zoning Ordinance,
Adopting New Industrial Zoning District and Regulations
and Deleting Existing Industrial Zoning Districts
and Regulations
On Uses and Performance Standards
Within Industrial Use Districts

Be It Ordained by The Board of County Commissioners of Grays Harbor County, State of Washington

SECTION I

Article 6 (Reorganized as Chapter 13.06) of Ordinance Number 38, as amended, Industrial Use Districts, is hereby amended by deleting the entire Chapter and substituting a new Chapter as follows:

Sections:

- 13.06.010 Planned Industrial Business Park (I-P)
- 13.06.020 Purpose
- 13.06.030 Rezone to I-P Required
- 13.06.040 Permitted Uses
- 13.06.050 Conditional Uses
- 13.06.060 Prohibited Uses
- 13.06.070 Minimum Lot Size
- 13.06.080 Building Height and Landscaping
- 13.06.090 Yards
- 13.06.100 Signs and Lighting
- 13.06.110 Parking
- 13.06.120 General Provisions and Special Conditions
- 13.06.130 Buffers and Screening
- 13.06.140 Access
- 13.06.150 Performance Standards
- 13.06.160 Light Industrial (I-1)
- 13.07.170 Purpose
- 13.06.180 Permitted Uses
- 13.06.190 Conditional Uses
- 13.06.200 Prohibited Uses
- 13.06.210 Building Height
- 13.06.220 Yards
- 13.06.230 Signs and Lighting
- 13.06.240 Parking
- 13.06.250 Buffers
- 13.06.260 Access
- 13.06.270 Performance Standards
- 13.06.280 Heavy Industrial (I-2)
- 13.06.290 Purpose

13.06.300	Permitted Uses
13.06.310	Conditional Uses
13.06.320	Prohibited Uses
13.06.330	Signs
13.06.340	Parking

13.06.010 Planned Industrial-Business Park (I-P). This zoning district is intended to implement the Planned Industrial-Business Park area of the Comprehensive Plan (Industrial Lands Element).

13.06.020 Purpose. This designation is intended as the lightest impact industrial area. It is appropriate for use in growth areas near residential areas where the site will be developed according to development standards, and with a site plan applied to the entire site. Such areas are intended to be developed in a park or campus-like setting that would be compatible with neighboring residential areas.

13.06.030 Rezone to I-P Required. Before construction is begun on an industrial park or any uses commenced, Grays Harbor County shall approve a rezone to I-P for the project site following the provisions of Ordinance Number 38. As provided by Ordinance Number 38, the Board of County Commissioners may set development conditions and requirements as appropriate. All construction, development, and use of the property shall comply with the requirements of this district and the rezone approval.

13.06.040 Permitted Uses. The following uses are permitted within the zoning district subject to the applicable provisions of this ordinance and the requirements of this district:

- (1) Laboratory and research facilities
- (2) Light processing, light fabricating and light assembly in buildings
- (3) Business offices
- (4) Wholesale sales
- (5) Warehousing
- (6) Retail sales accessory to an allowed use
- (7) Equipment rental, repair and servicing within a building
- (8) Public and semi-public uses
- (9) Outdoor storage accessory to an allowed use
- (10) Financial services
- (11) Eating and drinking establishments
- (12) Other services which support the industrial-business park.
- (13) Caretaker's residence accessory to an allowed use

13.06.050 Conditional Uses. The following uses are allowed within this zoning district subject to the applicable provisions of this ordinance, the requirements of this district, and obtaining a conditional use permit as provided in Chapter 13.13:

- (1) Airports, heliports, and accessory uses

13.06.060 Prohibited Uses. The following uses shall be prohibited within this zoning district:

- (1) Residential uses except as allowed by Section 13.06.050.
- (2) All uses not limited specifically in Sections 13.06.040 and 13.06.050.

13.06.070 Minimum Lot Size.

- (1) Minimum lot size: 20,000 square feet
- (2) Minimum lot width: One hundred (100) feet

13.06.080 Building Height and Landscaping.

- (1) Maximum building height: Buildings shall not exceed the distance of the building from the nearest lot line or fifty feet whichever is less.
- (2) Minimum recreational open space (applies to all uses): Twenty (20) percent of the total lot area.
- (3) Landscaping: A landscaped area five (5) feet wide shall be established and maintained adjacent to any public right-of-way. One tree shall be provided for each thirty feet of frontage along any state or federal highway.

13.06.090 Yards.

- (1) Minimum front yard: Forty (40) feet
- (2) Minimum side yard: Twenty (20) feet
- (3) Minimum rear yard: Forty (40) feet

13.06.100 Signs and Lighting.

- (1) Signs shall comply with the requirements of Chapter 13.08 and the special sign and lighting requirements of this district.
- (2) On-site exterior lighting shall not spill over onto adjacent uses or property. Exterior lights and the area illuminated shall be shown on any site plan required by this ordinance.

13.06.110 Parking.

- (1) Off-street parking shall be provided as required by Chapter 13.10 and the special parking provisions of this district.
- (2) Parking shall not be allowed within a required yard.

(1) Noise.

- (a) The maximum noise levels as measured at the property line of the noise impacted use shall not exceed the levels set by Washington Administrative Code Chapter 173-60, hereby adopted by reference; except provided that the noise limits shall be measured at the property line of the noise impacted use and not within the property generating the noise.
- (b) The environmental designation for Noise Abatement (EDNA) for the Planned Industrial-Business Park zoning district shall be EDNA-B.

(2) Vibration and Concussion. No use within this district shall cause earth vibrations or concussions detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary vibration caused by construction activity. The temporary vibration shall be restricted the hours between 7:00 a.m. and 6:00 p.m.

(3) Heat and Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line shall be permitted. This subsection shall not apply to signs or the lighting of parking areas otherwise allowed by this ordinance. There shall be no emission or transmission of heat or heated air so as to be detectable without the aid of instruments beyond the property lines of the lot on which the use is located.

(4) Odors. No use within this district shall create odors detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary odors caused by construction activity. The temporary odors shall be restricted the hours between 7:00 a.m. and 6:00 p.m.

13.06.160 Light Industrial (I-1). This zoning district is intended to implement the Light Industrial Area of the Comprehensive Plan (Industrial Lands Element).

13.06.170 Purpose. To provide space for transportation, warehousing, contractors yards, industrial sales, and industrial uses contained within a building which do not create objectionable noise, odors or hazards. Light industrial areas will have provisions to ensure compatibility with surrounding non-industrial development and to lessen nuisance creating features.

13.06.180 Permitted Uses.

- (1) Light manufacturing, light processing, light assembly, and light fabricating all within a building
- (2) Heavy vehicle and equipment repair, rentals, and sales
- (3) Truck terminals
- (4) Service stations
- (5) Warehousing
- (6) Public and semi-public uses
- (7) Wholesale sales
- (8) Retail sales accessory to an allowed use
- (9) Offices accessory to an allowed use
- (10) Laboratory and research facilities
- (11) Outdoor storage accessory to an allowed use, except for Conditional Uses listed in 13.06.190 below.
- (12) Caretaker dwelling accessory to an allowed use.

13.06.190 Conditional Uses. The following uses are allowed within this zoning district subject to the applicable provisions of this ordinance, the requirements of this district, and obtaining a conditional use permit as provided in Chapter 13.13:

- (1) Other outdoor storage except for and excluding junk yards, wrecking yards, scrap yards and log storage and sorting yards
- (2) Eating and drinking establishments
- (3) Financial services

13.06.200 Prohibited Uses. The following uses shall be prohibited within this zoning district:

- (1) Residences except as allowed by Section 13.06.180
- (2) All uses not specifically allowed by Sections 13.06.180 and 13.06.190.

13.06.210 Building Height. Maximum building height: Forty-five (45) feet.

13.06.220 Yards. Minimum front yard: Fifteen (15) feet.

13.06.230 Signs. Signs shall comply with the requirements of Chapter 13.08.

13.06.240 Parking.

- (1) Off-street parking shall be provided as required by Chapter 13.10.
- (2) Parking may be allowed within a required yard.
- (3) Loading areas and heavy truck parking and maneuvering areas shall be located no closer than thirty-five feet from any residential zone.

13.06.250 Buffers. Buffers may be required for conditional uses or rezones if the use(s) abuts a residential zoning district or residential or commercial uses.

13.06.260 Access. Every main building shall front on a street dedicated for public use or on a private drive improved to applicable county standards.

13.06.270 Performance Standards for the Light Industrial Zoning District. All uses within the Light Industrial Zoning District shall comply with the performance standards in this section. It shall be the responsibility of the operator and/or proprietor of any use to provide such reasonable evidence and technical data as the Administrator may require to demonstrate that the use or activity is or will be in compliance with the performance standards in this section.

Failure of the Administrator to require such information shall not be construed as relieving the operator and/or proprietor of the responsibility of complying with this section.

(1) **Noise.**

(a) The maximum noise levels as measured at the property line of the noise impacted use shall not exceed the levels set by Washington Administrative Code Chapter 173-60, hereby adopted by reference; except provided that the noise limits shall be measured at the property line of the noise impacted use and not within the property generating the noise.

(b) The Environmental Designation for Noise Abatement (EDNA) for the light industrial zoning district shall be EDNA-C.

(2) **Vibration and Concussion.** No use within this district shall cause earth vibrations or concussions detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary vibration caused by construction activity. The temporary vibration shall be restricted the hours between 7:00 a.m. and 6:00 p.m.

(3) **Heat and Glare.** No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line shall be permitted. This subsection shall not apply to signs or the lighting of parking areas otherwise allowed by this ordinance. There shall be no emission or transmission of heat or heated air so as to be detectable without

the aid of instruments beyond the property lines of the lot on which the use is located.

- (4) Odors. No use within this district shall create odors detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary odors caused by construction activity. The temporary odors shall be restricted the hours between 7:00 a.m. and 6:00 p.m.

13.06.280 Heavy Industrial (I-2). This zoning district is intended to implement the Heavy Industrial Area of the Comprehensive Plan (Industrial Lands Element).

13.06.290 Purpose. To provide the opportunity for intensive industrial uses in appropriate locations and designate the prime heavy industrial lands within Grays Harbor County for intense industrial uses. Heavy industrial uses are characterized by impacts that are difficult to control, such as heavy truck traffic, noise, vibrations, light, glare, dust, and odors. They are best separated from residential and commercial areas by the use of distance, wide buffers, or light industry. In addition, heavy industrial areas not associated with light industrial areas or rural and agricultural areas should be of large overall size so that any required buffering and separation may be achieved.

13.06.300 Permitted Uses. The following uses are permitted within the zoning district subject to the applicable provisions of this ordinance and the requirements of this district:

- (1) Manufacturing, fabricating and processing
- (2) Heavy vehicle and equipment repair, sales and rentals
- (3) Shipping and truck terminals
- (4) Warehousing
- (5) Indoor and outdoor storage
- (6) Wrecking and junk yards
- (7) Public and semi-public uses
- (8) Chemical processing
- (9) Retail sales accessory to an allowed use
- (10) Caretaker dwellings
- (11) Offices accessory to an allowed use

13.06.310 Conditional Uses. The following uses are allowed within this zoning district subject to the applicable provisions of this ordinance, the requirements of this district, and obtaining a conditional use permit as provided in Chapter 13.13:

- (1) Any industrial or manufacturing use not listed as a permitted use.
- (2) Airports, heliports, and accessory uses.

13.06.320 Prohibited Uses. The following uses shall be prohibited within this zoning district:

- (1) Residential uses except as allowed in Section 13.06.300.
- (2) All uses not specifically allowed by Sections 13.06.300 and 13.06.310.

13.06.330 Signs. Signs shall comply with the requirements of Chapter 13.08.

13.06.340 Parking. Off-street parking shall be provided as required by Chapter 13.10.

SECTION II:

Adoption of this ordinance also constitutes adoption of the attached Industrial Zoning Maps, dated 1989 as an amendment to the official adopted zoning map of Grays Harbor County, as amended.

SECTION III - SAVINGS CLAUSE

Any condition(s) required as condition(s) of rezoning any property to an industrial zone made prior to adoption of this ordinance shall remain in force and effect.

SECTION IV:

This ordinance shall become effective upon adoption.

ADOPTED this _____ day of _____, 1989.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
FOR GRAYS HARBOR COUNTY

Clerk of the Board

Chairman

Commissioner

Commissioner

Ordinance Number _____
An Ordinance Amending Title 10 of the
Hoquiam Municipal Code and
Sections 10.12.010, 10.20.020, 10.24.080, 10.24.090,
Amending the Zoning Map,
Adopting New Industrial Zoning Districts and Regulations,
and Deleting Existing Industrial Zoning Districts
and Regulations
On Uses and Performance Standards
Within Industrial Use Districts

The City Council of the City of Hoquiam do ordain as follows:

SECTION I:

A. Section 10.12.010 of the Hoquiam Municipal Code, is hereby amended as follows:

1. Delete the C-4, Commercial Industrial and IH, Heavy Industry descriptions under 10.12.020 Regular district descriptions and substitute the following descriptions:

I-1 Light Industrial

A district intended to provide a variety of light industrial uses mostly contained within a building which do not create objectionable noise, odors, or hazards and heavy commercial uses which involve warehousing, wholesale sales, and distribution activities. This zone is also appropriate as a transitional district between heavy industrial and other non-industrial or commercial developments.

I-2 Heavy Industrial

To provide the opportunity for intensive industrial uses in appropriate locations and designate the prime heavy industrial lands within Hoquiam for intense industrial uses. Heavy industrial uses are characterized by impacts that are difficult to control, such as heavy truck traffic, noise, vibrations, light, glare, dust, and odors. They are best separated from residential and commercial areas by the use of distance, wide buffers, or light industry. In addition, heavy industrial areas not associated with light industrial areas should be of large overall size so that any required buffering and separation may be achieved.

B. Chapter 10.20 of the Hoquiam Municipal Code, is hereby amended as follows:

1. Delete the C-4 Commercial Industrial and IH, Heavy Industrial use designations in 10.20.020 Table of Permitted Uses and substitute the following sections:

Section 10.20.030 - Light Industrial, Permitted and Conditional Uses.

Permitted Uses. The following uses are permitted within this zoning district subject to the applicable provisions of this ordinance and the requirements of this district.

- (1) Light manufacturing, light processing, light assembly, and light fabricating all within a building
- (2) Heavy vehicle, automobile, boat, and equipment repair, rentals, and sales
- (3) Truck terminals
- (4) Service stations
- (5) Warehousing
- (6) Public and semi-public uses
- (7) Wholesale Sales
- (8) Retail sales accessory to an allowed use
- (9) Offices accessory to an allowed use
- (10) Laboratory and research facilities
- (11) Outdoor storage accessory to an allowed use
- (12) Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed as a permitted or conditional use in this zone, provided that the hazardous waste treatment and storage facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- (13) Temporary non-residential buildings, structures, and uses by special time specific permit issued by the administrator.

Conditional Uses. The following uses are allowed within this zoning district subject to the applicable provisions of this ordinance, the requirements of this district, and obtaining a conditional use permit as provided in Chapter 10.44.

- (1) Caretaker dwellings, accessory to an allowed use
- (2) Other outdoor storage except for and excluding junk yards, wrecking yards, scrap yards and log storage and sorting yards
- (3) Financial services
- (4) Eating and drinking establishments

- (5) Offsite hazardous waste treatment and storage facilities, provided that the hazardous waste treatment and storage facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

10.20.040 -- Heavy Industrial, Permitted and Conditional Uses.

Permitted Uses. The following uses are permitted within this zoning district subject to the applicable provisions of this ordinance and the requirements of this district.

- (1) Manufacturing, fabricating and processing
- (2) Heavy vehicle and boat equipment repair, sales and rentals
- (3) Shipping and truck terminals
- (4) Warehousing
- (5) Indoor and outdoor storage
- (6) Wrecking and junk yards
- (7) Public and semi-public uses
- (8) Chemical processing
- (9) Retail sales accessory to an allowed use
- (10) Caretaker dwellings
- (11) Offices accessory to an allowed use
- (12) Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed as a permitted or conditional use in this zone, provided that the hazardous waste treatment and storage facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.
- (13) Temporary non-residential buildings, structures, and uses by special time specific permit issued by the administrator.

Conditional Uses. The following uses are allowed within this zoning district subject to the applicable provisions of this ordinance, the requirements of this district, and obtaining a conditional use permit as provided in Chapter 10.44.

- (1) Any industrial or manufacturing use not listed as a permitted use.
- (2) Airports, heliports, and accessory uses.
- (3) Offsite hazardous waste treatment and storage facilities, provided that the hazardous waste treatment and storage facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

C. Chapter 10.24, Regular Districts - Bulk, Dimensional and Use Regulations, of the Hoquiam Municipal Code is hereby amended as follows:

1. Delete Section 10.24.080 Commercial/Industrial District and substitute a new section as follows:

10.24.080 Light Industrial District. The following regulations and standards are applicable in the I-1, Light Industrial district:

- (a) Minimum lot requirements: None;
- (b) Minimum yard requirements:
 - (1) Primary uses:
 - Front, ten feet,
 - Side, none, except on corners, then side is ten feet,
 - Rear, none, except where property has a common boundary with an R-district property, then:
 - Front, ten feet,
 - Side, ten feet,
 - Rear, ten feet;
- (c) Maximum lot coverage: one square foot of gross floor area per one square foot of lot area.
- (d) Maximum structure height: No restrictions
- (e) Density: per requirements of Chapter 10.40.110
- (f) Signs: Area not to exceed two-hundred (200) square feet.
- (g) Parking: Per requirements of Chapter 10.36.
- (h) Buffers:
 - (1) Where an allowed use abuts a residential zoning district, residential uses, or light commercial uses, a buffer complying with the requirements of Chapter 10.36 shall be constructed and maintained for the duration of the use. The specific buffer requirements are prescribed by sections 10.36.130 and 10.36.140.
 - (2) All exterior storage areas shall be screened by a sight obscuring buffer fence, wall, or hedge.
 - (3) No loading area other than a wharf or marine terminal may be located directly on a street or any shoreline.
- (i) Access:
 - (1) Have at least one access way connecting the use(s) with a state or federal highway or arterial designated as a truck route.
 - (2) Truck traffic serving light industrial uses, warehousing, or storage shall only use streets or accessways designated as truck routes.
 - (3) Loading areas and heavy truck parking and maneuvering areas shall be located no closer than thirty-five (35) feet from any residential zone.

- (j) Performance Standards: All uses within the Light Industrial Zoning District shall comply with the performance standards in this section. It shall be the responsibility of the operator and/or proprietor of any use to provide such reasonable evidence and technical data as the Administrator may require to demonstrate that the use or activity is or will be in compliance with the performance standards in this section.

Failure of the Administrator to require such information shall not be construed as relieving the operator and/or proprietor of the responsibility of complying with this section.

1. Noise: See Article 6, Chapter 10.36.240, Noise Control -- Provisions adopted by reference.
 2. Vibration and Concussion. No use within this district shall cause earth vibrations or concussions detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary vibration caused by construction activity. The temporary vibration shall be restricted the hours between 7:00 a.m. and 6:00 p.m.
 3. Heat and Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, so as to be visible in non-industrial districts or on streets shall be permitted. This subsection shall not apply to signs or the lighting of parking areas otherwise allowed by this ordinance. There shall be no emission or transmission of heat or heated air so as to be detectable without the aid of instruments beyond the property lines of the lot on which the use is located.
2. Delete Section 10.24.090 Heavy Industrial District and substitute a new section as follows:
- 10.24.090 Heavy Industrial District. The following regulations and standards are applicable in the I-2, heavy industrial district:
- (a) Minimum lot requirements: None;
 - (b) Minimum yard requirements: None;
 - (c) Maximum lot coverage: No restrictions.
 - (d) Maximum structure height: No restrictions.
 - (e) Density: per requirements of Chapter 10.40.110.

- (f) Signs: Area not to exceed two-hundred (200) square feet, height not to exceed thirty-five (35) feet.
- (g) Parking: Per requirements of Chapter 10.36
- (h) Buffers:
 - (1) Where a allowed use abuts a non-industrial district or non-industrial uses a buffer complying with the requirements of Chapter 10.36 shall be constructed and maintained for the duration of the use. The specific buffer requirements are prescribed by sections 10.36.130 and 10.36.140.
 - (2) All exterior storage areas shall be screened by a sight obscuring buffer fence, wall, or hedge.
 - (3) No loading area other than a wharf on marine terminal may be located directly on a street or any shoreline.
- (i) Access Requirements:
 - (1) Have at least one access way connecting the use(s) with a state or federal highway or arterial designated as a truck route.
 - (2) Truck traffic serving heavy industrial uses, warehousing, or storage shall only use streets or accessways designated as truck routes.
 - (3) Loading areas and heavy truck parking and maneuvering areas shall be located no closer than thirty-five (35) feet from any residential zone.
- (j) Performance Standards: All uses within the Heavy Industrial Zoning District shall comply with the performance standards in this section. It shall be the responsibility of the operator and/or proprietor of any use to provide such reasonable evidence and technical data as the Administrator may require to demonstrate that the use or activity is or will be in compliance with the performance standards in this section.

Failure of the Administrator to require such information shall not be construed as relieving the operator and/or proprietor of the responsibility of complying with this section.

- 1. Noise. See Article 6, Chapter 10.36.240, Noise Control -- Provisions Adopted by Reference.
- 2. Vibration and Concussion. No use within this district shall cause earth vibrations or concussions detectable without the aid of instruments beyond on the property lines of the lot on which the use is located.

3. Heat and Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, so as to be visible in non-industrial districts or on streets shall be permitted. This subsection shall not apply to signs or the lighting of parking areas otherwise allowed by this ordinance. There shall be no emission or transmission of heat or heated air so as to be detectable without the aid of instruments beyond on the property lines of the lot on which the use is located.

SECTION II:

Adoption of this Ordinance also constitutes adoption of the attached amended Industrial Zoning Maps, dated 1989 as amended to the Official Zoning Map, Hoquiam, Washington.

SECTION III - SAVINGS CLAUSE:

Any conditions required as conditions of rezoning any property to an industrial zone made prior to adoption of this ordinance shall remain in force and effect.

SECTION IV:

This Ordinance shall take effect and be in force on the fifth day after its passage and legal publication.

PASSED THIS _____ day of _____, 1989, by the City Council of the City of Hoquiam, and signed in approval therewith this _____ day of _____, 1989.

CITY OF HOQUIAM

PHYLISS SHRAUGER, Mayor

ATTEST:

JOANN STOVER, Finance Director

STATE OF WASHINGTON)

GRAYS HARBOR COUNTY)

I JOANN STOVER, being the duly appointed Finance Director of the City of Hoquiam, do certify that I caused to have posted in the City of Hoquiam on the _____ day of _____, 1989, Ordinance Number _____ at those certain places situated within the City of Hoquiam designated by Ordinances on posting and that said posting was done in the manner required by law and that I caused Ordinance _____ to be published in the City legal newspaper on the _____ day of _____, 1989 as required by law. I further certify that a true and correct copy of Ordinance Number _____, as it was posted and published, is on file in the appropriate records of the City of Hoquiam.

JOANN STOVER

SUBSCRIBED AND SWORN to before me this _____ day of _____, 1989.

NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at: _____

Ordinance Number _____
An Ordinance Amending Ordinance Number 489
As Amended, The City of McCleary
Comprehensive Zoning Ordinance,
Adopting New Industrial Zoning District and Regulations
and Deleting Existing Industrial Zoning Districts
and Regulations
On Uses and Performance Standards
Within Industrial Use District

The City Council of the City of McCleary do ordain as follows:

SECTION I:

Article 8 of Ordinance Number 489, as amended, "I" or Industrial District, is hereby amended by deleting the entire article and substituting a new article as follows:

"I" OR INDUSTRIAL DISTRICT

- Section 8.01 Purpose**
- Section 8.02 Permitted Uses**
- Section 8.03 Conditional Uses**
- Section 8.04 General Provisions and Special Conditions**
- Section 8.05 Lot and Yard Requirements**
- Section 8.06 Height and Density Requirements**
- Section 8.07 Sign Standards**
- Section 8.08 Parking Requirements**
- Section 8.09 Access**
- Section 8.10 Performance Standards**

Section 8.01 Purpose. To provide the opportunity for multiple heavy and light industrial uses in appropriate locations and reserve adequate space for industrial uses and expansion.

Heavy industrial uses are characterized by impacts that are difficult to control, such as heavy truck traffic, noise, vibrations, light, glare, dust, and odors. They are best separated from residential and commercial areas by the use of distance, wide buffers, or light industry.

Light industrial uses include activities such as assembly and fabrication of sheet metal products, manufacturing of precision instruments, storage of building materials, etc. Generally, light industrial uses are contained within a building to minimize objectionable noise, odors, or hazards.

Section 8.02 Permitted Uses. The following uses are permitted within the zoning district subject to applicable provisions of this ordinance and the requirements of this district.

- (1) Manufacturing, fabricating and processing
- (2) Heavy vehicle and equipment repair, sales and rentals
- (3) Shipping and truck terminals
- (4) Indoor storage
- (5) Outdoor storage accessory to an allowed use
- (6) Public and semi-public uses
- (7) Chemical processing
- (8) Wholesale sales
- (9) Retail sales accessory to an allowed use
- (10) Offices accessory to an allowed use
- (11) Warehousing;
- (12) Laboratory and research facilities
- (13) Service station
- (14) Treatment plants
- (15) Utility transmission lines and substations including but not limited to sewer, water, electricity, telephone, natural gas, and cable
- (16) Caretaker dwellings accessory to an allowed use
- (17) Onsite hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully allowed as a permitted or conditional use in this zone, provided that the hazardous waste treatment and storage facilities meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210.

Section 8.03 Conditional Uses. The following uses are permitted within the zoning district subject to applicable provisions of this ordinance and the requirements of this district, and obtaining a conditional use permit as provided in Article 14 of this ordinance.

- (1) Financial services
- (2) Eating and drinking establishments
- (3) Airports, heliports, and accessory uses
- (4) Outdoor storage of supplies and heavy equipment not in frequent use
- (5) Junk, wrecking and scrap yards, only when enclosed by a fence eight (8) feet in height constructed with wood or other opaque material.
- (6) Any industrial or manufacturing use not listed as a permitted use.
- (7) Offsite hazardous waste storage and/or treatment facilities. Such facilities will be consistent with state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW as now existing or hereafter amended or promulgated, whether by state law or the Washington Administrative Code provisions.

Section 8.04 General Provisions and Special Conditions. Article 11 of this Ordinance contains general provisions and special conditions applicable to this zoning district. In addition to the provisions and conditions in Article II, the following provisions and conditions apply to this district:

- (1) Fences, walls, and hedges shall not exceed eight (8) feet in height and shall not obstruct visibility at points of ingress and egress;
- (2) For buildings and uses exceeding 5,000 square feet in gross floor area, there shall be provided space, either inside or outside such building or use, for the loading and unloading of goods and materials. Such space shall not be less than ten (10) feet wide, twenty-five (25) feet long, nor less than fifteen (15) feet in height if covered. Such space shall have access on a dedicated street or alley.
- (3) Temporary Amusements and Public Assembly, see Section 11.03.
- (4) Resource Extraction and Grading, see Section 11.03.

Section 8.05 Lot and Yard Requirements.

- (1) Minimum lot size: 2,500 square feet.
- (2) Minimum lot width: 25 feet.
- (3) Minimum yards: Front, side, and rear yards, as required in the Building code, except when adjacent to the "R-75 or "R-50" Districts where the minimum side yard shall be ten (10) feet and the minimum rear yard shall be twenty-five (25) feet.

Section 8.06 Height and Density Requirements.

- (1) Maximum Building Height: Three (3) stories or a maximum of forty-five (45) feet of building height. Additional building height may be allowed subject to the obtaining of a conditional use permit.

Section 8.07 Sign Standards. Permitted signs within the "I" or Industrial District are limited to:

- (1) Unilluminated signs not exceeding a total area of thirty-two (32) square feet and not more than two (2) in number, pertaining to the sale, lease, or rental of industrially-zoned properties.
- (2) Public service signs subject to the obtaining of a conditional use permit. Such signs will not be subtracted from the property's allowable advertising area.
- (3) Appurtenant and non-appurtenant signs with:
 - (A) A maximum of 200 square feet plus one-half (1/2) square foot for each foot the lot width or lot length (whichever is lesser) exceeds fifty (50) feet.

- (B) A maximum height of fifty (50) feet. Appurtenant signs shall not be lighted by a unit or group of units with more than 1.25 times the intensity of other lighting units within the same advertising area. On-and-off lighting units shall be on at least one (1) second. One (1) and two (2) point flashers are not permitted.
- (4) Signs projecting over the public right-of-ways provided they:
 - (A) Not exceed 100 square feet in total area.
 - (B) Are non-rotating.
 - (C) Are not closer than fourteen (14) feet to the ground unless attached to the underside of a projecting canopy in which case the sign shall not exceed six (6) square feet nor be closer than nine (9) feet to the ground.
 - (D) Do not exceed more than ten (10) feet over the public right-of-ways nor come closer than two (2) feet to the edge of the motor-travelled way.

Section 8.08 Parking Requirements. Each permitted or conditional use within this district shall provide a minimum of four (4) off-street parking spaces or the minimum off-street parking for such use as specified in Section 11.11, whichever is greater.

Requirements for the location and design of off-street parking are contained in Section 11.11 and 11.12.

Section 8.09 Access.

- (1) Have at least one access way connecting the use(s) with a state or federal highway or arterial designated as a truck route which is separate from accesses serving residential or commercial uses. This access shall be used for truck traffic.
- (2) Truck traffic serving heavy industrial uses, warehousing, or storage shall not use streets or accessways serving residential or commercial uses.
- (3) Loading areas and heavy truck parking and maneuvering areas shall be located no closer than thirty-five (35) feet from any residential zone.

Section 8.10 Performance Standards for the Industrial Zoning District. All uses within the Industrial Zoning District shall comply with the performance standards in this section. It shall be the responsibility of the operator and/or proprietor of any use to provide such reasonable evidence and technical data as the Administrator may require to demonstrate that the use or activity

is or will be in compliance with the performance standards in this section.

Failure of the Administrator to require such information shall not be construed as relieving the operator and/or proprietor of the responsibility of complying with this section.

(1) Noise.

(A) The maximum noise levels as measured at the property line of the noise impacted use shall not exceed the levels set by Washington Administrative Code Chapter 173-60, hereby adopted by reference; except provided that the noise limits shall be measured at the property line of the noise impacted use and not within the property generating the noise.

(B) The Environmental Designation for Noise Abatement (EDNA) for the Industrial zoning districts shall be EDNA C.

(2) Vibration and Concussion. No use within this district shall cause earth vibrations or concussions detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary vibration caused by construction activity. The temporary vibration shall be restricted the hours between 7:00 a.m. and 6:00 p.m.

(3) Heat and Glare. No direct or sky-reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the lot line shall be permitted. This subsection shall not apply to signs or the lighting of parking areas otherwise allowed by this ordinance. There shall be no emission or transmission of heat or heated air so as to be detectable without the aid of instruments beyond the property lines of the lot on which the use is located.

(4) Odors. No use within this district shall create odors detectable without the aid of instruments beyond the property lines of the lot on which the use is located, except for temporary odors caused by construction activity. The temporary odors shall be restricted the hours between 7:00 a.m. and 6:00 p.m.

SECTION II - SAVINGS CLAUSE:

Any condition(s) required as condition(s) of rezoning any property to an industrial zone made prior to adoption of this ordinance shall remain in force and effect.

SECTION III:

This Ordinance shall take effect upon the fifth day following the date of posting upon those places designated by the Ordinances of the City.

Passed this _____ day of _____, 1989, by the City Council of the City of McCleary, and signed in approval therewith this _____, day of _____, 1989.

City of McCleary

Richard Vatne, Mayor

ATTEST:

Donnie Rostedt, Clerk Treasurer

STATE OF WASHINGTON)
)
GRAYS HARBOR COUNTY)

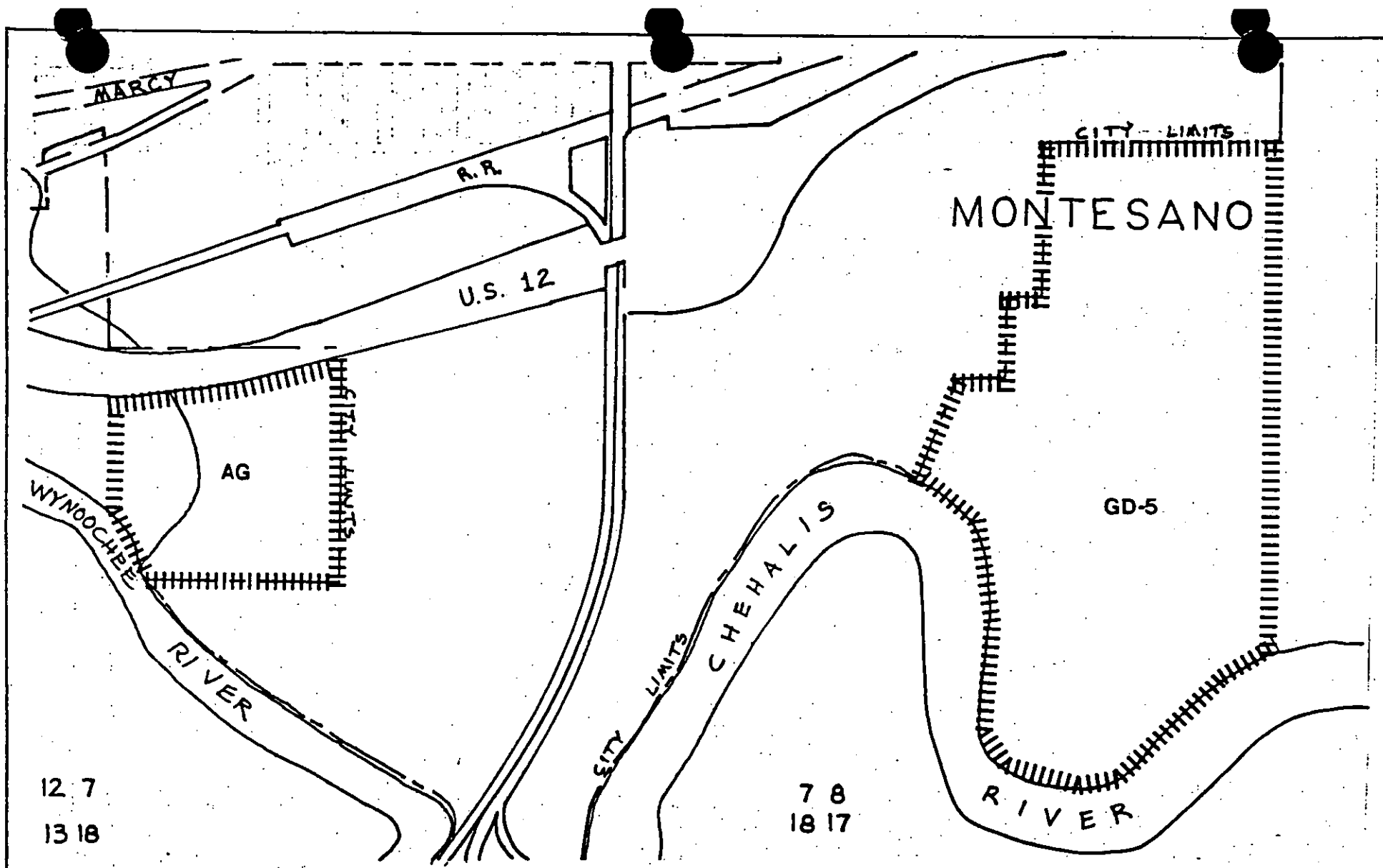
I DONNIE ROSTEDT, being the duly appointed clerk of the City of McCleary, do certify that I caused to have posted in the City of McCleary on the _____ day of _____, 1989, Ordinance Number _____ at those certain places situated within the City of McCleary designated by Ordinances on posting and that said posting was done in the manner required by law and that I caused Ordinance _____ to be published in the City legal newspaper on the _____ day of _____, 1989 as required by law. I further certify that a true and correct copy of Ordinance Number _____, as it was posted and published, is on file in the appropriate records of the City of McCleary.

DONNIE ROSTEDT

SUBSCRIBED AND SWORN to before me this _____ day of _____, 1989.

NOTARY PUBLIC IN AND FOR
THE STATE OF WASHINGTON,
Residing at: _____

Chapter Five
Proposed Industrial Zoning Maps
and
Land Capability Analysis Data Maps
(The Large Data Maps and Composites are available for Review
in the
Offices of the Grays Harbor Regional Planning Commission)

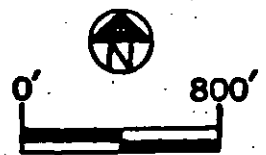


INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

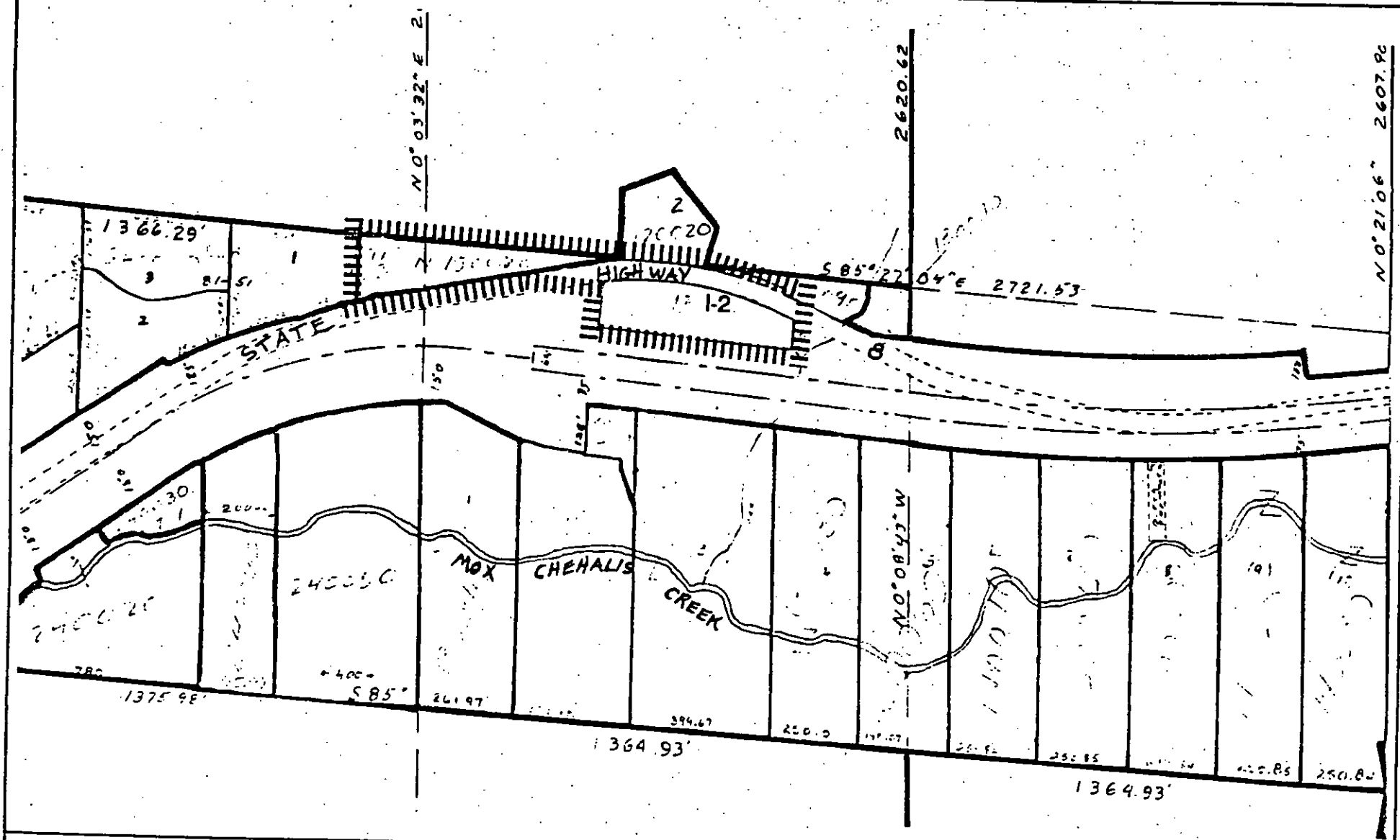
Site # Existing Monte Sites

Section 7.8 Range 7W Township 17N

Acres 173 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989



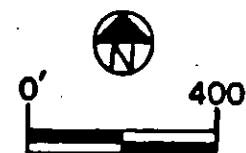
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

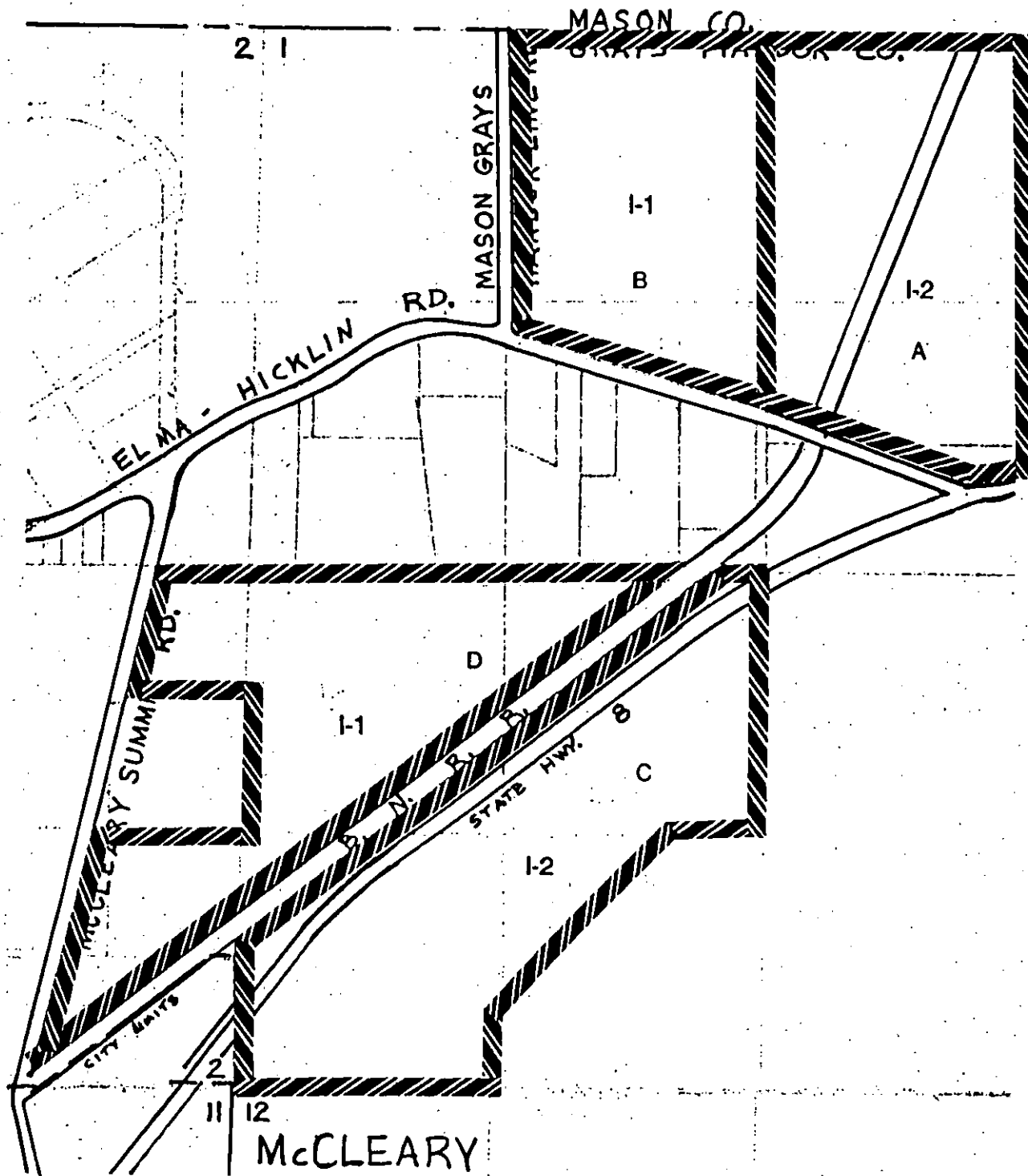
Site # 1

Section 18 Range 4W Township 18N

Acres 5 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989

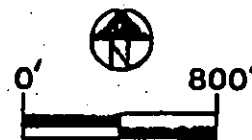


INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

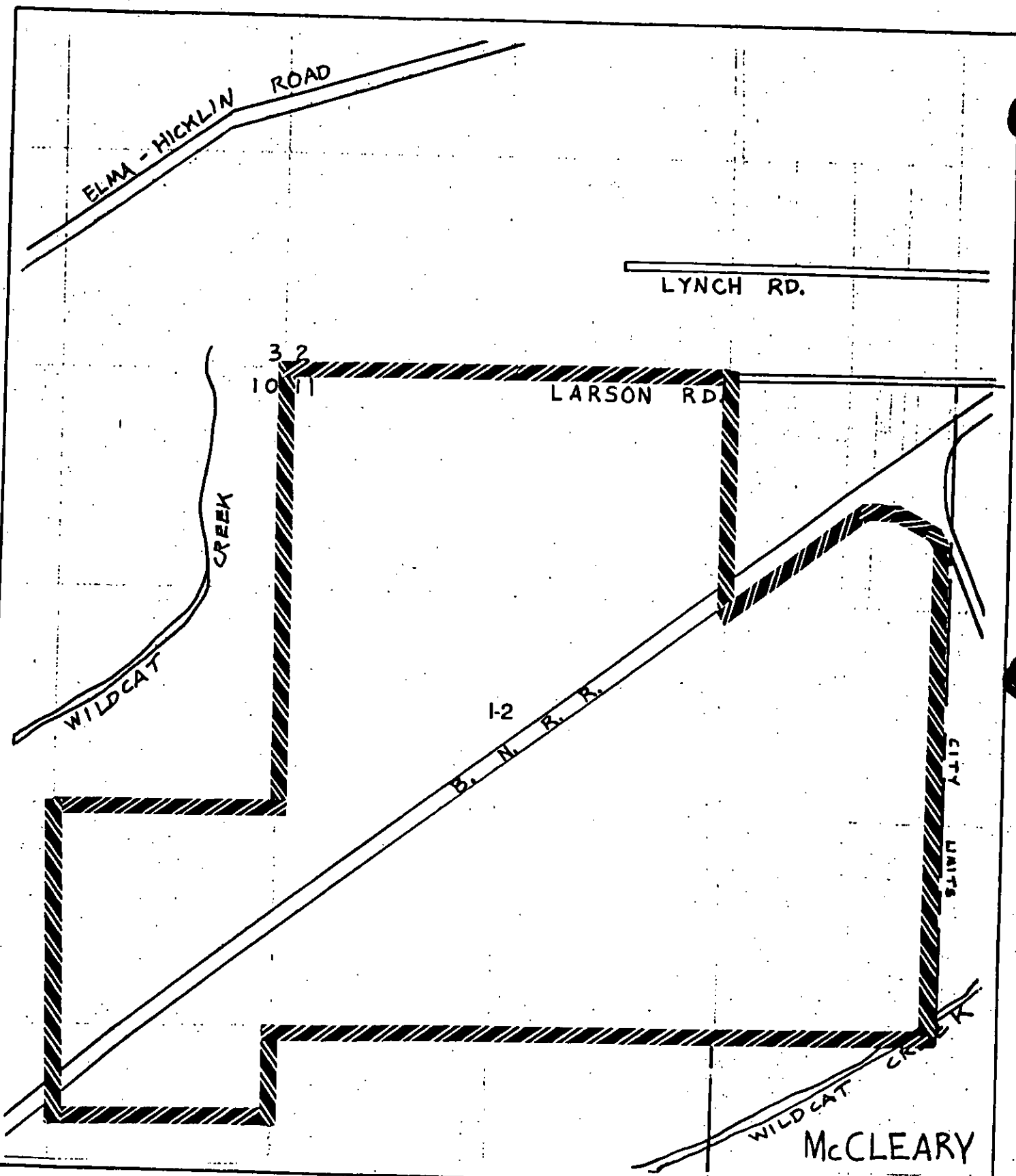
Site # 2ABCD

Section 1, 2 Range 5W Township 18N

Acres 260 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989



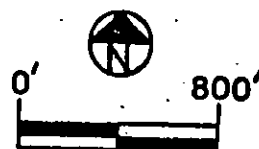
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

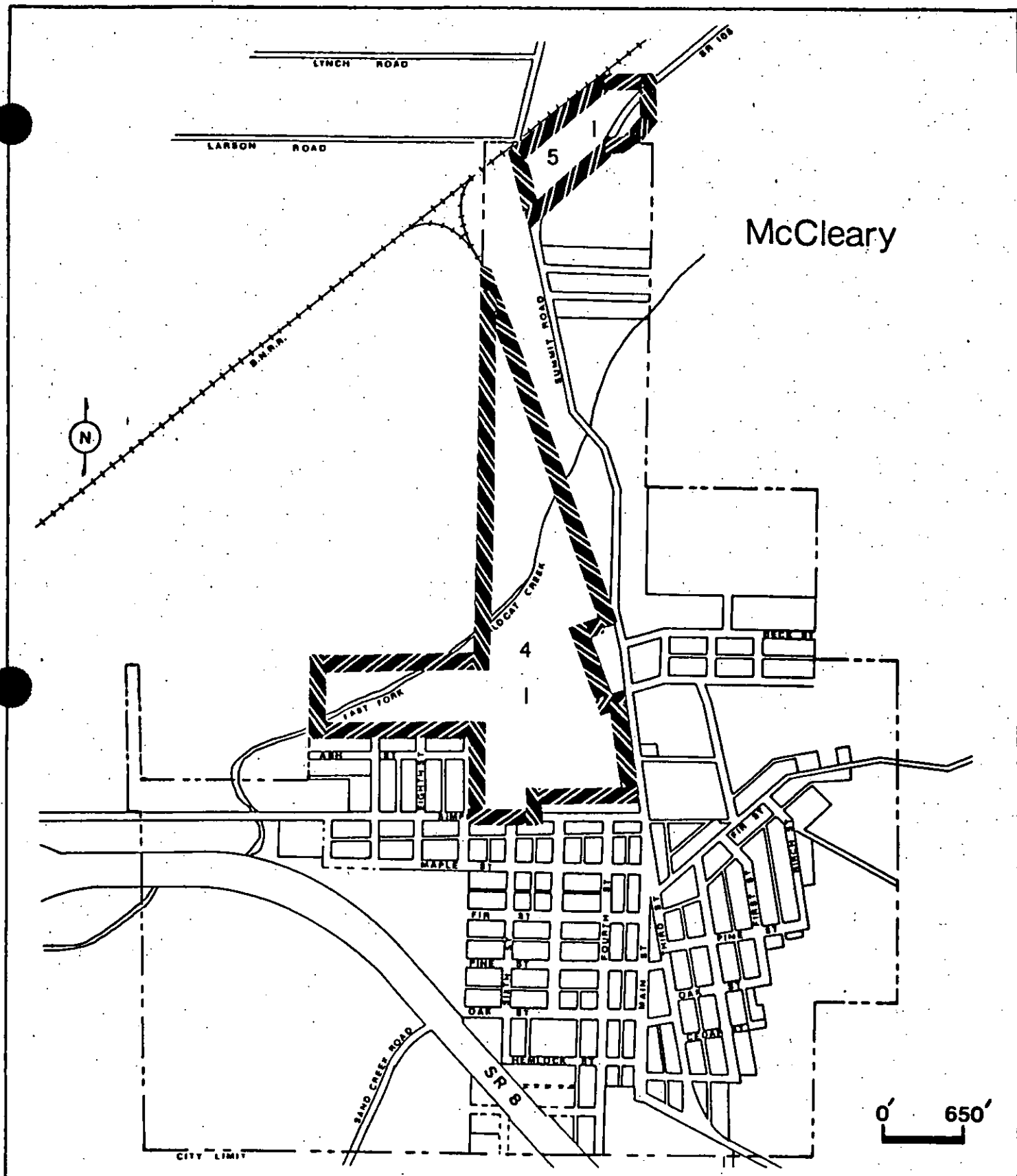
Site # 3

Section 10.11 Range 5W Township 18N

Acres 397 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989



McCleary

INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

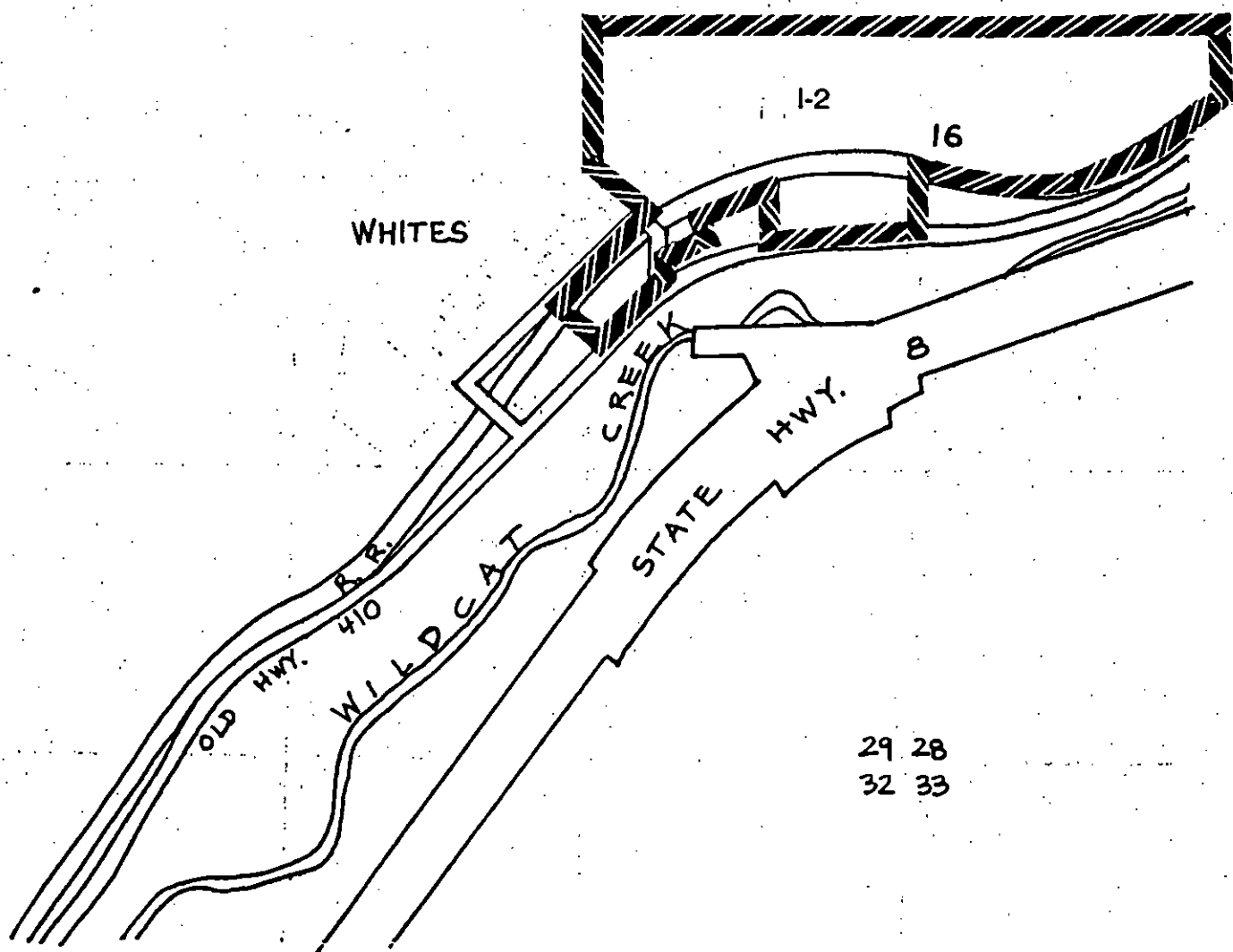
Site # 4,5



Section 2,11,14 Range 5W Township 18N

Acres 104 I-1 = Light Industrial I-2 = Heavy Industrial

GHRPC 1989



INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

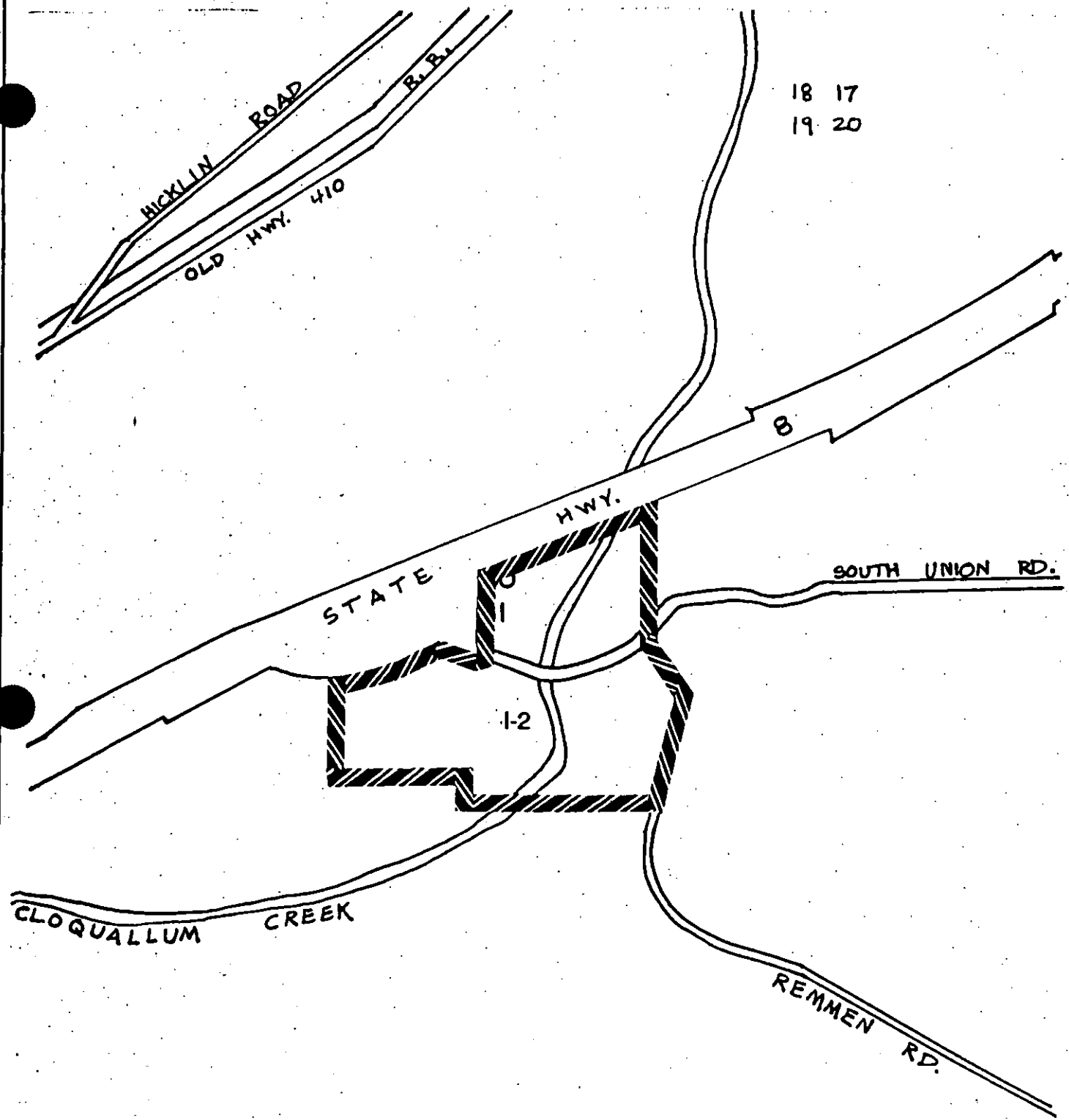
Site # 6

Section 16,17,20,21 Range 5W Township 18N

Acres 62 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989



INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

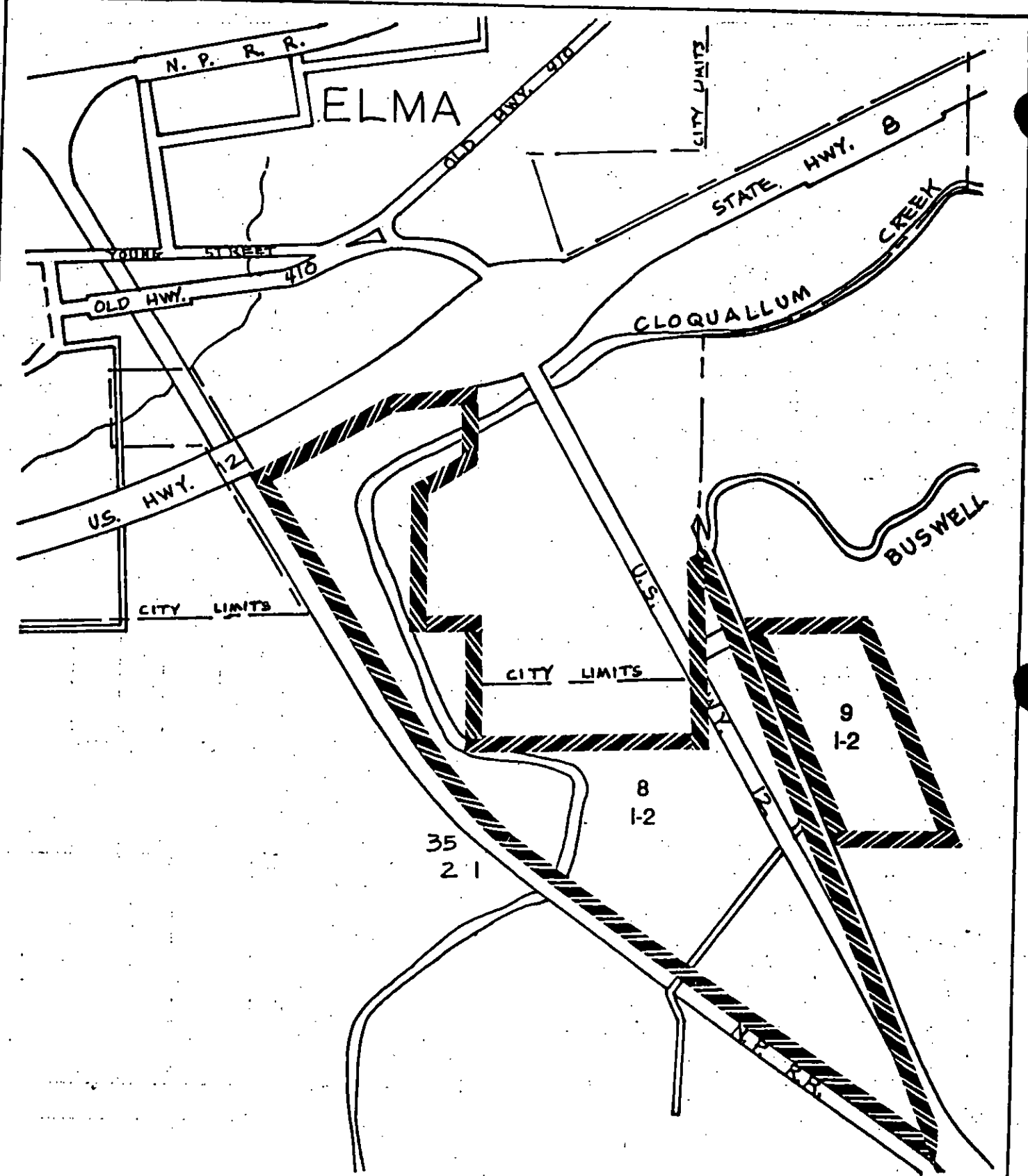
Site # 7

Section 30,31,36 Range 6W Township 19N

Acres 44 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989



INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

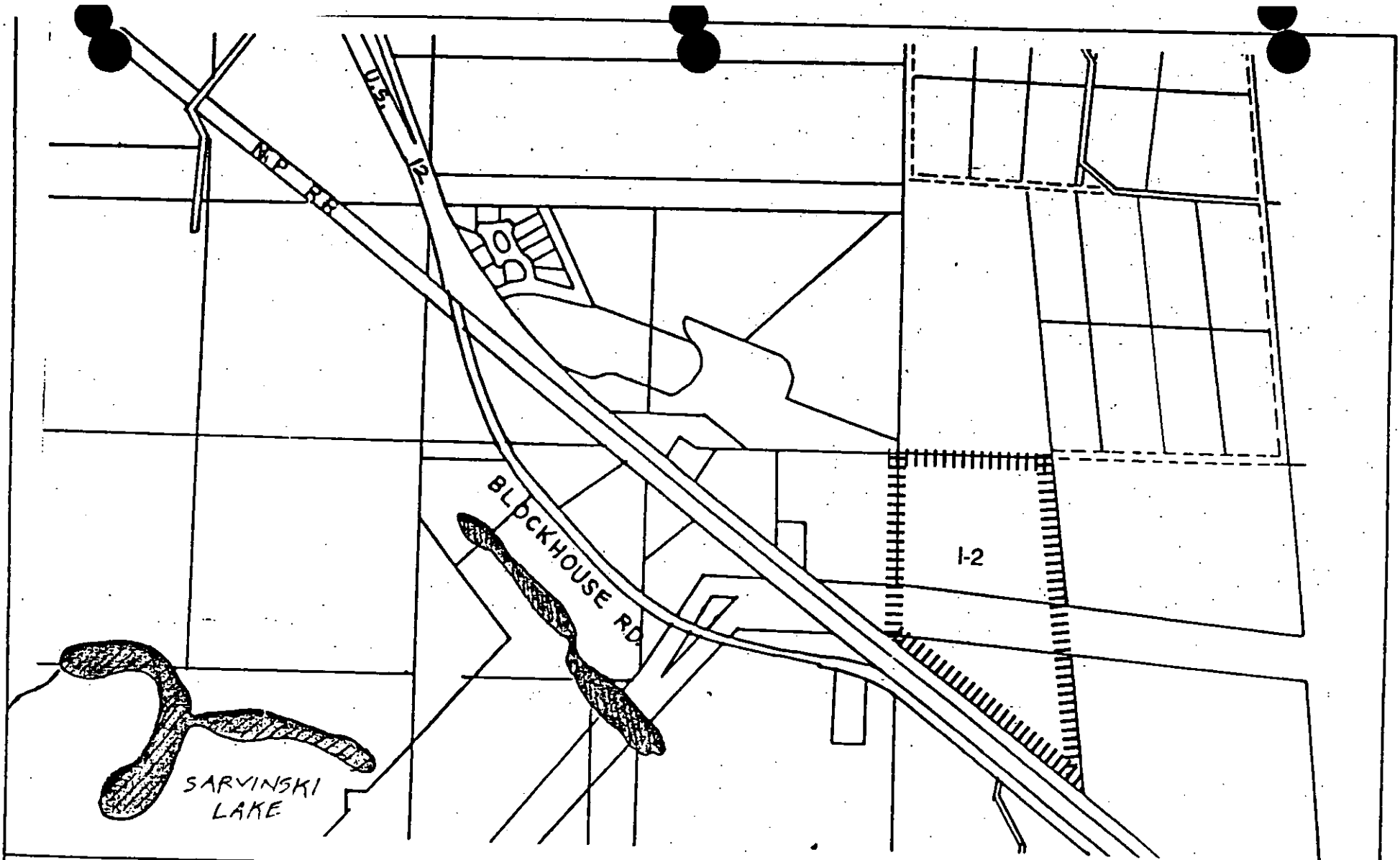
Site # 8,9

Section 35,36,1 Range 6W Township 17N

Acres 124 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989

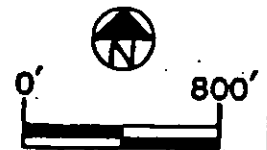


INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

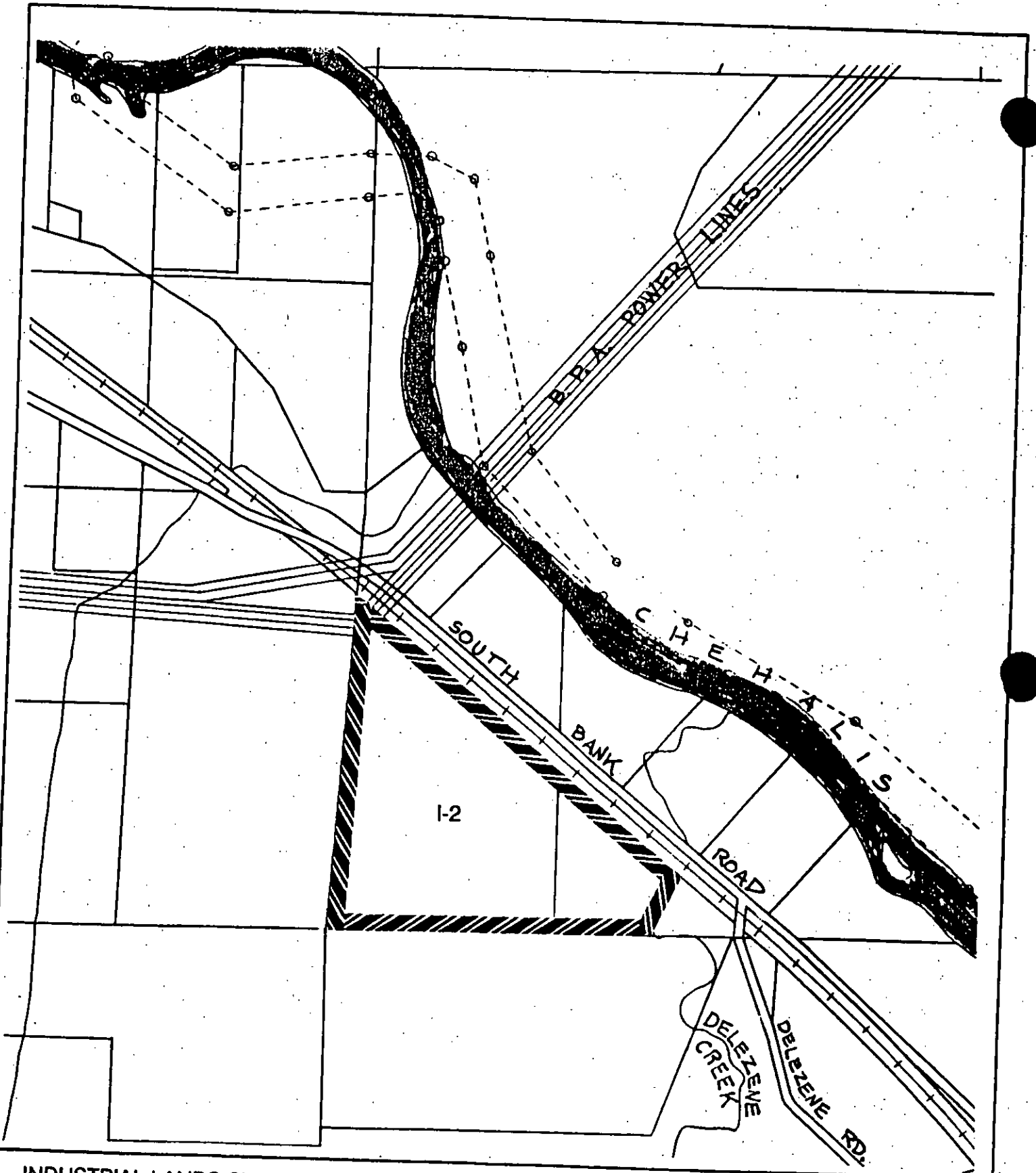
Site # 10

Section 6 Range 5W Township 17N

Acres 32 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989



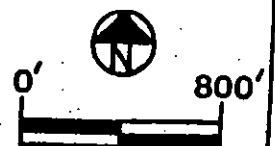
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

Site # 11

Section 12 Range 6W Township 17N

Acres 56 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989

OLD MAY. 410

CREEK

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U.S.

14WY.

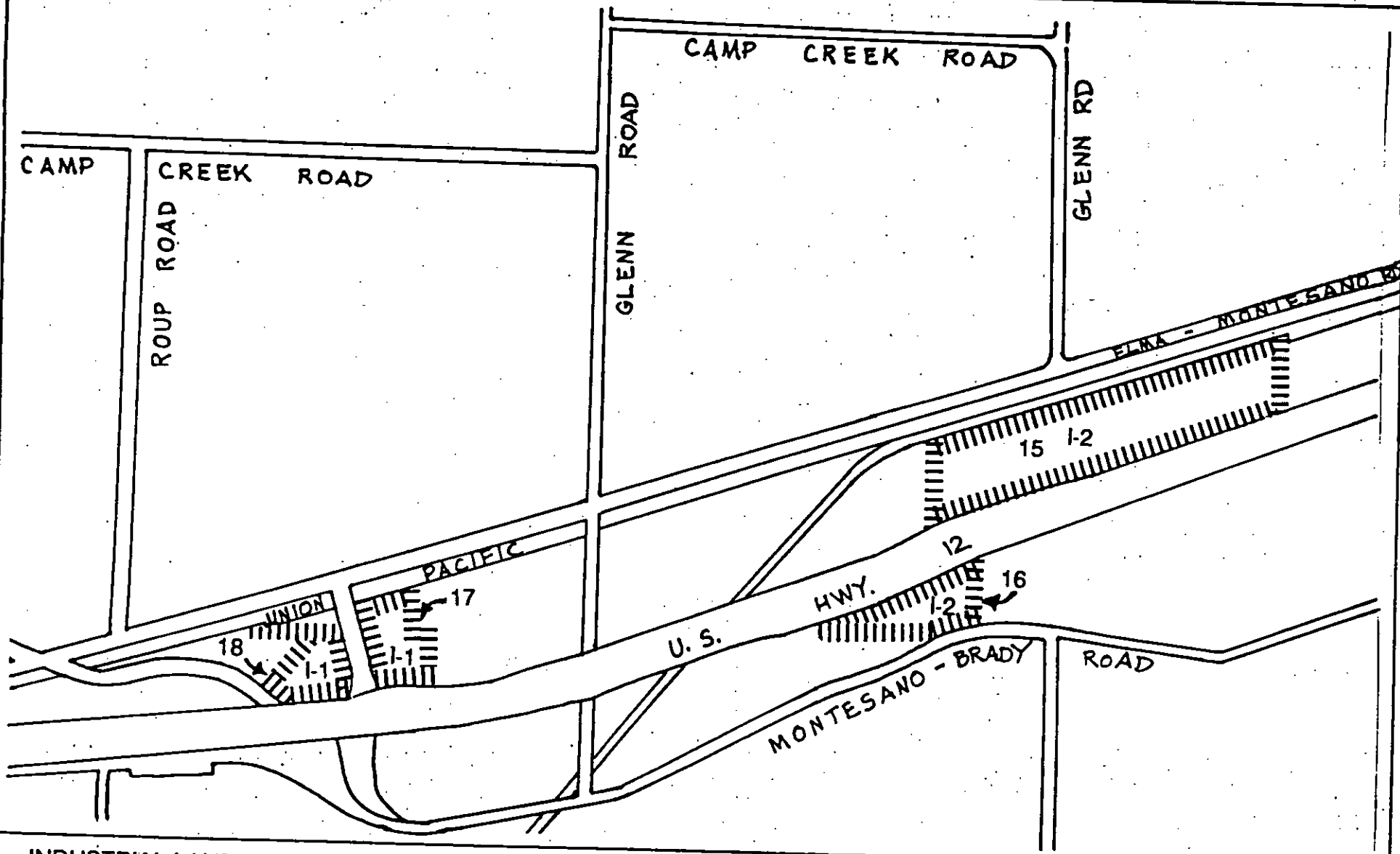
12

INTERNAL SLOUGH RD.

Site # 12

Acres 193 I-1 = Light Industrial I-2 = Heavy Industrial

**GHRPC 1989**



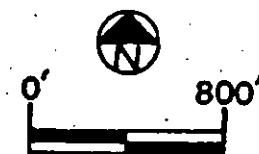
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

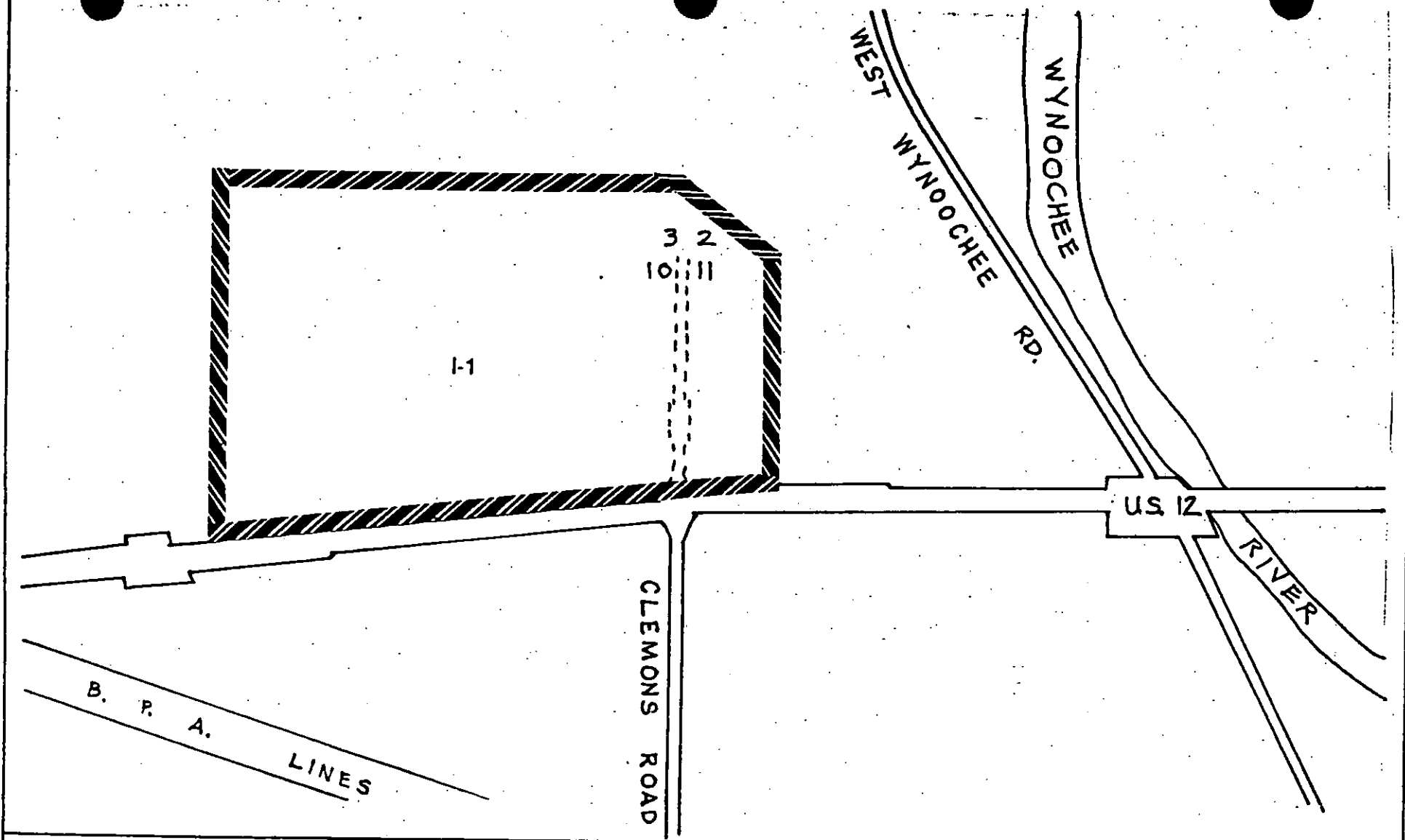
Site # 15-18

Section 3,4 Range 7W Township 17N

Acres 38 I-1 = Light Industrial I-2 = Heavy Industrial



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INDUSTRIAL LANDS STUDY
 Proposed Industrial Zoning Districts

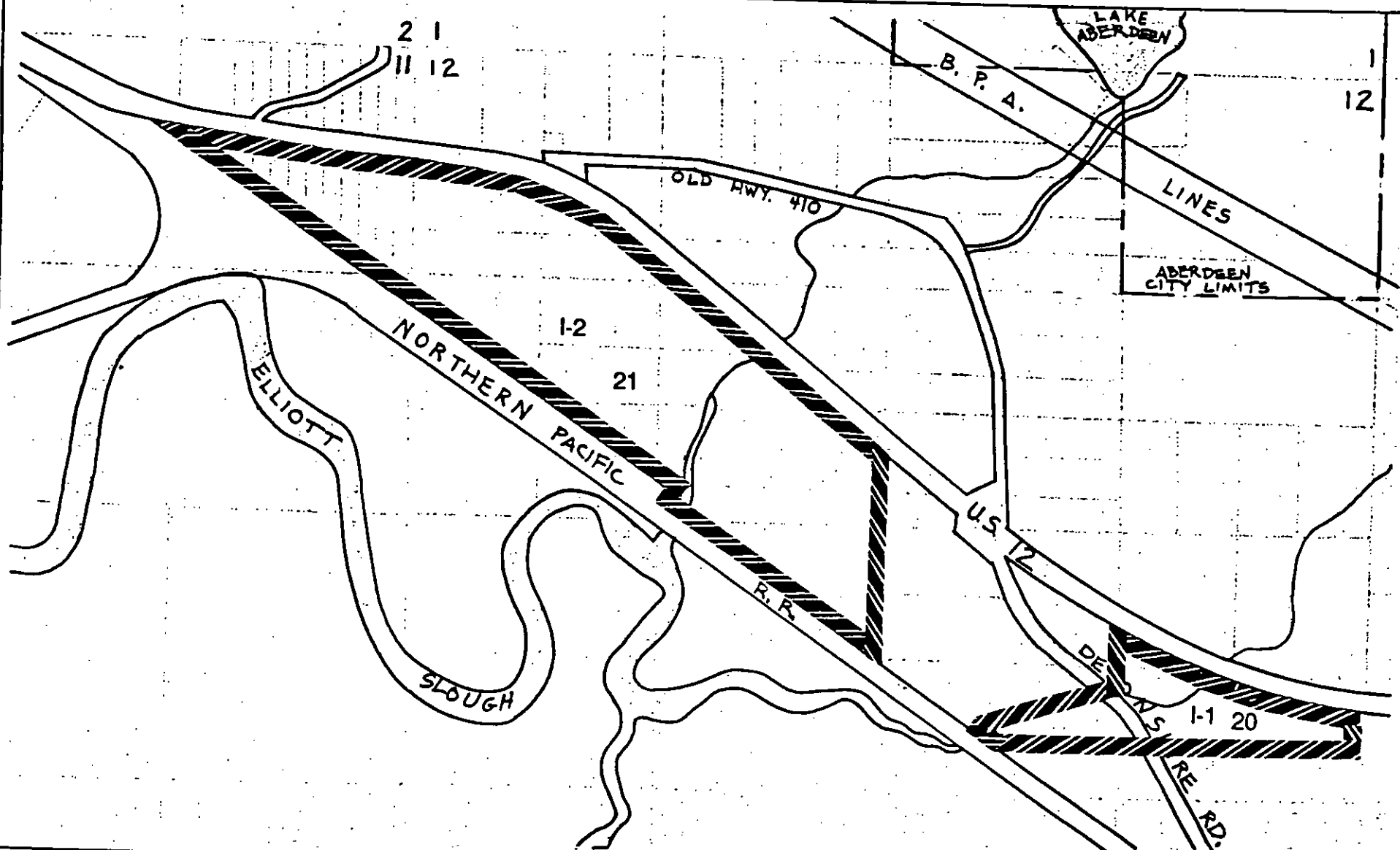
Site # 19

Section 2,3,10,11 Range 8W Township 17N

Acres 167 I-1 = Light Industrial I-2 = Heavy Industrial



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INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

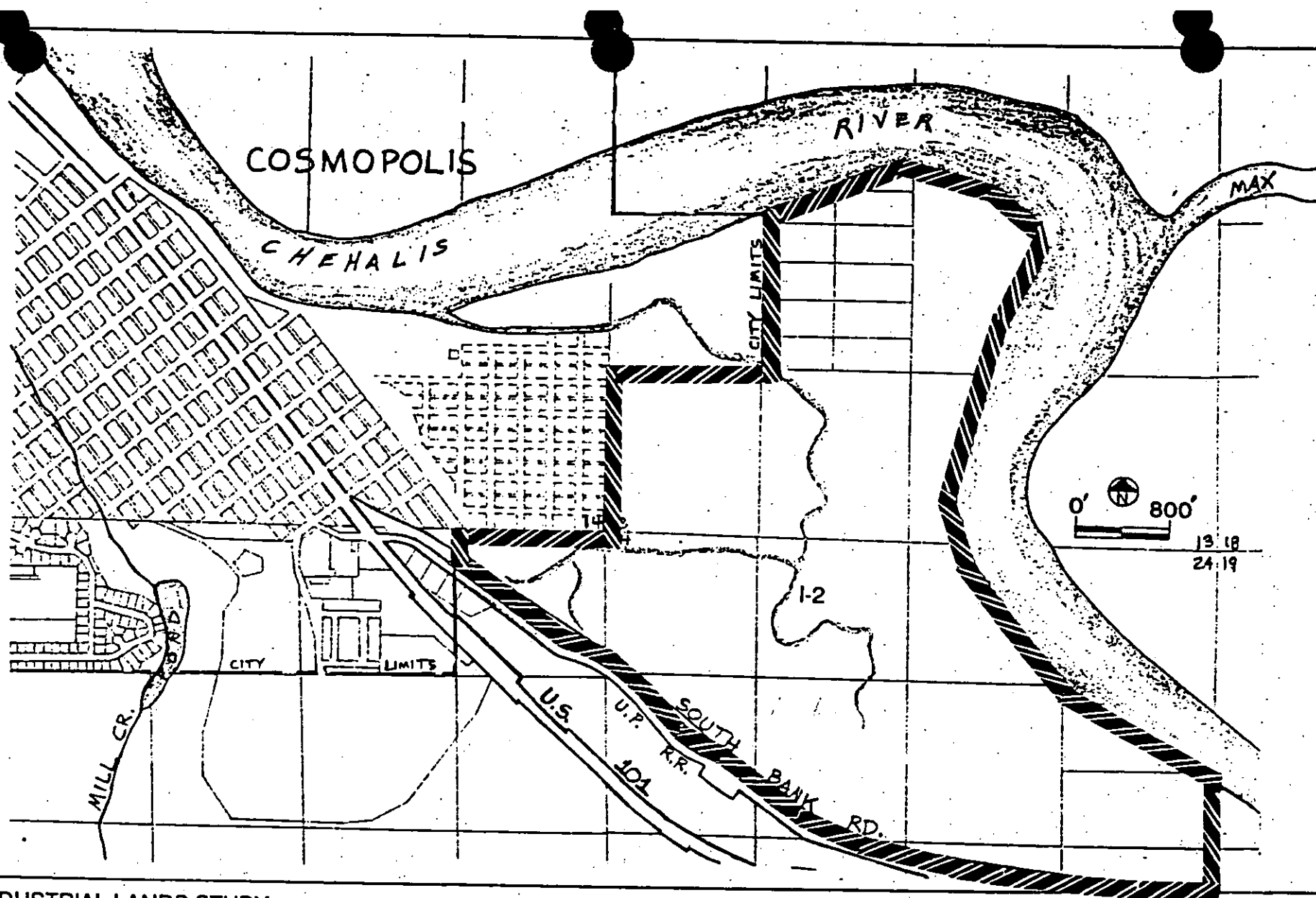
Site # 20,21

Section 11,12 Range 9W Township 17N

Acres 102 I-1 = Light Industrial I-2 = Heavy Industrial



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INDUSTRIAL LANDS STUDY

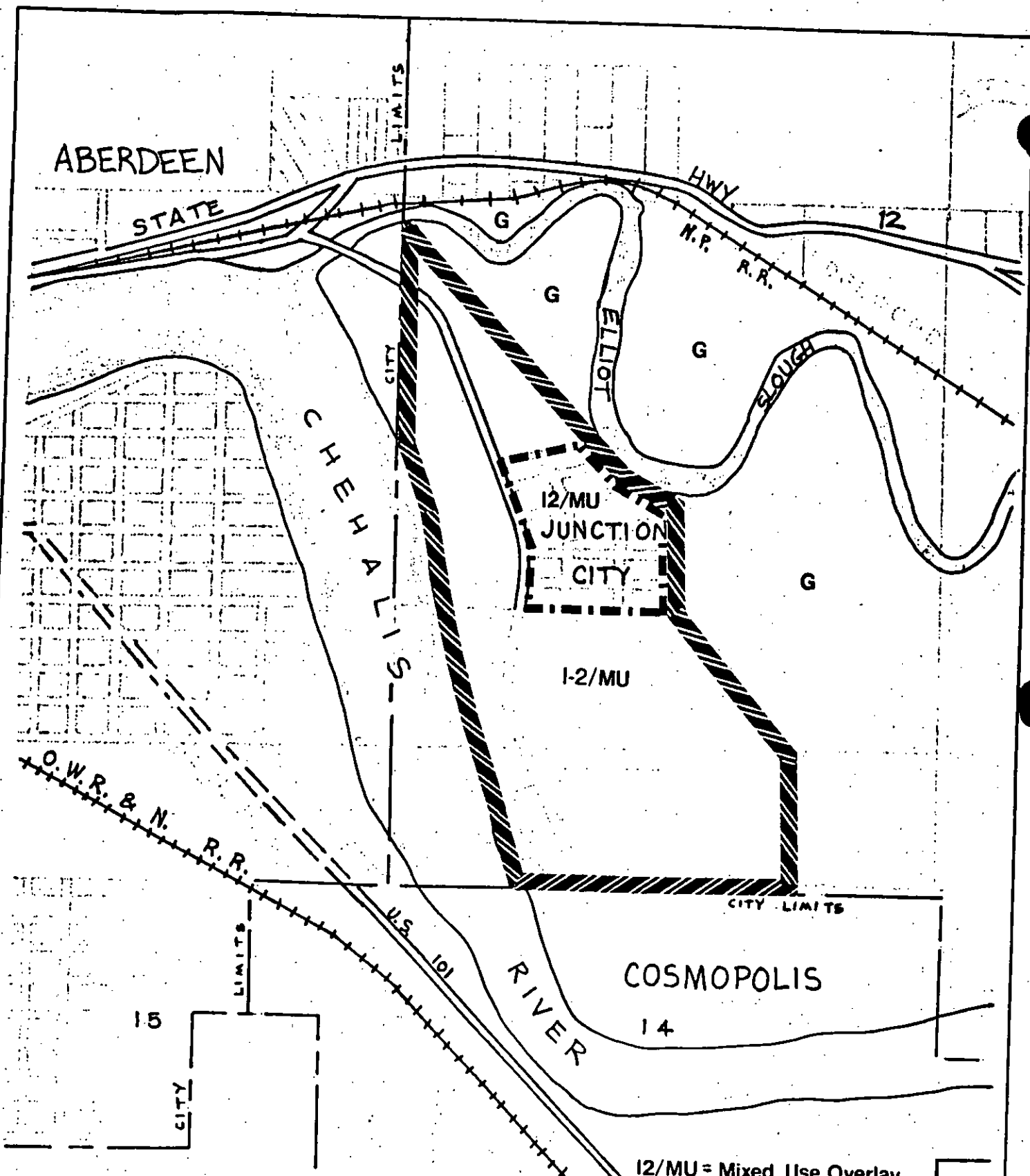
Proposed Industrial Zoning Districts

Site # 22

Section 13.24 Range 9W Township 17N

Acres 472 I-1 = Light Industrial I-2 = Heavy Industrial

GHRPC 1989

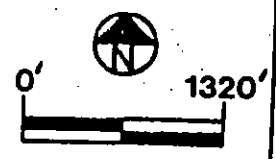


I-2/MU = Mixed Use Overlay
 G = General Development

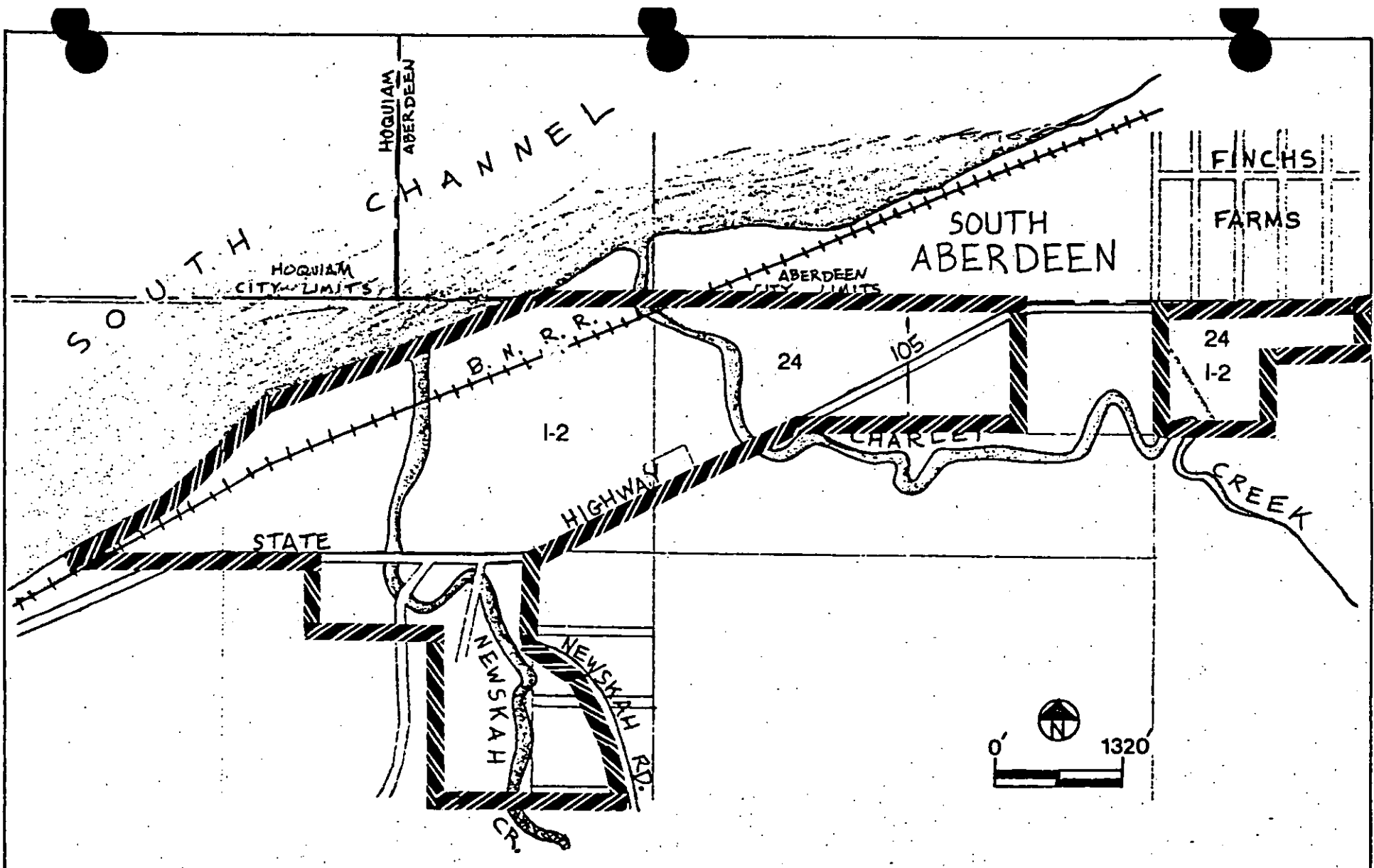
INDUSTRIAL LANDS STUDY
 Proposed Industrial Zoning Districts

Site # 23

Section 11,14 Range 9W Township 17N
 Acres 306 I-1 = Light Industrial I-2 = Heavy Industrial



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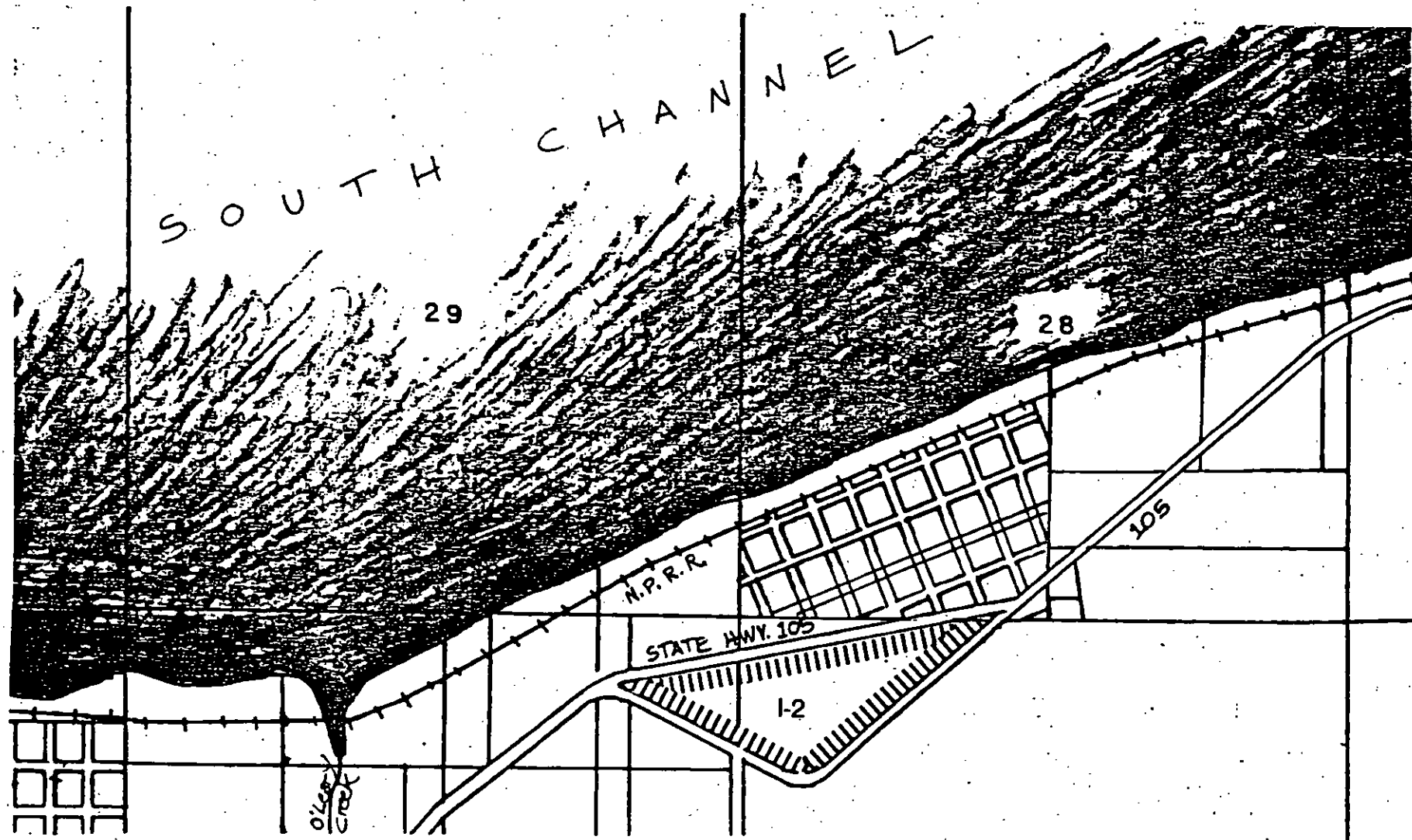
INDUSTRIAL LANDS STUDY
 Proposed Industrial Zoning Districts

Site # 24

Section 19-21, 24 Range 11W Township 17N

Acres 550 1-1 = Light Industrial 1-2 = Heavy Industrial

GHRPC 1989



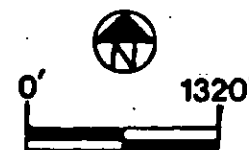
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

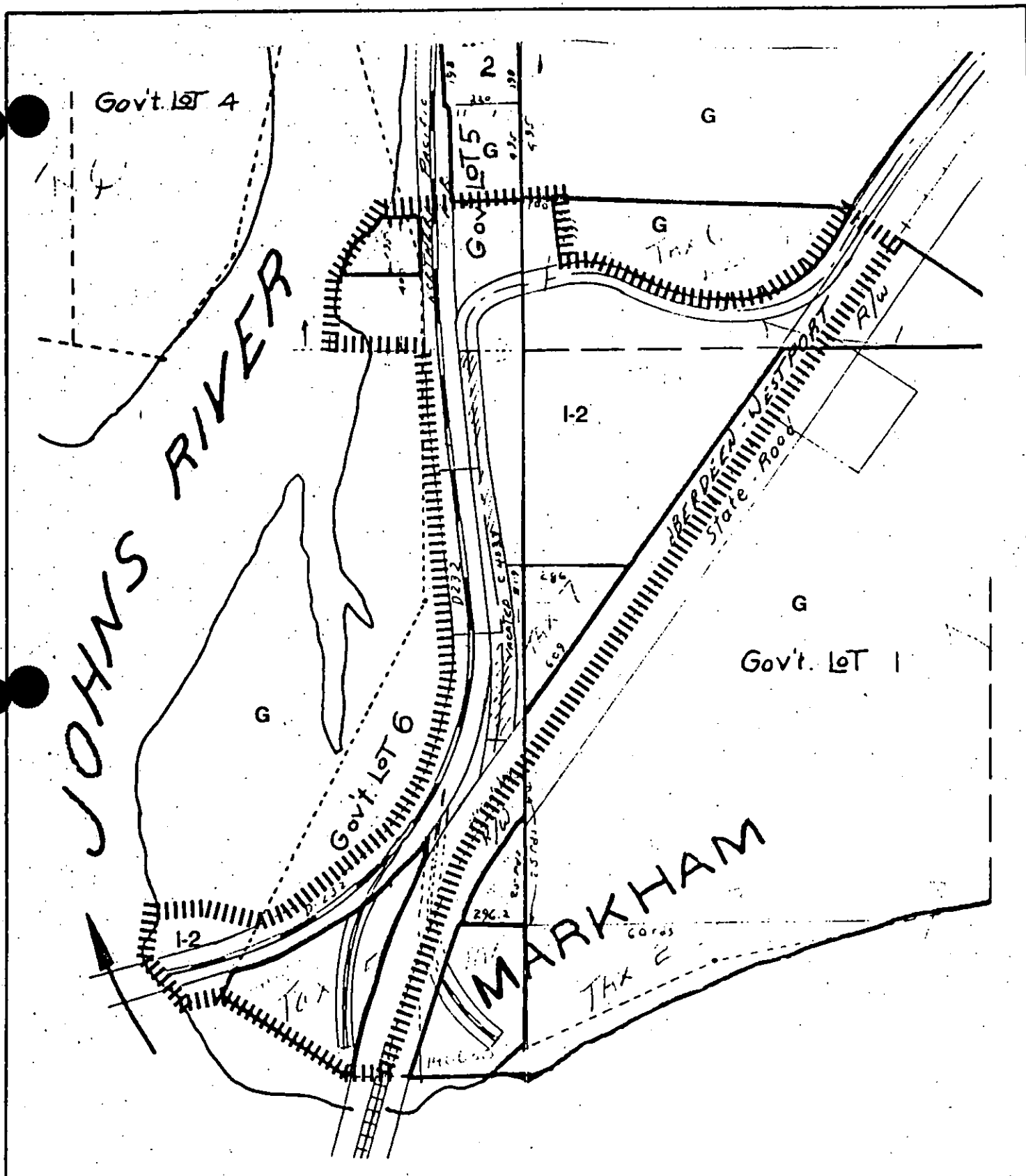
Site # 25

Section 28,32,33 Range 10W Township 17N

Acres 94 I-1 = Light Industrial I-2 = Heavy Industrial



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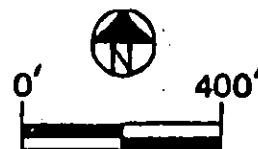
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

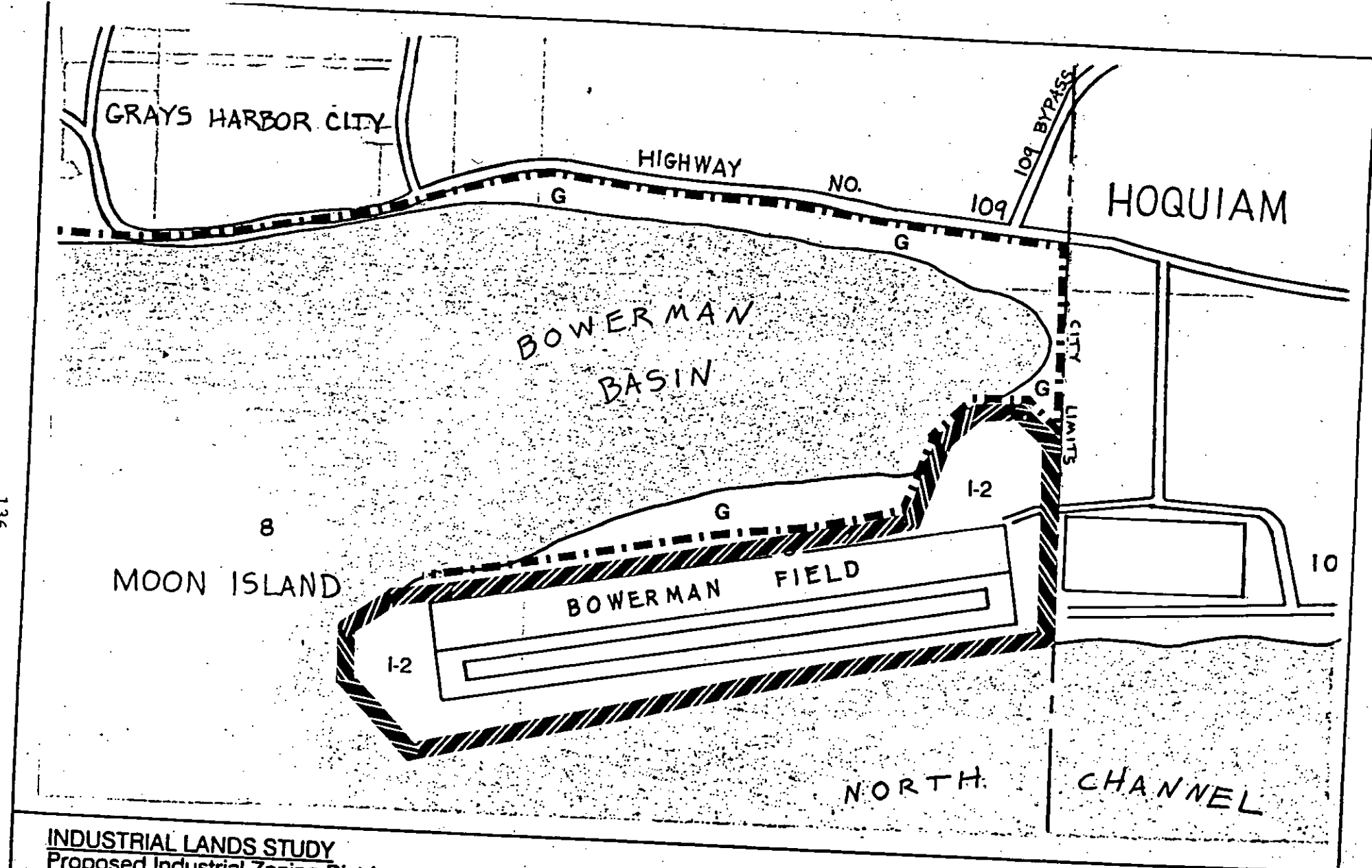
Site # 26

Section 1,2 Range 11W Township 16N

Acres 33 I-1 = Light Industrial I-2 = Heavy Industrial



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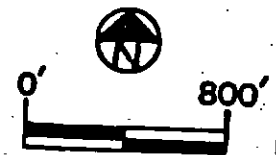


INDUSTRIAL LANDS STUDY
 Proposed Industrial Zoning Districts

Site # 27

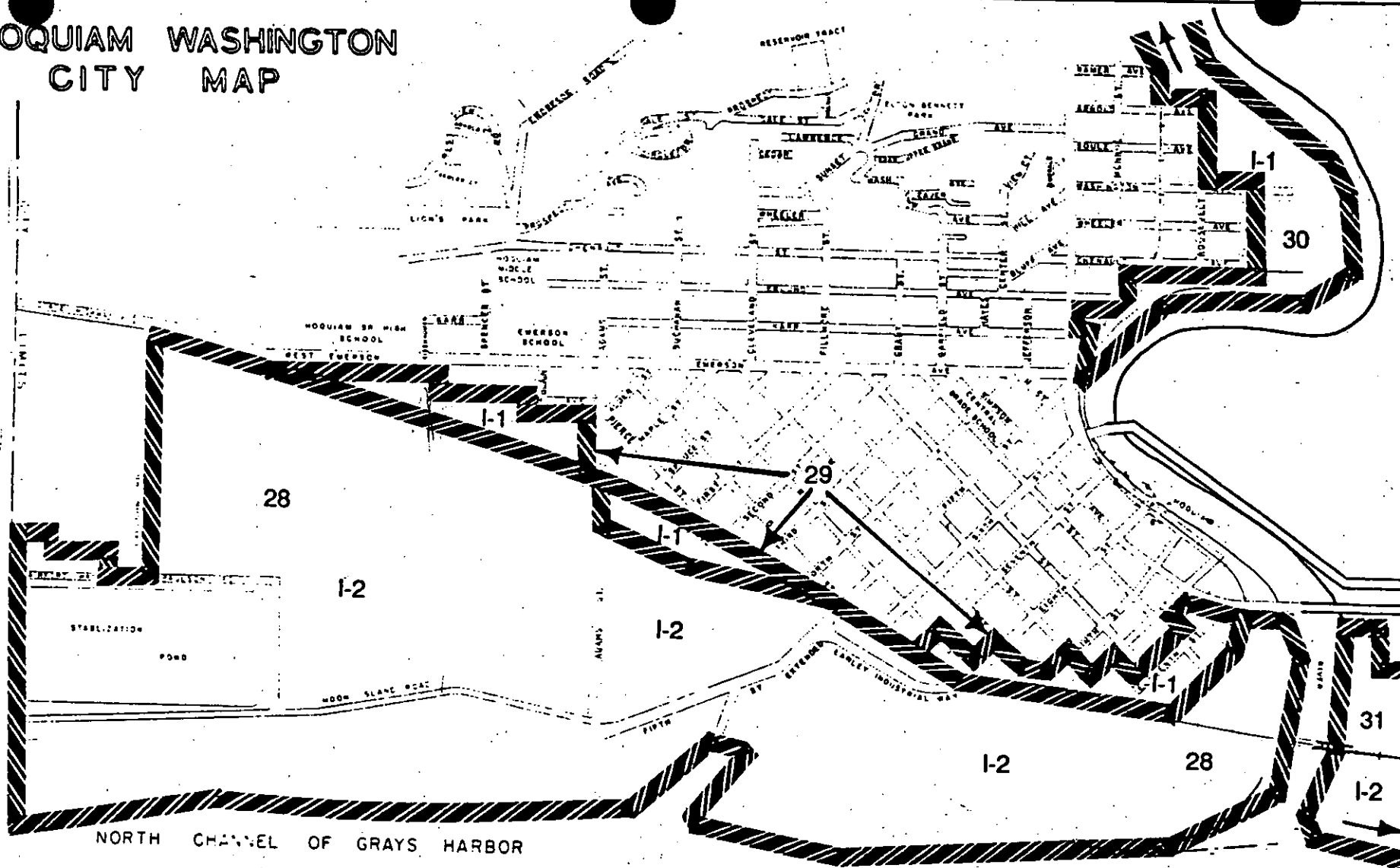
Section 8,9 Range 10W Township 17N

Acres 244 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989

HOQUIAM WASHINGTON CITY MAP



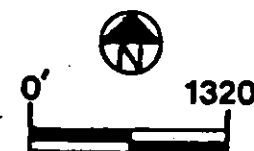
INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

Site # 28-35

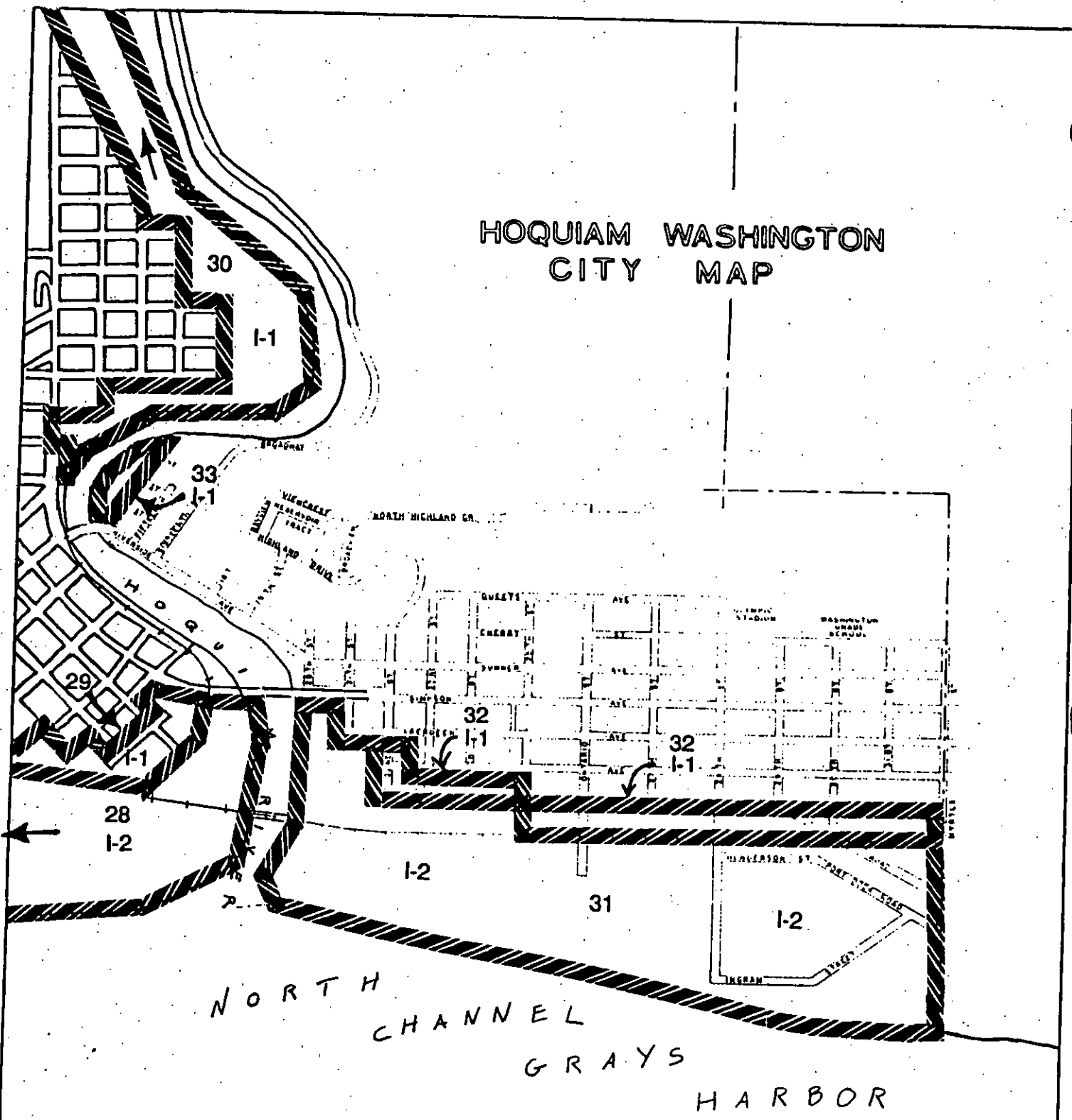
Section 1-3,10-12,13
34,35 Range 10W Township 17N

Acres 1060 I-1 = Light Industrial I-2 = Heavy Industrial



GHRPC 1989

HOQUIAM WASHINGTON CITY MAP

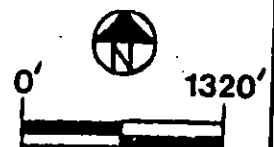


INDUSTRIAL LANDS STUDY Proposed Industrial Zoning Districts

Site # 28-35

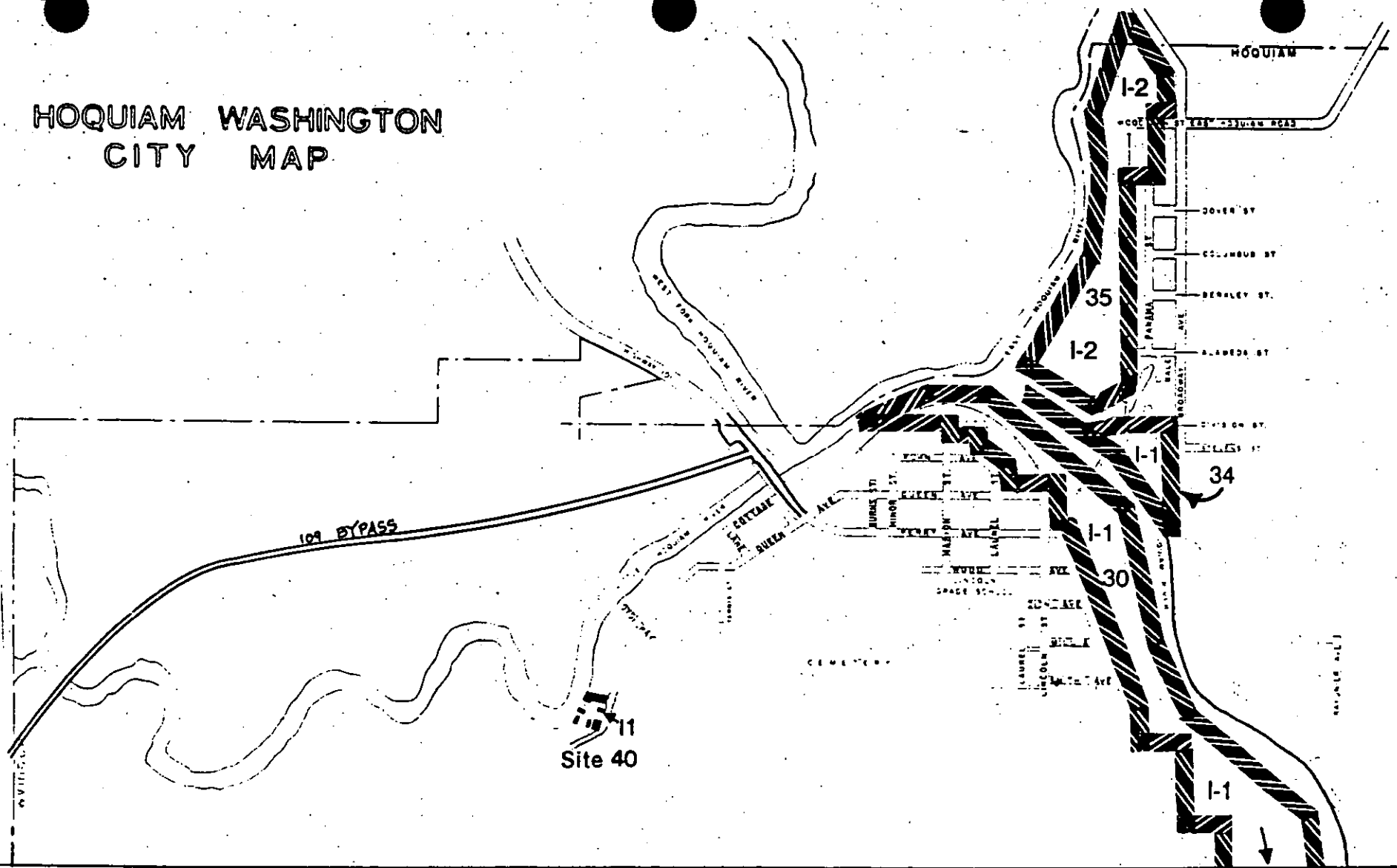
Section 1-3,7,10-12,13
34,35 Range 9-10 W Township 17N

Acres 1060 I-1 = Light Industrial I-2 = Heavy Industrial



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HOQUIAM WASHINGTON CITY MAP

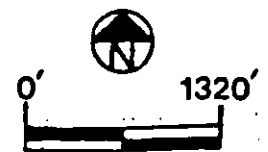


INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

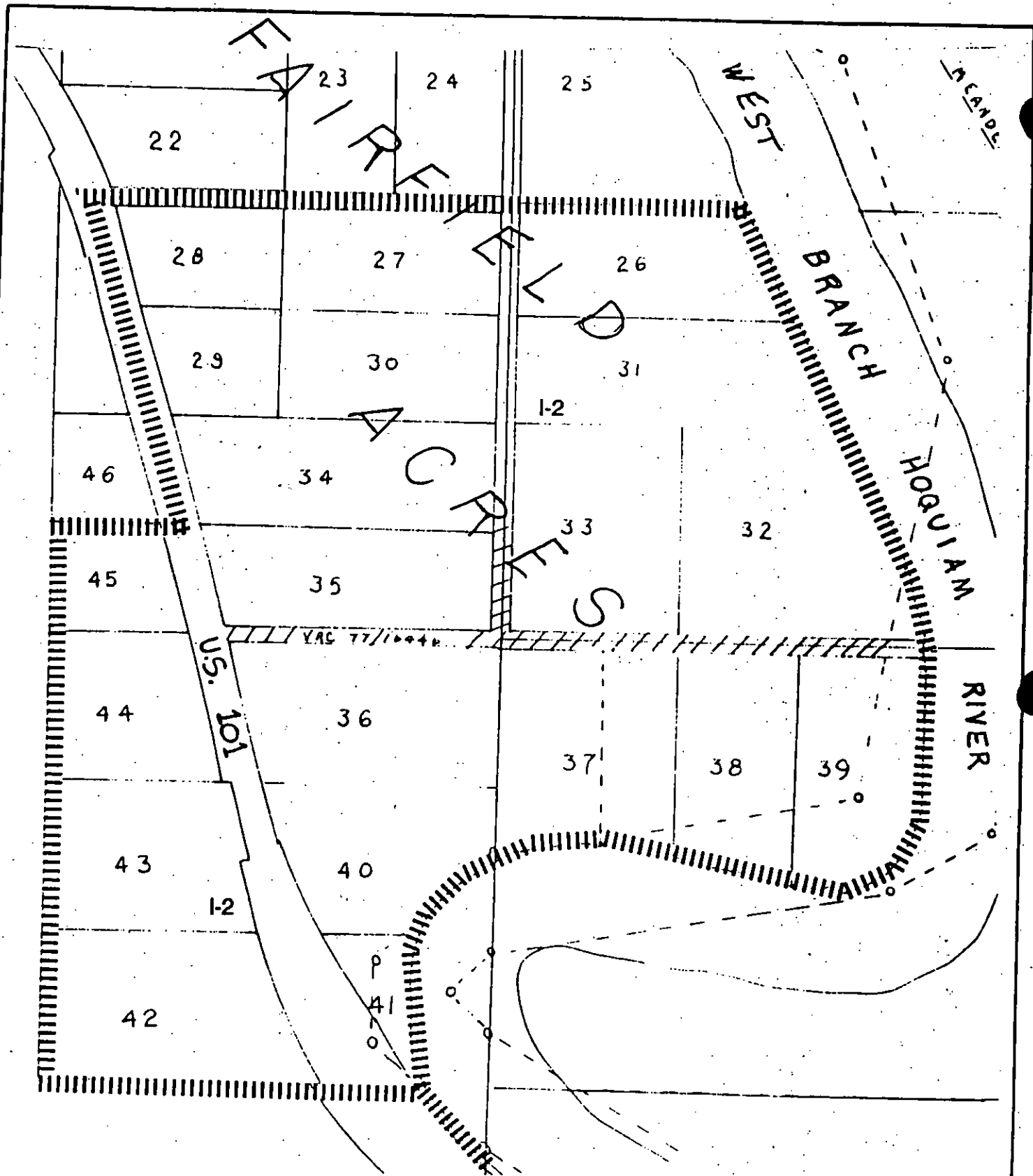
Site # 28-35,40

Section 1-3, 34,35,36 Range 10W Township 18N

Acres 1060 I-1 = Light Industrial I-2 = Heavy Industrial



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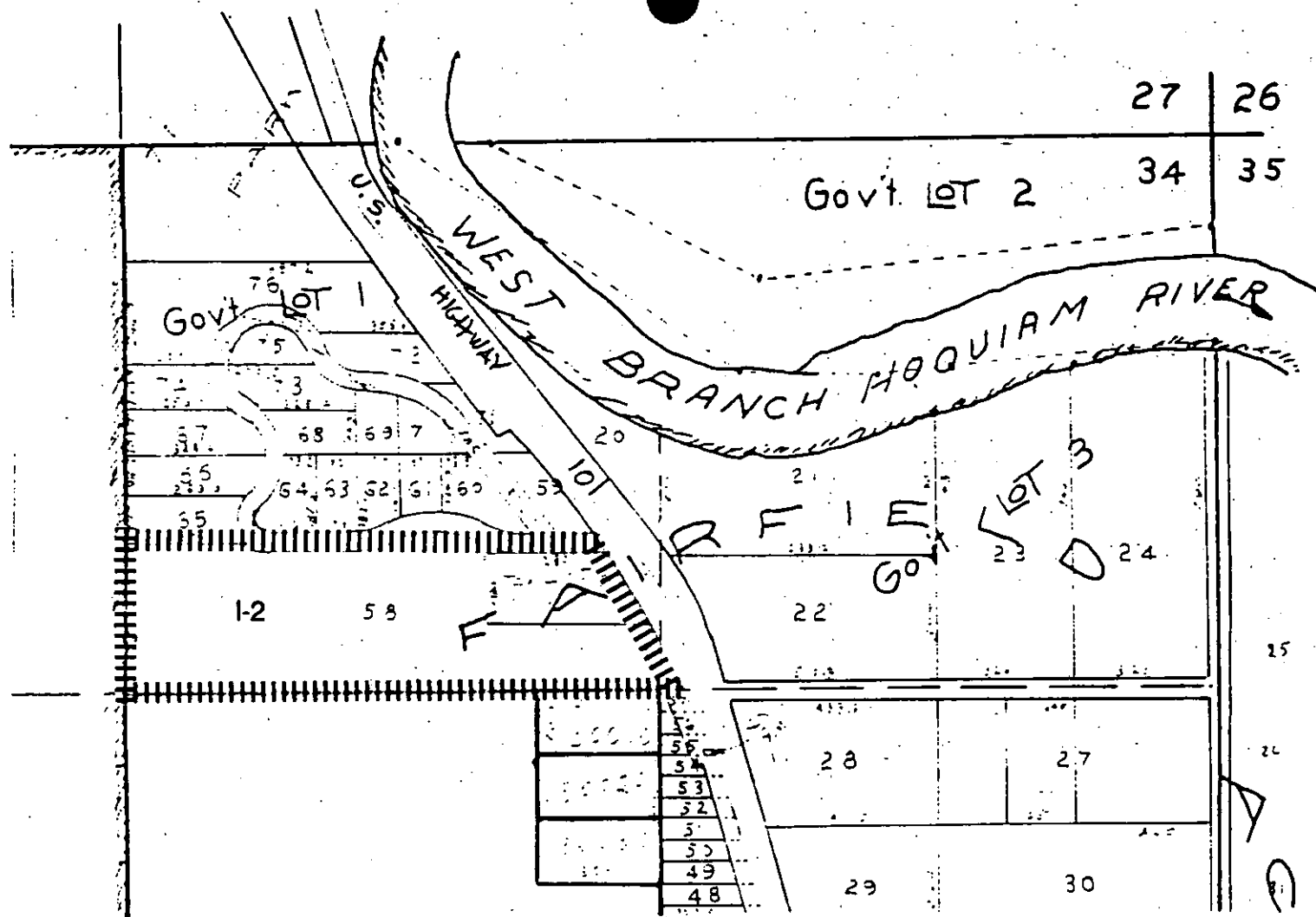
Site # 36

Section 34,35 Range 10W Township 18N

Acres 114 I-1 = Light Industrial I-2 = Heavy Industrial



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INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

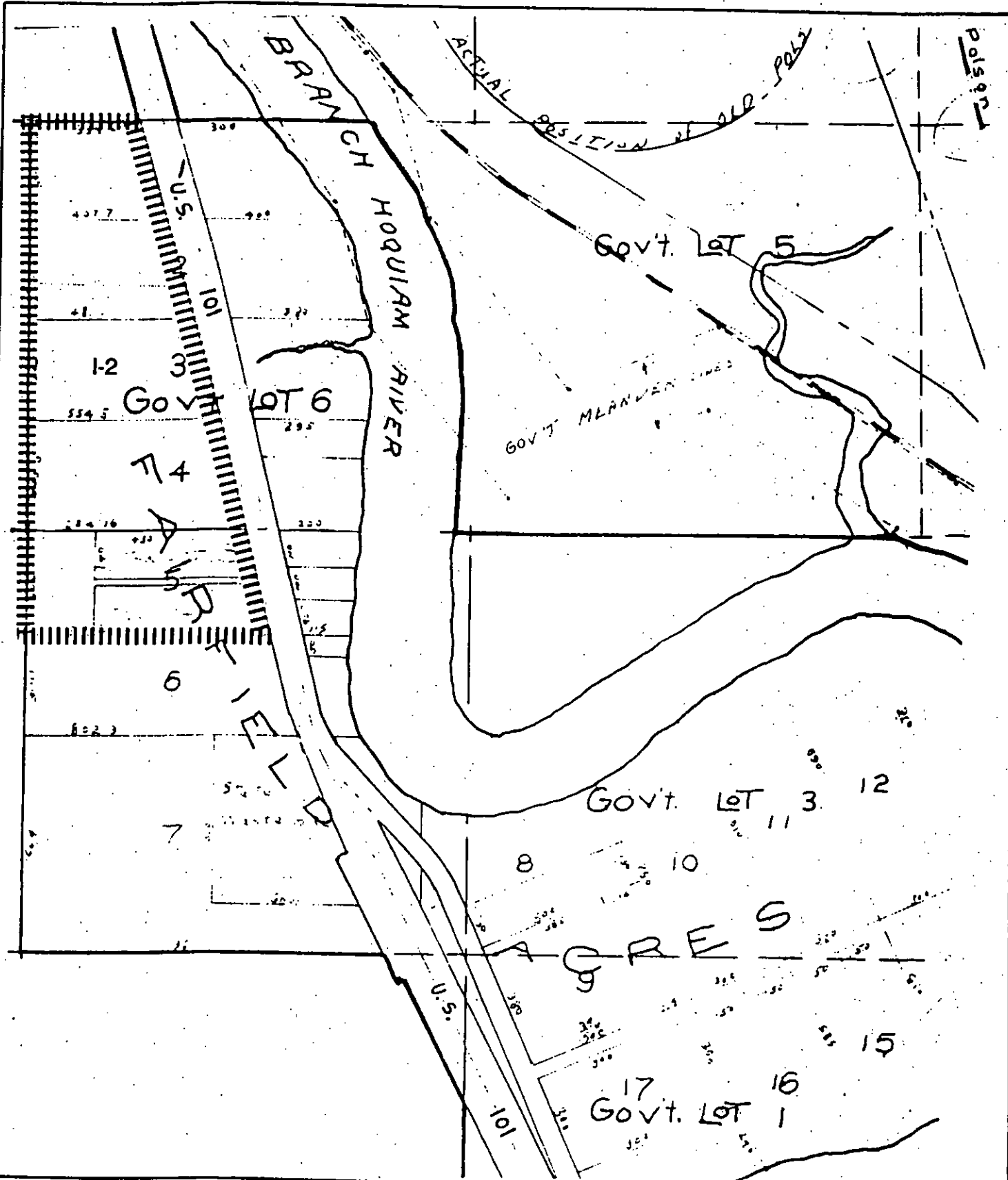
Site # 37

Section 34 Range 10W Township 18N

Acres 10 I-1 = Light Industrial I-2 = Heavy Industrial



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INDUSTRIAL LANDS STUDY

Proposed Industrial Zoning Districts

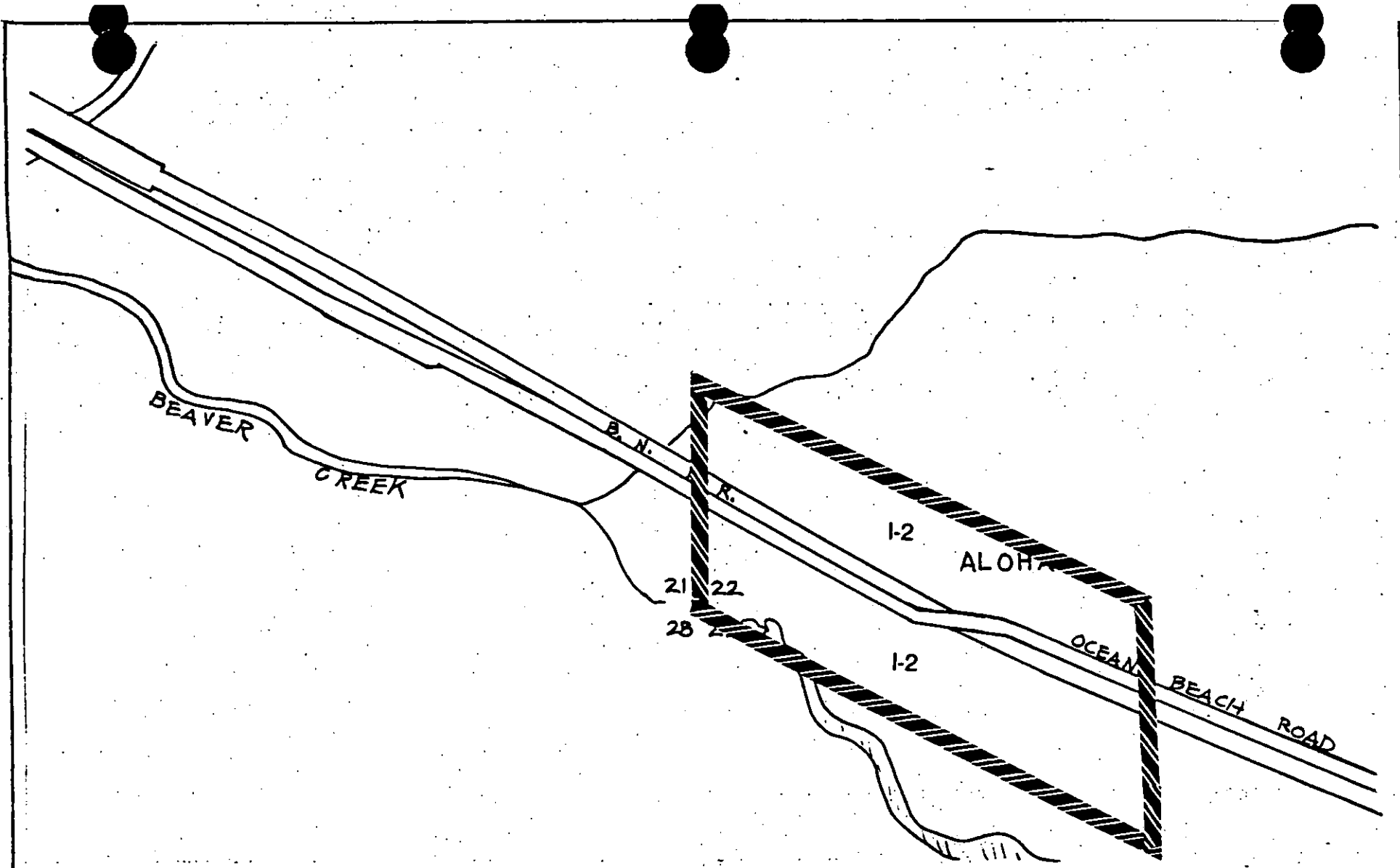
Site # 38

Section 27 Range 10W Township 18N

Acres 18 I-1 = Light Industrial I-2 = Heavy Industrial



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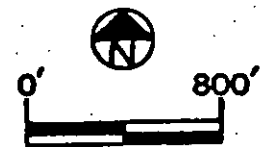


INDUSTRIAL LANDS STUDY
Proposed Industrial Zoning Districts

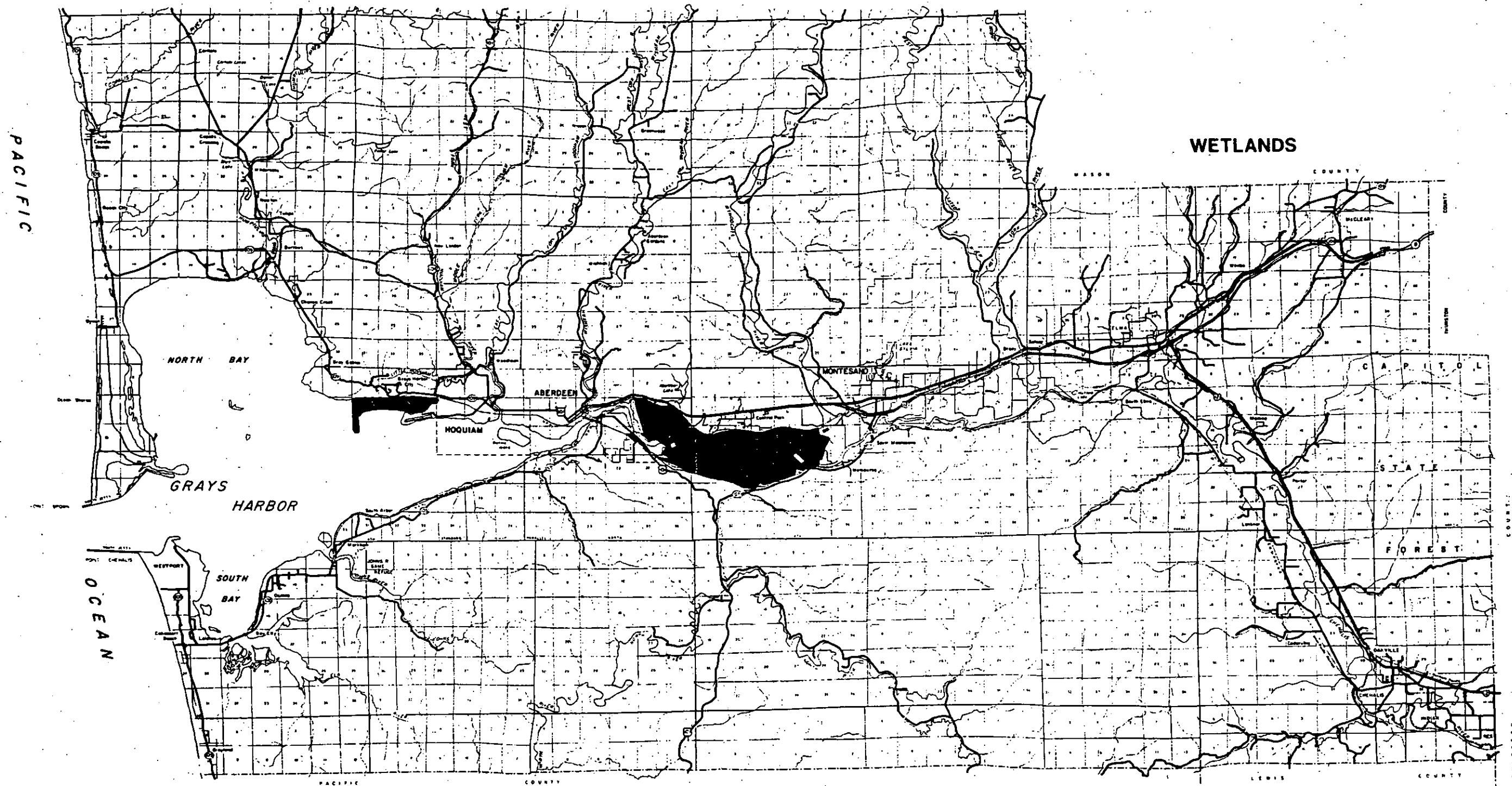
Site # 39

Section 22, 27 Range 12W Township 20N

Acres 79 I-1 = Light Industrial I-2 = Heavy Industrial



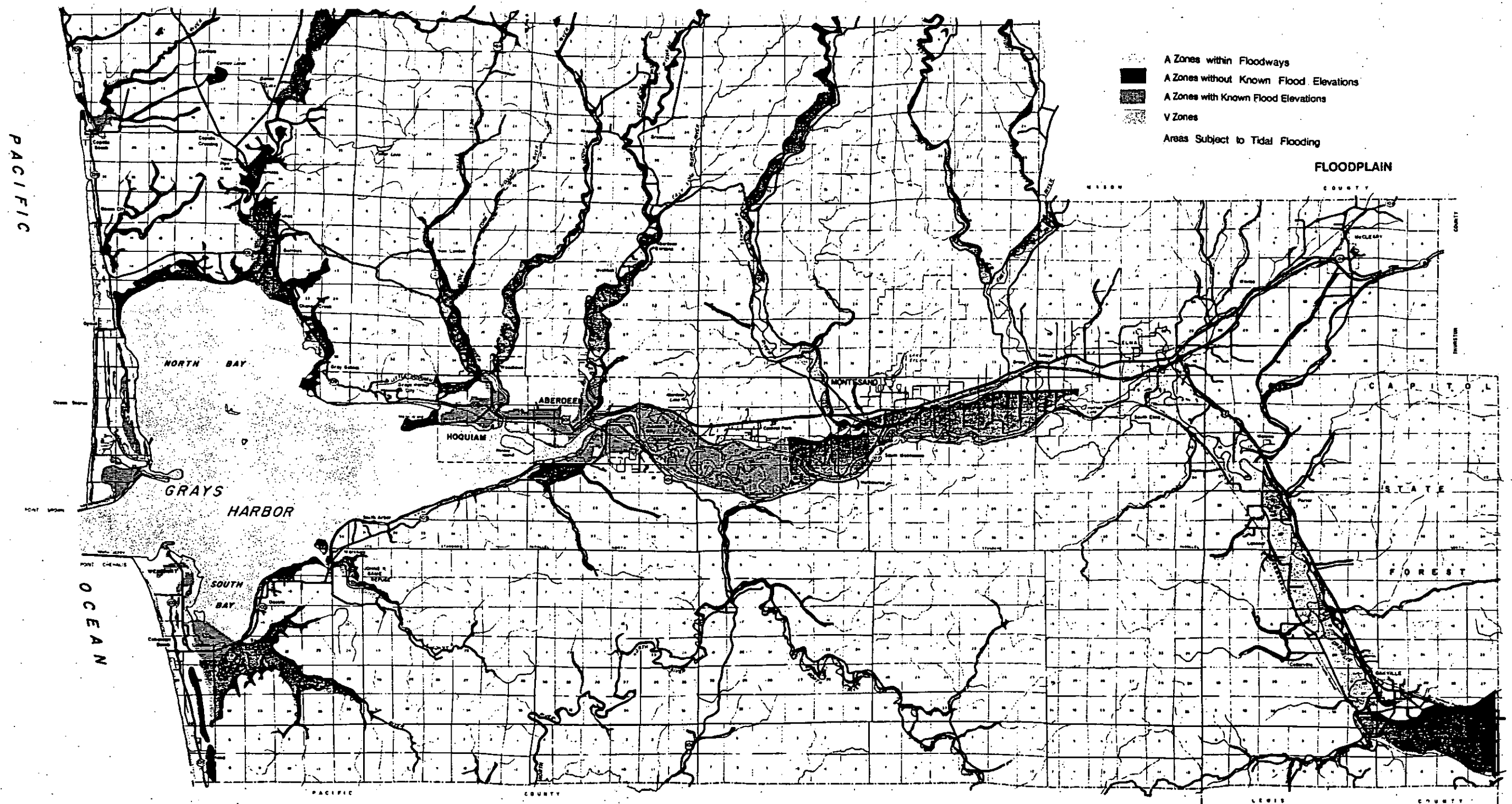
GHRPC 1989



g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP WAS AIDED BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE URBAN GENERAL ADMINISTRATION OF THE HOUSING AND HOME FINANCE ACT. UNDER THE URBAN PLANNING ASSISTANCE GRANT PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL HIGHWAY MAP
PREPARED BY THE DEPARTMENT OF HIGHWAYS
HIGHWAY PLANNING DIVISION



g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP HAS BEEN IN THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE U.S. DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL MAPS PREPARED BY THE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT, WASHINGTON PLANNING DIVISION.

GRAYS HARBOR COUNTY

WASHINGTON

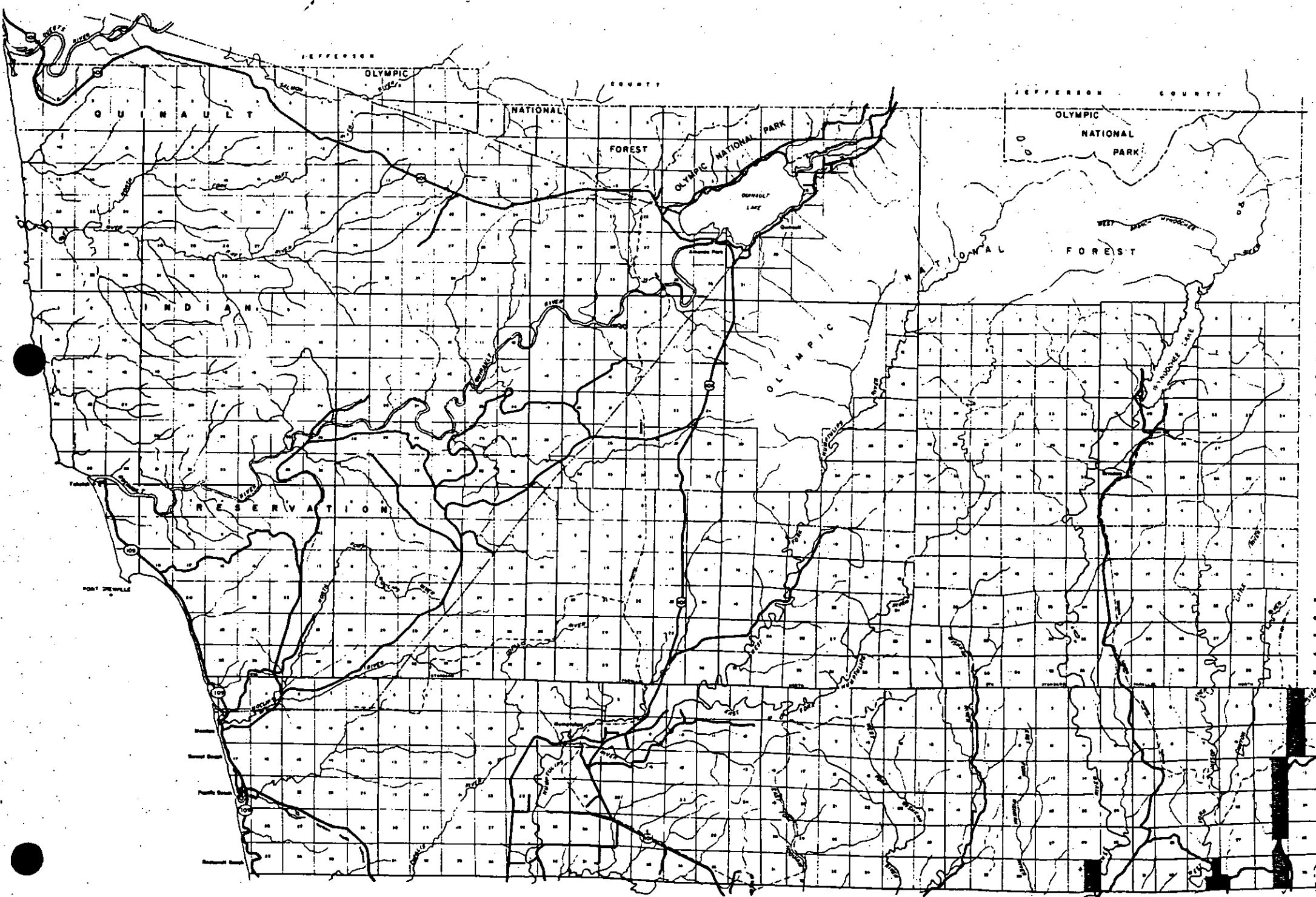


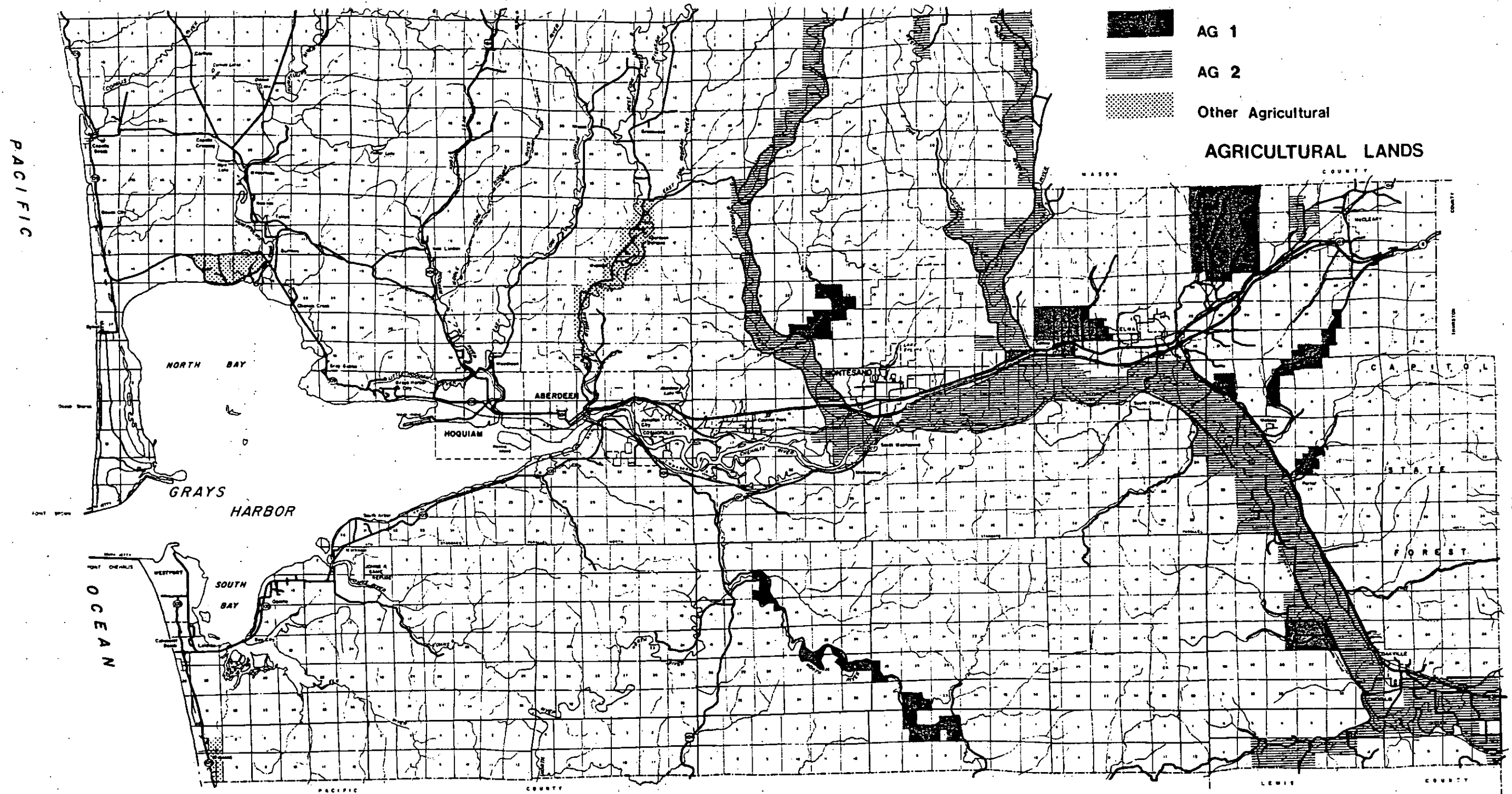
AGRICULTURAL LANDS

AG 1

AG 2

Other Agricultural



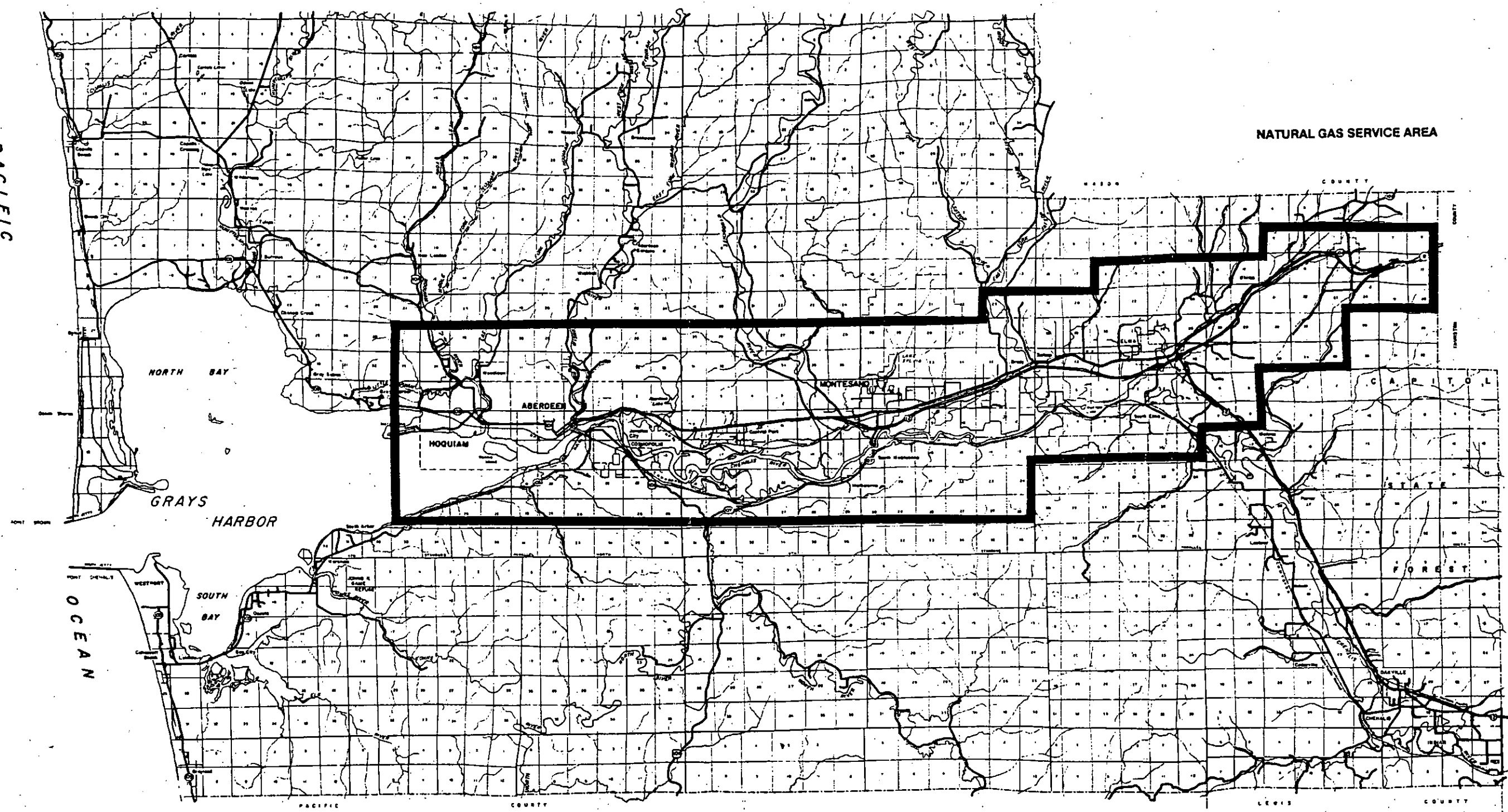


g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP HAS BEEN MADE BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE GRANT PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL PURPOSE MAP
PREPARED BY THE DEPARTMENT OF COMMERCE
AND ECONOMIC DEVELOPMENT

PACIFIC

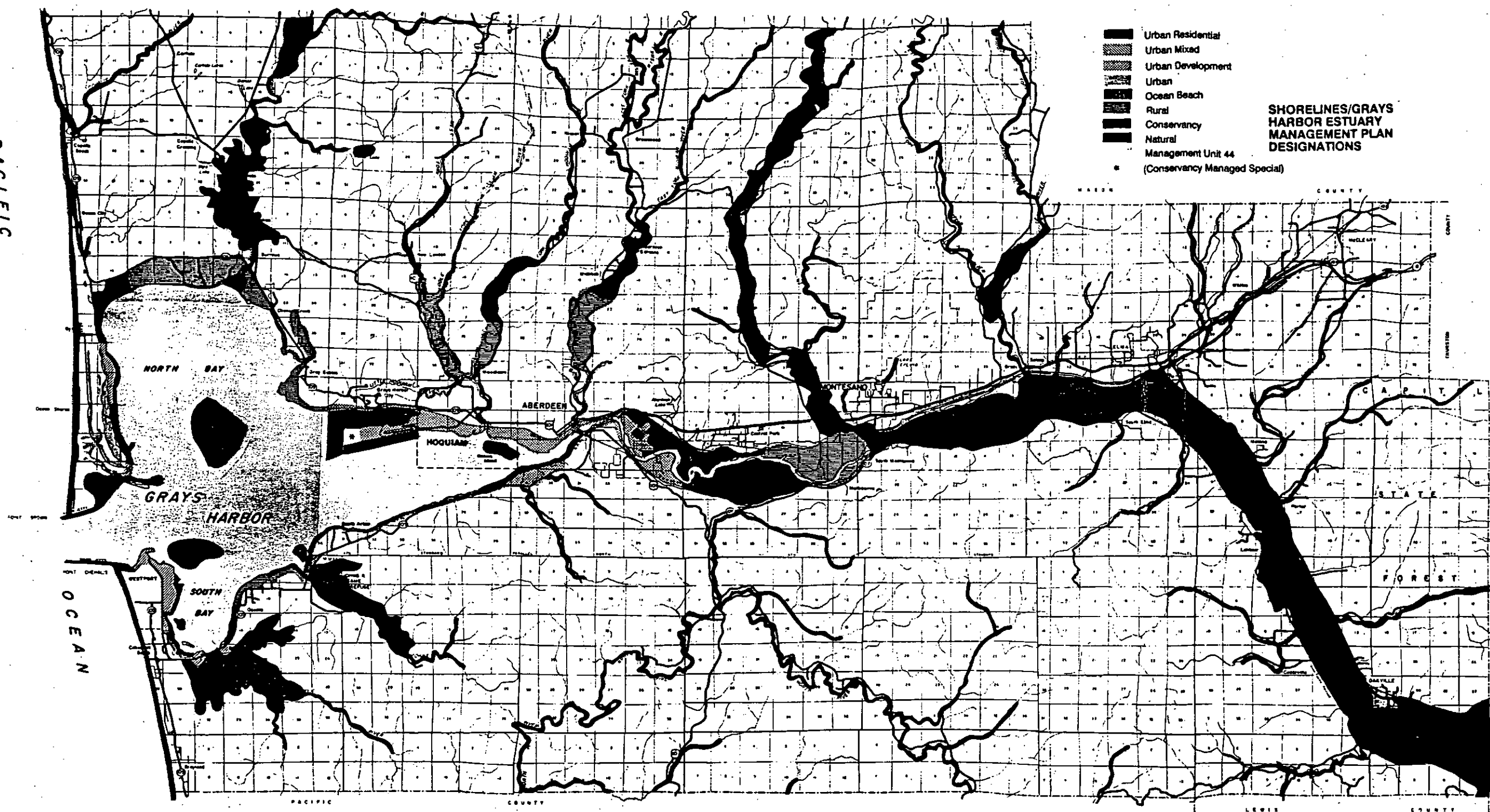


g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP HAS BEEN BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE URBAN PLANNING ASSISTANCE ACT. PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED.

THIS MAP WAS PREPARED FROM AERIAL PHOTOGRAPHS AND MAPS PROVIDED BY THE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT, DIVISION OF REGIONAL PLANNING.

PACIFIC



THE PREPARATION OF THIS MAP WAS AIDED BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE URBAN HOUSING ADMINISTRATION OF THE HOUSING AND HOME FINANCE AGENCY, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL, MIDDLE AND HIGHWAY OR "B" MAPS OF THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT.

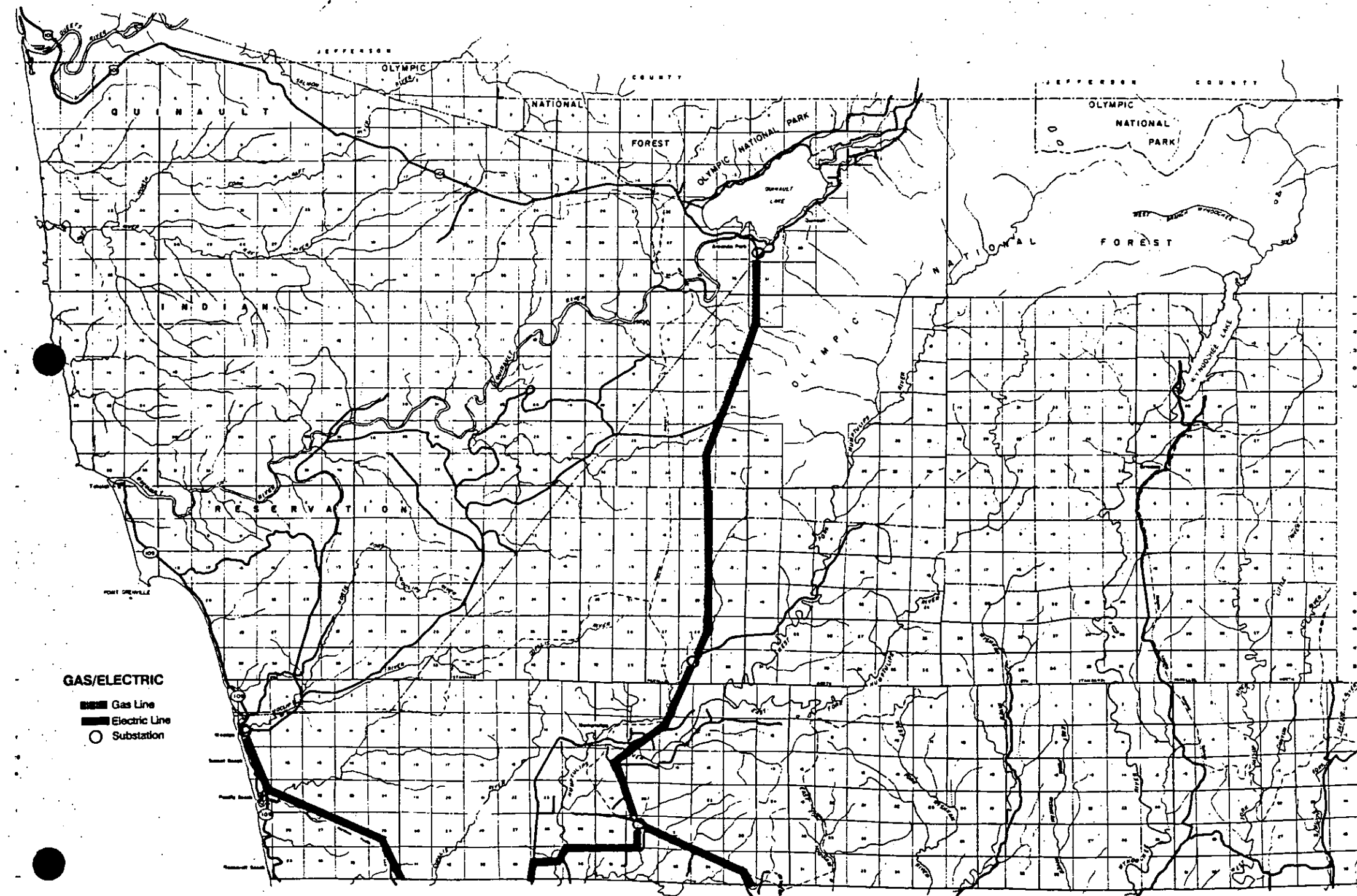
GRAYS HARBOR COUNTY

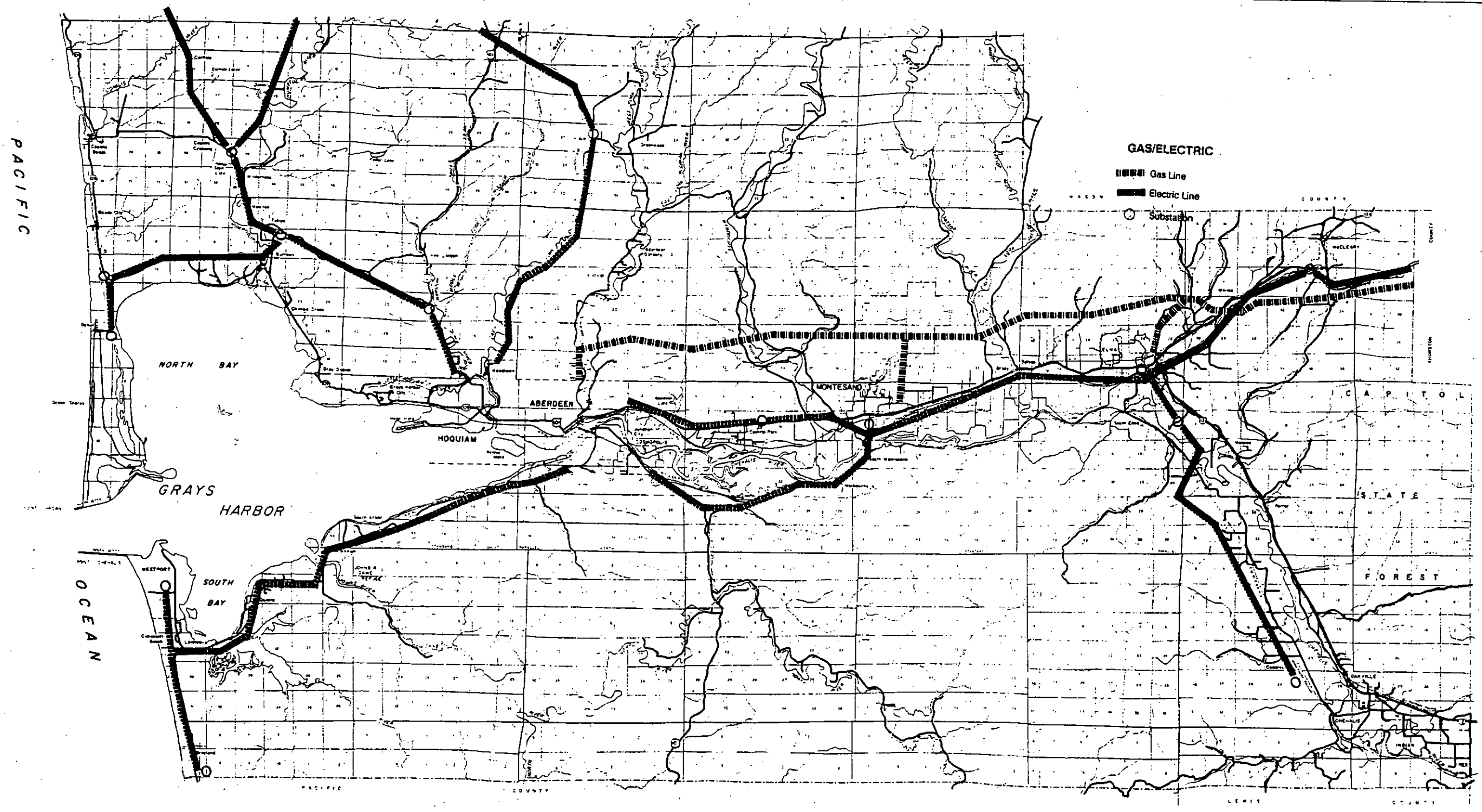
WASHINGTON



GAS/ELECTRIC

- Gas Line
- Electric Line
- Substation





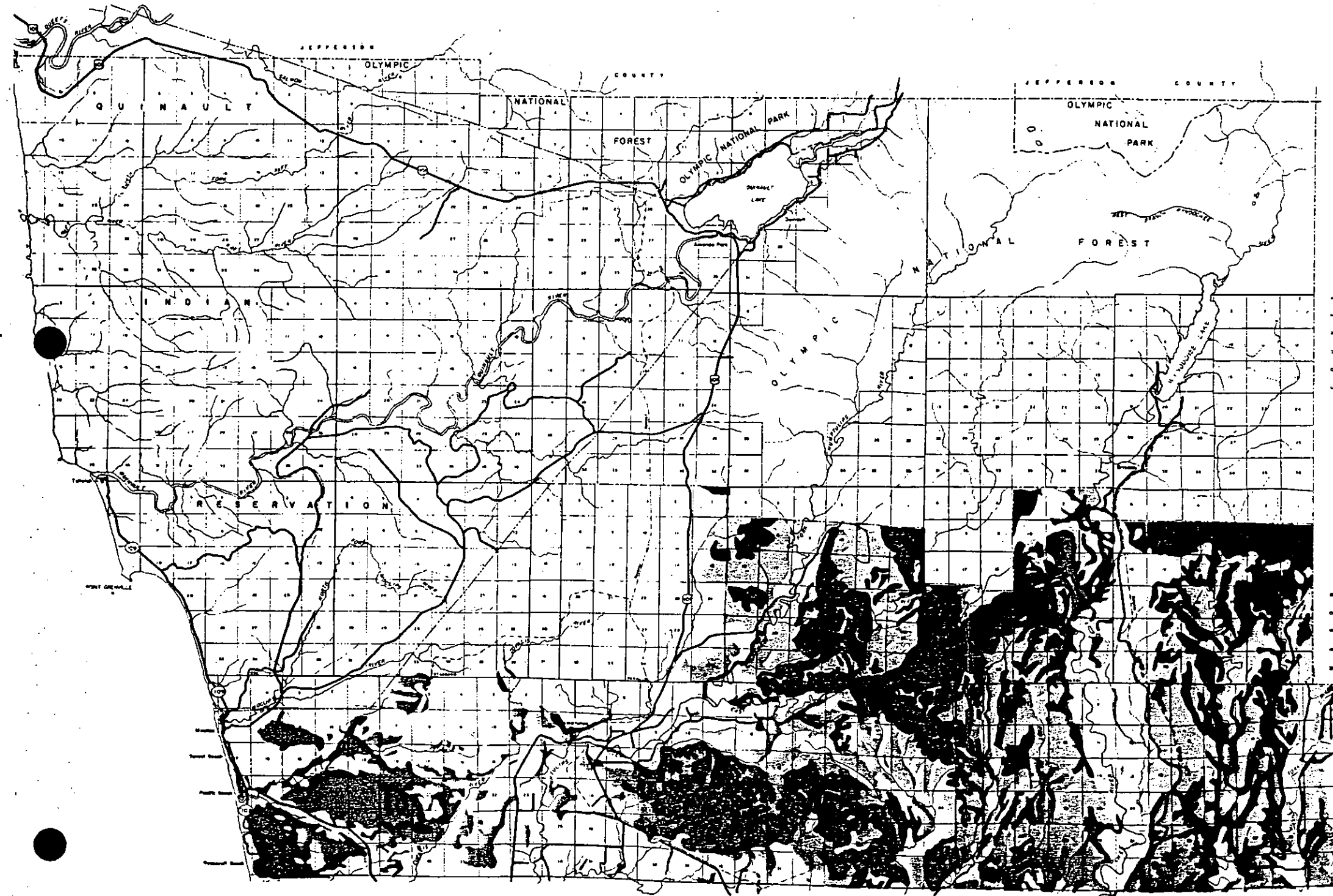
g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP WAS AIDED BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL AID FROM THE U.S. FEDERAL ADMINISTRATION OF THE HOUSE AND HOME FINANCE AGENCY UNDER THE URBAN PLANNING ASSISTANCE PLAN. MATERIAL AUTHORIZED BY SECTION 17 OF THE HOUSING ACT OF 1949 AS AMENDED.

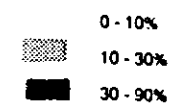
THIS MAP ADAPTED FROM GENERAL PLANNING MAP
PREPARED BY "THE ENGINEERS" OF A-3000'S
DESIGNED & DRAWN 3-1-50

GRAYS HARBOR COUNTY

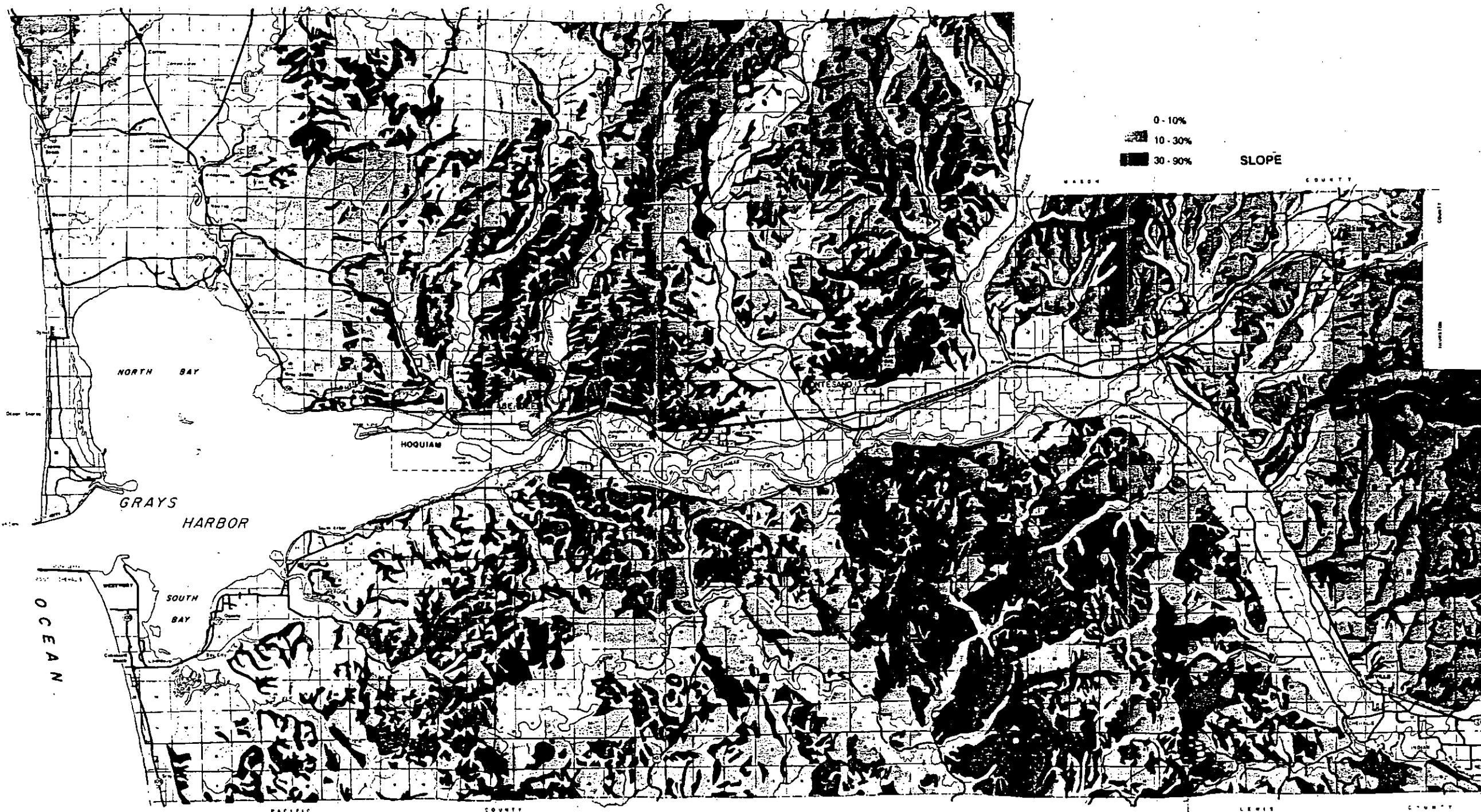
WASHINGTON



SLOPE



PACIFIC



g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE INFORMATION ON THIS MAP WAS OBTAINED BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FEDERAL GRANT FROM THE U.S. DEPARTMENT OF HOUSING AND HOME FINANCE, UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1949 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL LANSKY MAP
PREPARED BY THE DEPARTMENT OF LAND AND
WATER RESOURCES DIVISION

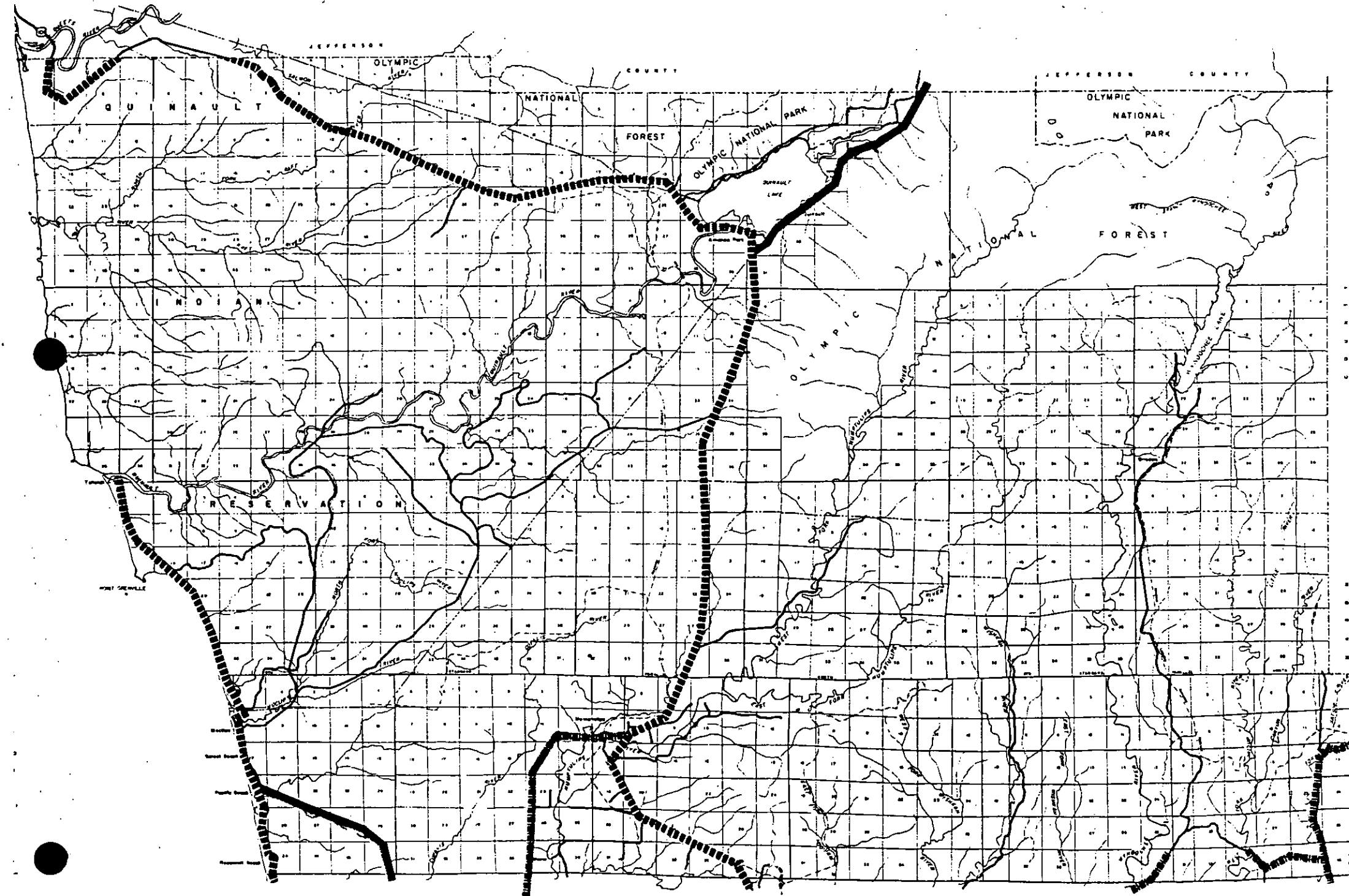
GRAYS HARBOR COUNTY

WASHINGTON

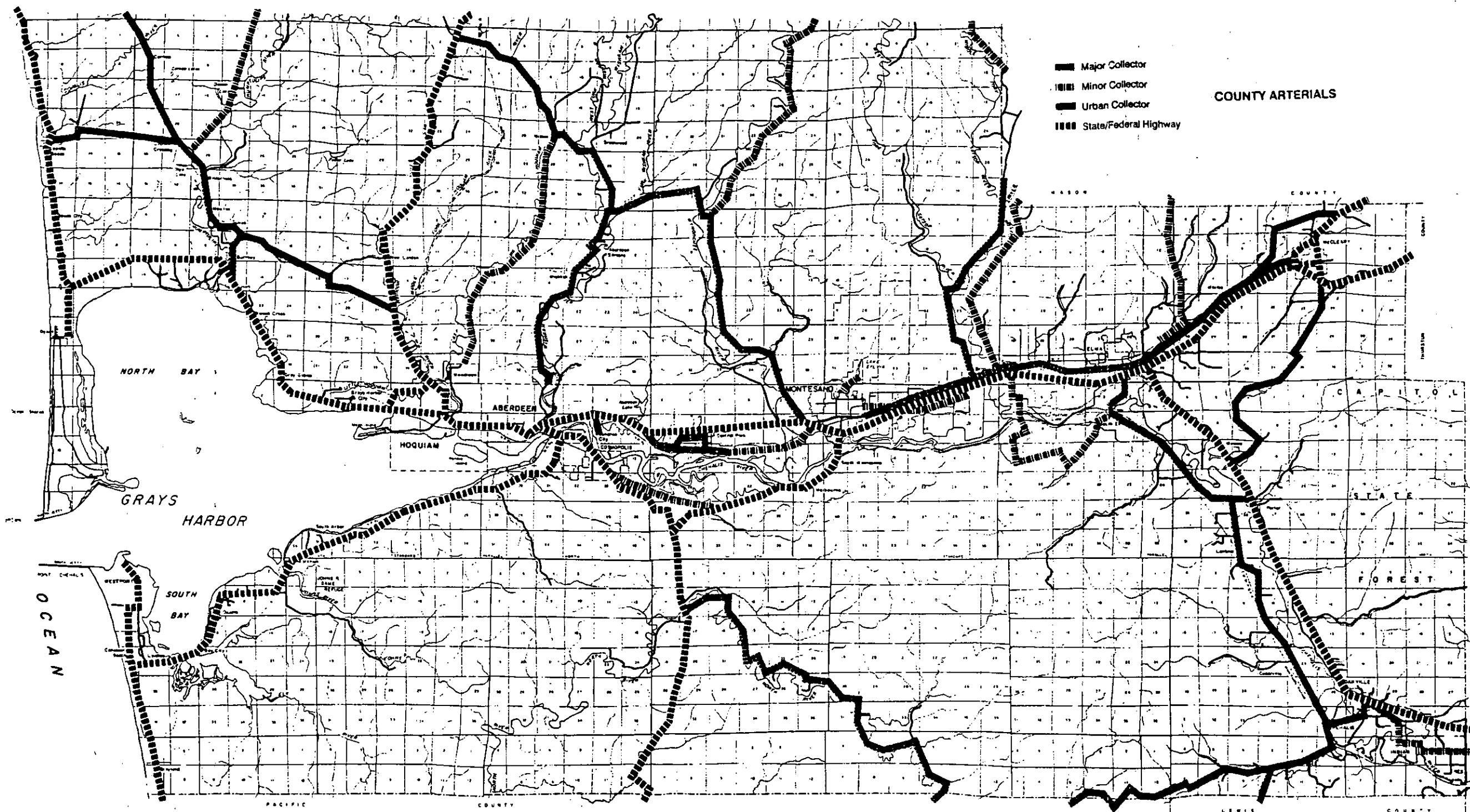


COUNTY ARTERIALS

- Major Collector
- Minor Collector
- Urban Collector
- State/Federal Highway



PACIFIC



COUNTY ARTERIALS

- Major Collector
- Minor Collector
- Urban Collector
- State/Federal Highway

g r a y s h a r b o r c o u n t y p l a n n i n g c o m m i s s i o n

THE PREPARATION OF THIS MAP WAS AIDED BY THE WASHINGTON STATE DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT THROUGH A FISCAL TRANSFER FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE URBAN PLANNING ASSISTANCE GRANT PROGRAM AUTHORIZED BY SECTION 104 OF THE HOUSING ACT OF 1954 AS AMENDED.

THIS MAP ADAPTED FROM GENERAL - SURVEY MAP
PREPARED BY THE WASHINGTON STATE DEPARTMENT OF
COMMERCE AND ECONOMIC DEVELOPMENT
HARRIS & LIVINGSTON ENGINEERS

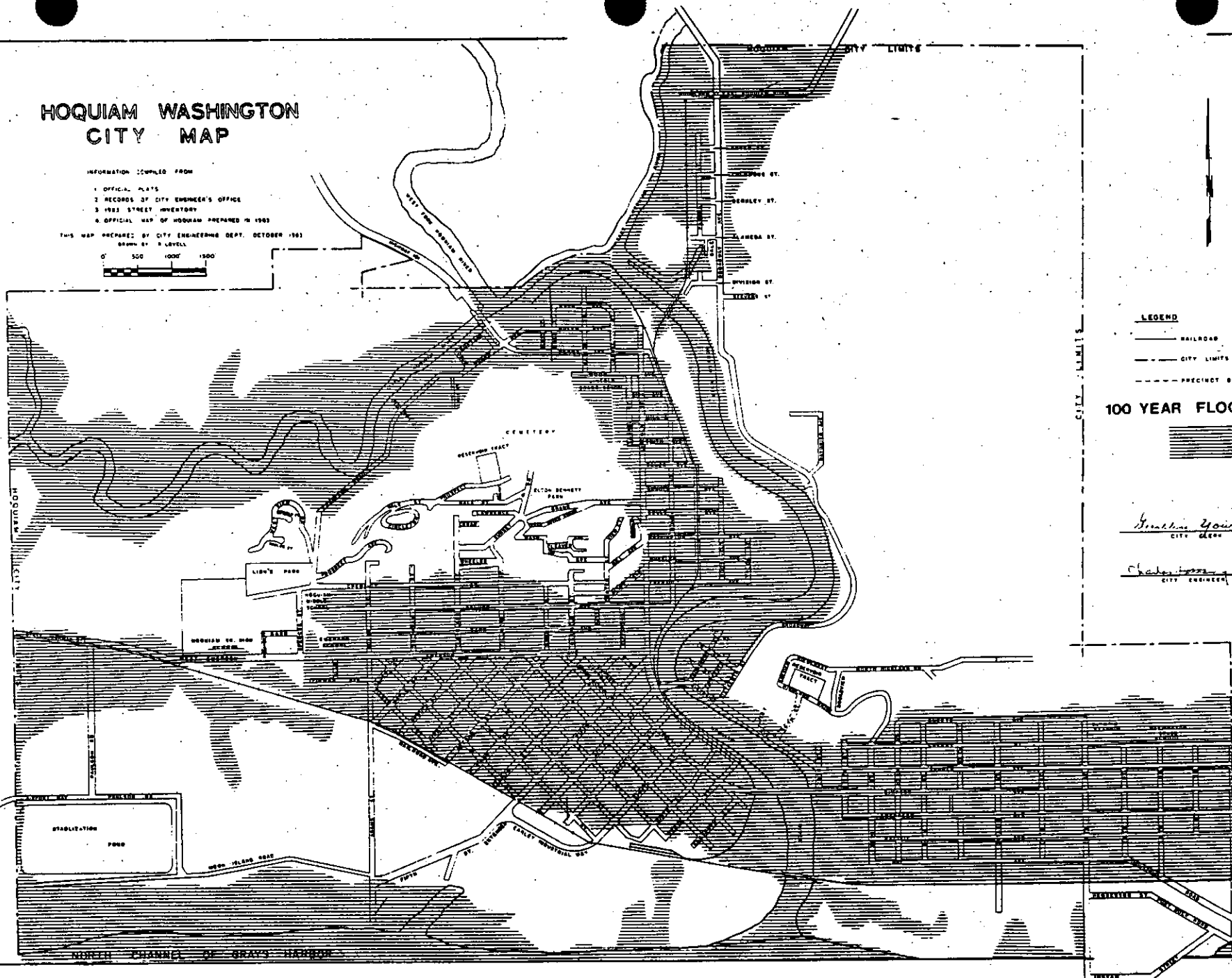
HOQUIAM WASHINGTON CITY MAP

INFORMATION SUPPLIED FROM

1. OFFICIAL PLATS
2. RECORDS OF CITY ENGINEER'S OFFICE
3. 1933 STREET INVENTORY
4. OFFICIAL MAP OF HOQUIAM PREPARED IN 1903

THIS MAP PREPARED BY CITY ENGINEERING DEPT. OCTOBER 1933

SCALE BY H. LEVELL
0 500 1000 1500



LEGEND

- RAILROAD
- CITY LIMITS
- PRECINCT BOUNDARIES

100 YEAR FLOODPLAIN



Franklin Youngman
CITY CLERK

Charles H. Young
CITY ENGINEER

INFORMATION COMPLETES FROM

1. OFFICIAL PLATS
2. RECORDS OF CITY ENGINEER'S OFFICE
3. 1983 STREET DIRECTORY
4. OFFICIAL MAP OF HOUSMAN PUBLISHED IN 1963

THIS MAP PREPARED BY CIV ENGINEERING DEPT. OCTOBER 1963
DRAWN BY: E. LOVELL



LEGEND

— 105 —

CITY LIGHTS

→→→→→ FIVE FIVE FIVE

RESIDENTIAL LAND USE

THIS IS TO CERTIFY THAT CORRESPONDING
LIMITS ARE AS INDICATED ON THIS MAP

Geraldine Youmans
CITY CLERK

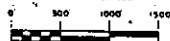
Charles L. Jones, Jr.
CITY ENGINEER

NORTH CHANNEL OF GRAYS HARBOR

INFORMATION COME FROM

1. OFFICIAL PLATS
2. RECORDS OF CIV. ENGINEER'S OFFICE
3. 1903 STREET INVENTORY
4. OFFICIAL MAP OF HOUSMAN PREPARED IN 1903

THIS CASE PROCESSED BY CIVIL ENGINEERING DEPT. OCTOBER 1961
BROOKS ST. 6100



LEGEND

— 44 . 9210

— 570 —



— — — — — 5000 4000 3000 2000 1000 0

SLOPE

THIS IS TO CERTIFY THAT CORPORATE
LIMITS ARE AS INDICATED ON THIS MAP

Gratiano Goumanu
GIF 4190

Charles, son of, Jr.

 10%-30% Grade
 30% + Grade

NORTH CHANNEL OF GRAYS HARBOR

HOQUIAM WASHINGTON CITY MAP

INFORMATION COMPILED FROM

1. OFFICIAL PLATS
2. RECORDS OF CITY ENGINEER'S OFFICE
3. 1963 STREET INVESTIGATION
4. OFFICIAL MAP OF HOQUIAM PREPARED IN 1963

THIS MAP PREPARED BY CITY ENGINEERING DEPT. OCTOBER 1963

SCALE BY 1/4 INCH



LEGEND

- ROAD
- CITY LIMITS
- PRECINCT BOUNDARIES

TRUCK ROUTES

THIS IS TO CERTIFY THAT CORPORATE
LIMITS ARE AS INDICATED ON THIS MAP

Franklin Wainman
CITY CLERK

Charles Wainman
CITY ENGINEER

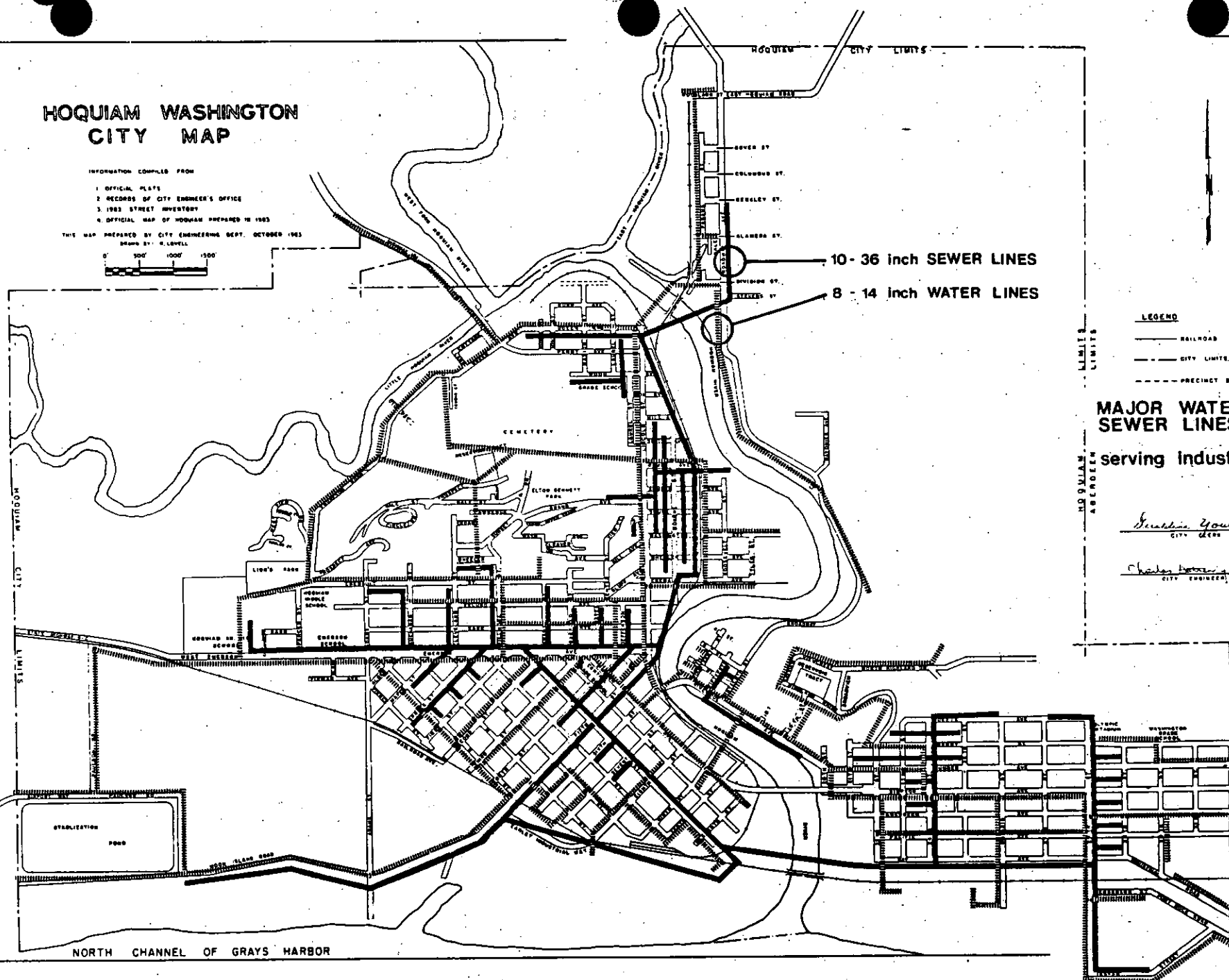
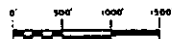
NORTH CHANNEL OF GRAYS HARBOR

HOQUIAM WASHINGTON CITY MAP

INFORMATION COMPILED FROM

1. OFFICIAL PLATS
2. RECORDS OF CITY ENGINEER'S OFFICE
3. 1923 STREET INVENTORY
4. OFFICIAL MAP OF HOQUIAM PREPARED IN 1923

THIS MAP PREPARED BY CITY ENGINEERING DEPT. OCTOBER 1923
DRAWN BY: H. LEWELL



LEGEND

- RAILROAD
- CITY LIMITS
- PRECINCT BOUNDARIES

MAJOR WATER & SEWER LINES

serving industrial sites

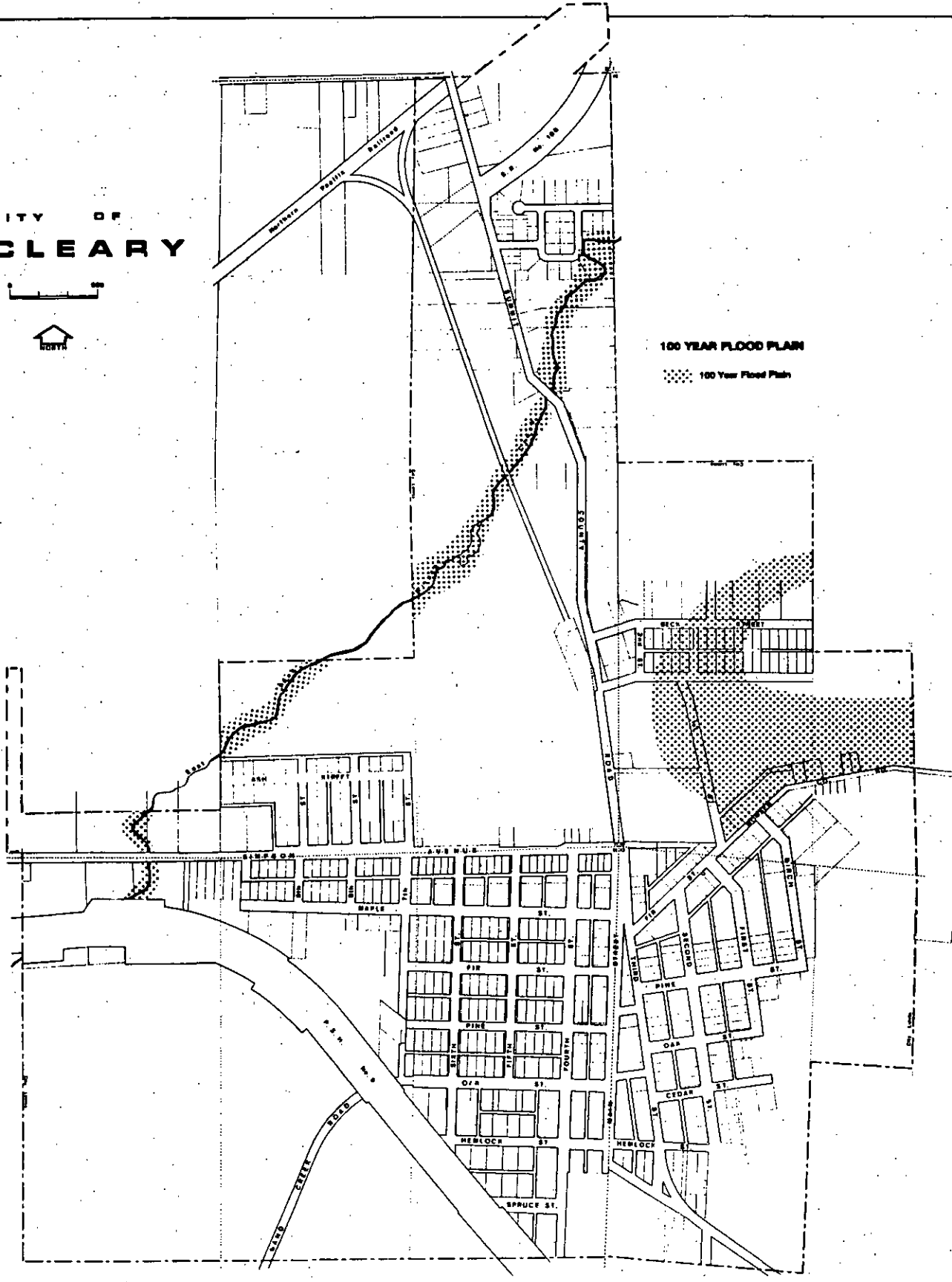
Franklin Youmans
CITY ENGINEER

Charles H. Brown
CITY ENGINEER

CITY OF
McCLEARY



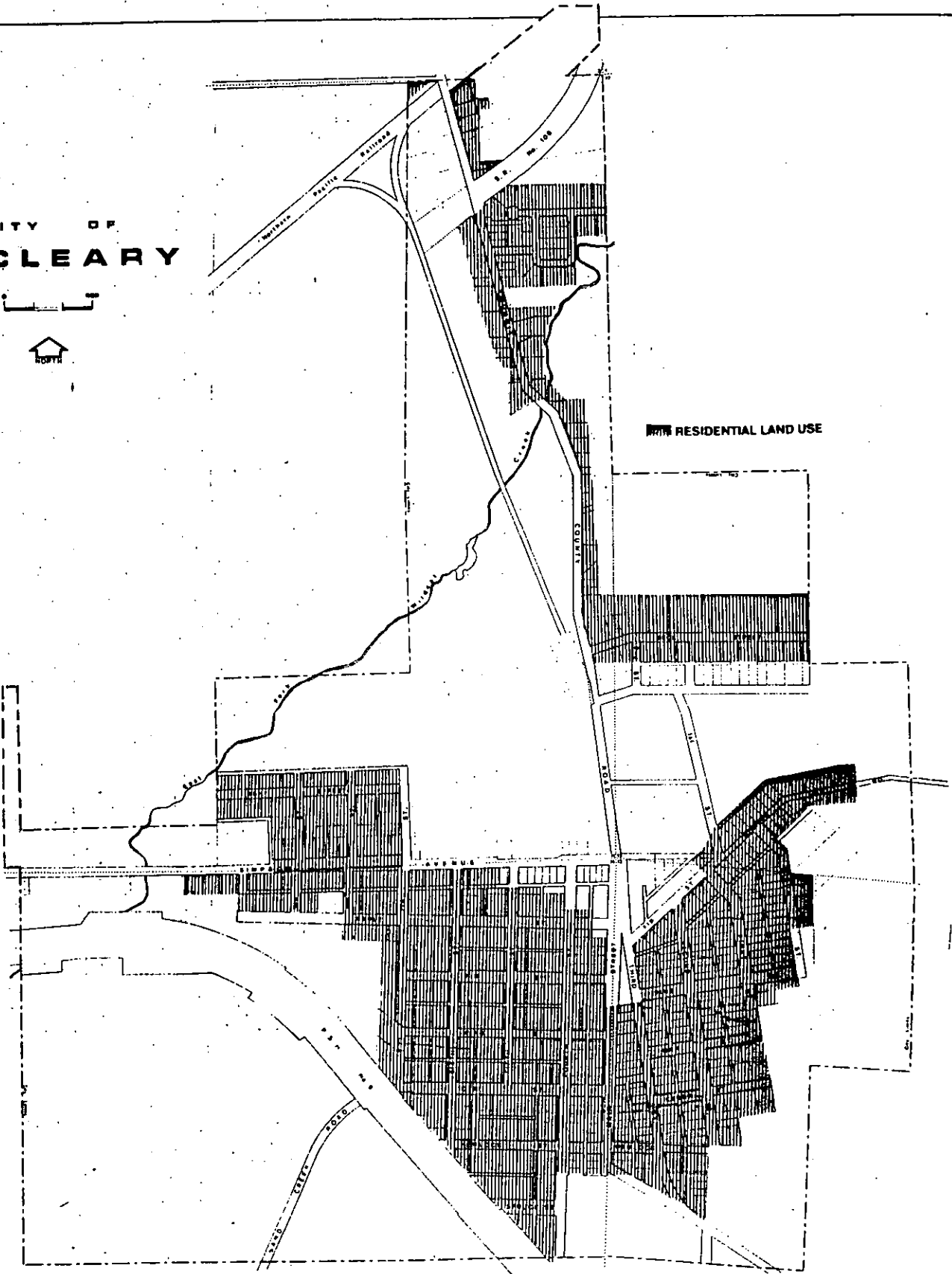
100 YEAR FLOOD PLAIN
100 Year Flood Plain



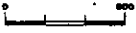
CITY OF
McCLEARY



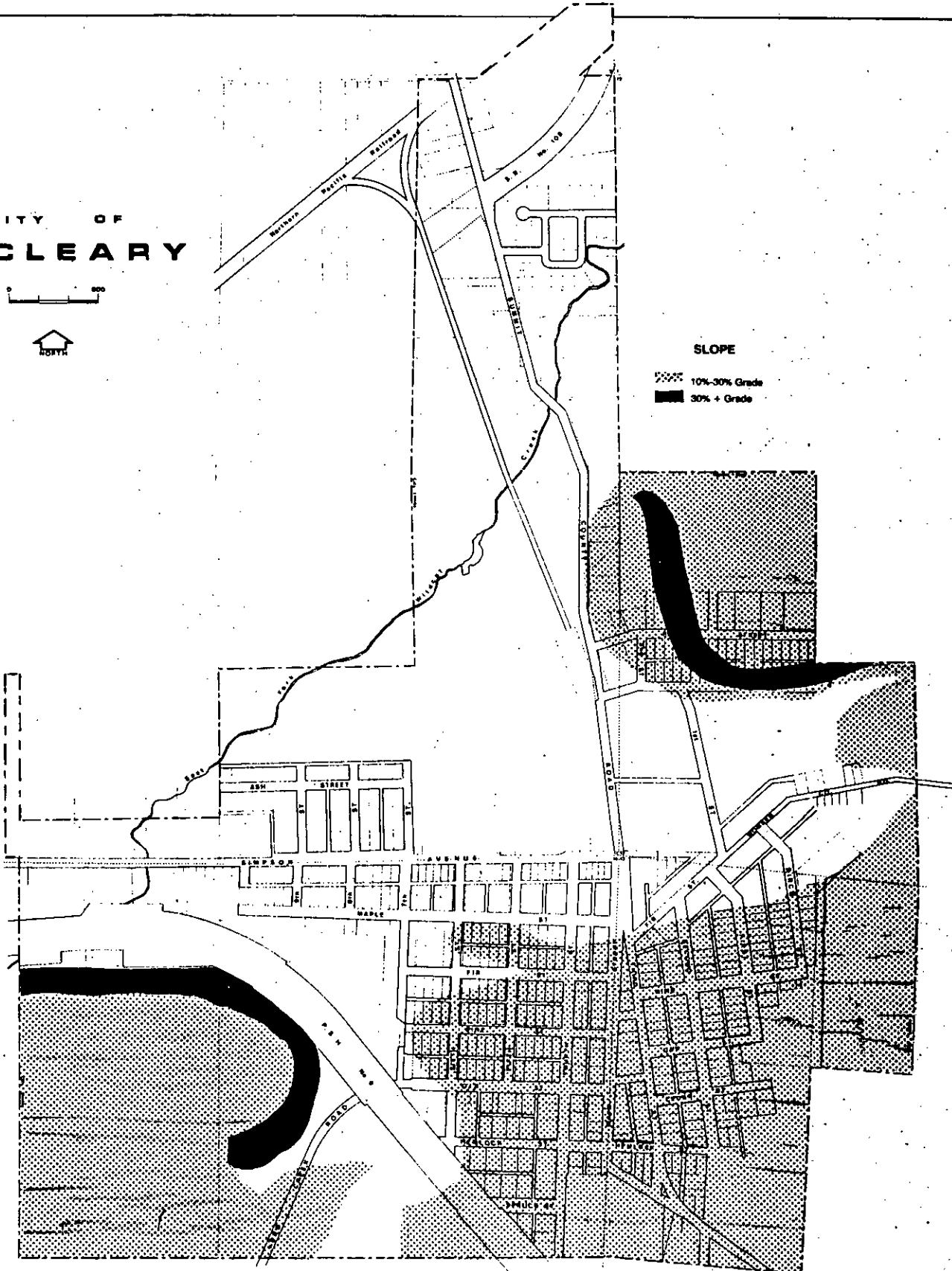
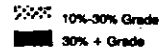
RESIDENTIAL LAND USE



CITY OF
McCLEARY



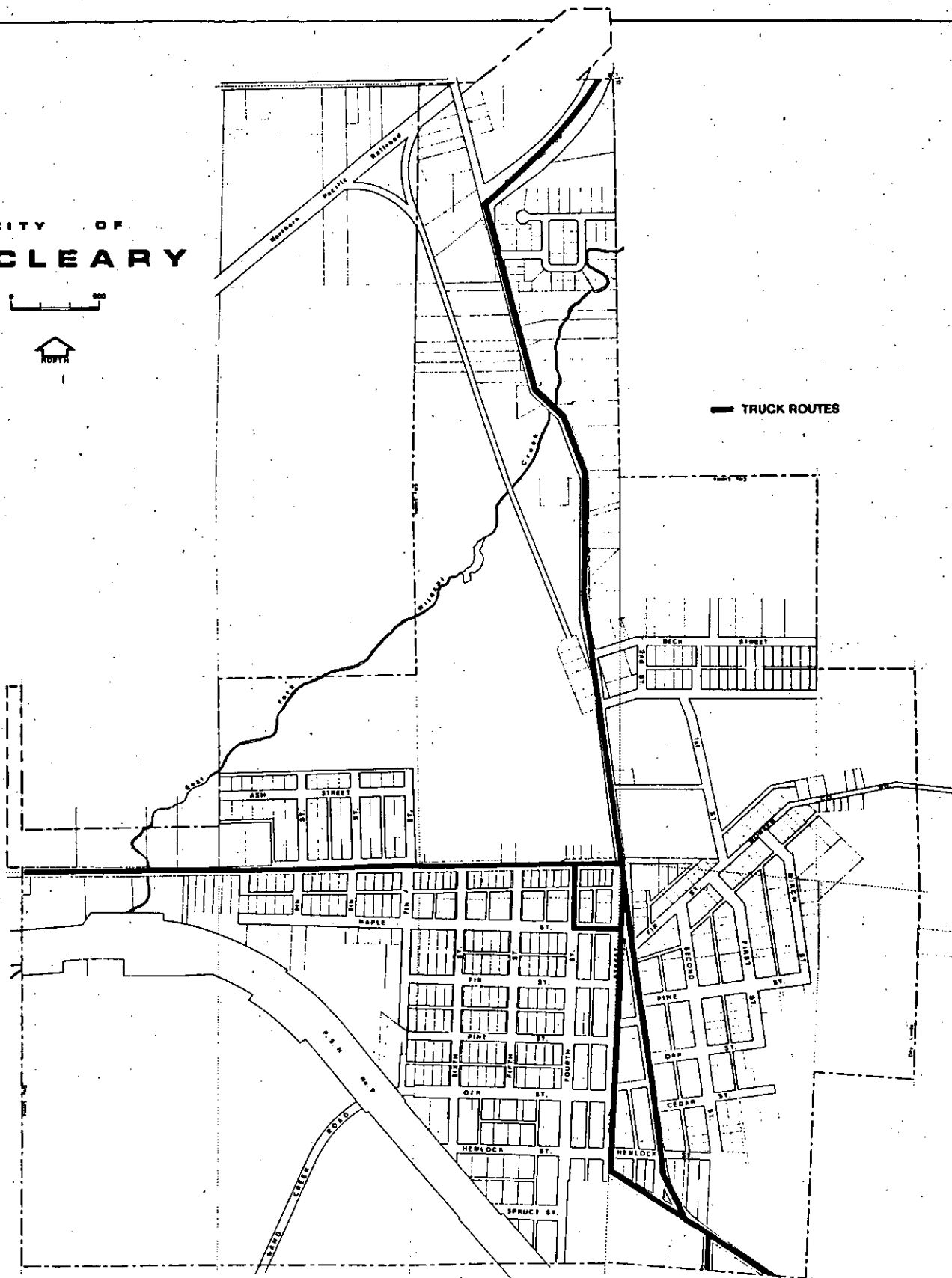
SLOPE



CITY OF
McCLEARY



— TRUCK ROUTES



CITY OF
McCLEARY



WATER/SEWER LINES

- | | |
|--------------------|------------------------|
| 10" Water | 8" Sewer |
| 6" Water | 10" Sewer |
| 4" Water | 12" Sewer |
| Water Storage Tank | Sewage Treatment Plant |
| Water Well | |

