

**To:** Planning Commission  
**From:** Doug Fortner, Town Planner  
**Date:** February 18, 2021  
**Subject:** Re-designation and Rezone of Industrial Site  
Review of Comprehensive Plan Revisions  
**Attachments:** Revisions to Zoning Code and Development Code Administration

---

**Summary:**

The owners of the old Abitibi Mill have proposed that the property be re-designated from Industrial to Master Planned Development, a new designation, in the Town's Comprehensive Plan.

**Current Status:**

The area occupied by the former Abitibi Paper Mill consists of five parcels at the northern edge of the Town along Chambers Bay. The parcels are zoned Industrial, Commercial Shoreline and R-9.6 under the current Zoning Code.

**Relationship of Zoning Code to Comprehensive Plan**

This staff report will analyze the requested and necessary changes to the Town's Zoning Code to implement the requested change to a Master Planned Development Comprehensive Plan and Zoning designation.

The Comprehensive Plan lays out the goals and policies for the development of the Town. The Growth Management Act requires that the Town's development regulations implement the Comprehensive Plan, RCW 36.70A.040. Development regulations are those parts of the municipal code that regulate land use. Chief among these regulations is the zoning ordinance or zoning code, found in Title 18 of the Steilacoom Municipal Code. Other development regulations include the critical areas ordinance, the shoreline master program, and the subdivision code.

The development regulations proposed for amendment or change by the application under review are in the Zoning Code in Title 18; and the Development Code Administration regulations in Title 14.

Changes are shown with wording proposed for removal shown ~~stricken~~, wording proposed for inclusion is shown underlined. Changes proposed by the applicant are highlighted in **yellow**; changes proposed by staff are in **green**.

### **Analysis of Zoning Code amendments:**

The municipal code is organized by Titles, Chapters and Sections. Titles cover broad subjects, and are further organized by Chapters into more discrete topics, and finally the Section which contains the actual regulation.

#### *Definitions, Chapter 18.08*

**18.08.377 Industrial park.** Staff is proposing the elimination of the definition of an industrial park, which, if the amendments are adopted, would have no place to be implemented in Town.

**18.08.502 Master Planned Development.** The applicants have proposed a new definition for Master Planned Development.

**18.08.509 Mixed use development.** The current definition of mixed-use development is shown for the Commission's information.

#### *Zoning Districts, Chapter 18.12*

Each zoning district in Steilacoom has two sections in Chapter 18.12; one section expressing the intent of the zone and another specifying the uses allowed. Uses for all zoning districts fall into three categories. Primary uses are allowed outright; Secondary uses must be subordinate to the Primary use; and Conditional uses require the express permission of the Town Council to be allowed, normally with conditions to lessen the impacts on surrounding uses.

**18.12.060 Intent of the industrial zoning district and 18.12.065 Permitted uses in the industrial zoning district.** The Industrial zone's two sections are proposed for elimination.

**18.12.061 Intent of the Master Planned Development zoning district.** The intent of the new zone is to allow for the mixed-use development of the site in accordance with an MPD permit.

**18.12.066 Permitted Uses in the Master Planned Development zoning district.** The uses allowed include all those uses permitted, whether as Primary, Secondary or Conditional, in the residential and commercial zones.

Those uses are: single family residences, townhomes, duplexes, multi-family dwellings; Accessory Dwelling Units; assisted living facilities, group care and similar facilities; boarding houses; home occupations; family day care centers and day care centers; religious Institutions; retail sales and services; motels; short term rentals; consumer repair; health care; veterinary care; halfway homes; restaurants; taverns; clubs, lodges, fraternal organizations; commercial recreational facilities; adult entertainment; primary and secondary public facilities; parking facilities; marinas; outdoor storage; radio

transmitting and satellite antennas; battery charging and battery exchange facilities; wireless communication facilities; and accessory structures.

Implementation of these uses is subject to approval of the Town Council in the Master Development Permit outlined in the proposed Chapter 14.34, discussed later.

**18.12.090 Official zoning map and interpretation of zoning district boundaries.**

The zoning map itself will have to be updated, in addition to referencing the new map in this section.

*General Use Standards, Chapter 18.16*

This chapter includes accessory buildings, accessory dwelling units, short and long term rentals and other matters.

**18.16.005 Purpose and intent.** A proviso is added to exclude the MPD zone from the regulations in this chapter, as the MPD permit will cover these matters for that zone.

**18.16.010 Accessory buildings and structures.** The word “industrial” is removed from subsections B and C. The term “primary and secondary site of historic significance” is replaced by the correct term “Contributing Resource” in subsection B (1). New subsections B (6) and C (3) are added to restate that the MPD permit will provide the regulations for accessory buildings and structures in the MPD zone.

**18.16.160 Electric vehicle battery charging stations.** The references to the Industrial zone are replaced with references to the MPD zone.

*Development and Design Standards, Chapter 18.20*

This chapter includes the limits on building dimensions, setbacks, height and lot coverage limitations.

**18.20.010 Purpose.** A proviso is added to exclude the MPD zone from the regulations in this chapter, as the MPD permit will cover these matters for that zone.

**18.20.020 Setback standards.** Reference to the Industrial zone is removed, and a reference to the MPD zone is added. Setbacks within the MPD zone are noted as being set in the MPD permit. New subsection (h) also refers setback dimensions to the MPD permit, as well as prohibiting structures within 20 feet of the external boundaries of the zone.

**18.20.030 Lot area, width, and coverage.** Reference to the Industrial zone is removed, and a reference to the MPD zone is added.

**18.20.040 Height of structures.** Reference to the Industrial zone is removed, and a reference to the MPD zone is added. Building height within the MPD zone will be as

provided in the MPD permit, except for the “triangle” parcel, where it retains the current 26-foot limit. In subsection 3(c), the reference to the Industrial zone is removed, and the reference to the “commercial zones” is clarified to mean the Commercial General and Commercial Shoreline zones.

**18.20.070 Parking standards.** A new subsection (4) is added to subsection (a) Applicability to refer to the MPD permit for parking standards for the MPD zone. The reference to Industrial uses in the chart is removed.

*Wireless Communication Facilities, Chapter 18.22*

**18.22.060 Standards for new building-mounted base stations.** Reference to the Industrial zone is removed, and a reference to the MPD zone is added.

**18.22.070 Standards for new structure-mounted base stations.** Reference to the Industrial zone is removed, and a reference to the MPD zone is added.

**18.22.090 New and Replacement Wireless Communication Tower Standards.**

Subsection (C) Site preference standards is amended to remove Industrial zoned property, and substitute “Above the 200-foot contour elevation within the MPD zoning district” as a preferential area for new wireless communication towers. Limiting the towers to above 200 feet eliminates the “triangle” property that is between the Chambers Bay II residential development and Chambers Creek Road. That area is currently zoned R-9.6, and is not included in the reference to Industrial zoned property in the current regulation.

*Signs, Chapter 18.24*

**18.24.020 Permit required.** A new subsection (1) is added to exempt signs in the MPD zone from the regulations in the chapter, deferring to the MPD permit.

**18.24.050 Exempt signs.** Reference to industrial is removed from subsection (7), and the commercial and public zones are specified. Similarly, in subsection (10), the residential zones are specified. The MPD zone could be considered either a residential or commercial zone; these changes are to eliminate any possible confusion.

**18.24.060 Signs requiring permits in commercial and industrial zoning districts.**

The references to industrial zoning are removed, and the commercial districts are specified.

*Temporary Uses and Structures, Chapter 18.30*

**18.30.020 Definitions.** In subsection (C), the definition of major construction projects is modified to remove the word ‘industrial’.

**18.30.030 Time Limits.** In the chart, reference to the Industrial zone is removed. Reference to the MPD zone is added to the column with the residential districts, with the caveat that temporary storage within cargo containers will be allowed only as permitted in the MPD permit.

**18.30.060 Temporary Storage Units and Cargo Containers.** A new subsection A (2)(b) is added to specify that temporary storage units will be allowed in the MPD zone according to the terms of the MPD permit.

In subsection B (1), reference to the Industrial zone is removed. Use of cargo containers within the MPD zone is subject to the terms of the MPD permit.

In subsection B (3), reference to industrial is removed, and subsection (f) regarding industrial use is eliminated.

*Concurrency Review, Chapter 18.36*

Upon submittal of a development application, the Town is required to review arterial streets, transit, water, power, sanitary sewer, schools, solid waste-garbage, solid waste-recycle/yard waste, storm water management, library, fire flow, fire/EMS/law enforcement and parks to make sure that a minimum level of service standards can be provided simultaneous to, or within a reasonable time after, development occupancy or use.

**18.36.020 Definitions.** The only changes to this chapter are to add “development agreement pursuant to RCW 36.70B.170” to several definition sections. The development agreement is the end product of the MPD permit process.

*Marijuana Related Uses, Chapter 18.46*

**18.48.030 Medical Cannabis Collective Gardens.** Reference to the Industrial zone is removed in subsection (a)(2) and a reference to the MPD zone is added to subsection (a)(4).

**18.48.040 Marijuana Related Uses.** Reference to the Industrial zone is removed in subsection (b)(2) and a reference to the MPD zone is added to subsection (b)(4).

**Analysis of Title 14, Development Code Administration amendments:**

Title 14 contains the process for approving land use development permits, subdivisions as well as legislative changes to certain sections of the municipal code. The application impacts one of the existing chapters in Title 14, as well as adding a completely new chapter.

*Administration, Chapter 14.08*

Sections in Chapter 14.08 lay out the responsibilities for the various entities that have a role in administering land use development.

**14.08.030 Town Council.** A new subsection adds Master Planned Development permit to the list of actions for which the Council is the decision maker.

**14.08.040 Planning Commission.** A new subsection adds Master Planned Development permit to the list of actions for which the Planning Commission holds an informational workshop.

### **Proposed New Chapter 14.34, Master Planned Development Permits**

Since all the wording in the new section is new, the text is not underlined or highlighted. There are seven sections to the new chapter.

**14.34.010 Purpose.** The purpose of the new chapter is set out.

**14.34.020 Permit Required.** The section requires the issuance of a MPD permit and a development agreement prior to any development of the property within the MPD zone.

**14.34.030 Application Requirements.** The section sets out the required documents for a complete application for an MPD permit.

**14.34.040 Review and Approval Procedures.** The section sets out the process for reviewing and approving an MPD permit application. This process is similar to the process followed for approval of a subdivision with staff review, SEPA decision, informational workshop before the Planning Commission and a public hearing before the Town Council.

**14.34.050 Development Approval.** The section details how the permit issued in section 14.34.040 becomes the development agreement that is signed and recorded with the County. The agreement is binding on all subsequent owners of the land.

**14.34.060 Subsequent Permitting.** Issuance of the MPD permit is not the end of permitting. The land may need to be subdivided, and other permits may be needed to carry out the development agreement. This section provides that the development agreement specifies how those subsequent permits are processed.

**14.34.070 Amendments.** This section addresses amendments to the development agreement that may be necessary. Minor amendments can be addressed by the Town Administrator, but major amendments, as defined, must go back through the same process as for the original agreement.

#### **Other information:**

Also included are copies of the definition of 'developer' and 'development' in SMC 14.08.030; SMC 14.20.021, 14.20.030 and 14.20.040; and the sections of the state law dealing with development agreements, RCW 36.70B.170 through 36.0B.190.

**Recommendation**

Staff recommends continuing this hearing to the next Planning Commission meeting on March 8 to continue to review this application.

**Motion**

I move to continue this hearing to the next Planning Commission meeting on March 8 to continue to review this application.