



Clallam County
Department of Community Development
223 East 4th Street, Suite 5, Port Angeles, WA 98362
(v) 360-417-2420 ✦ (f) 360-417-2443
email: development@co.clallam.wa.us

PRE-APPLICATION CONFERENCE

PSD 2021 - 00003

APPLICANT INFORMATION

Name Murrey's Olympic Disposal

Mailing Address 970 Carlsborg Road

City Sequim St. WA Zip 98382

Phone Number (360) 381-0375 Business Phone (360) 406-4473

Applicant Signature Chad Young email: Chad.Young@WasteConnections.com

AGENT INFORMATION (If applicable)

Name Sitts & Hill Engineers, Inc.

Mailing Address 4815 Center Street

City Tacoma St. WA Zip 98409

Phone Number (253) 474-9449 Cell Phone (253) 225-9237

Contact Person Kathy Hargrave, P.E. email: kathyh@sittshill.com

PROJECT INFORMATION

Tax Parcel Number 043015409010 Size of Parcel 5.46 Acres Zoning CI-Carlsborg

Physical Site Address: Business Park Loop Proposed Access From Carlsborg Road

Existing Land Use Vacant Industrial Land Proposed Land Use Municipal Waste Transfer Station Campus

Square Footage of Existing Buildings 0 SF Proposed Buildings 17,400 +/- SF

Proposed Building Materials Metal Height of Structures < 65 FT Number of Stories 1

Water System: Individual Well N/A Community System Name Clallam Co PUD

Sewage System: Individual Septic N/A Community System Municipal System Yes

Detailed description of proposal The proposal is for construction of a Municipal Solid Waste Transfer Station with a Commercial Recycling consolidation bay and Community Recycling Center.

Additional structures will include scales and Operator / Employee office and break room.

Storm water will be treated and infiltrated on-site providing soils are favorable. Infiltration facilities will likely be a combination of above ground and subsurface gravel trench beds.

By making this application, you are hereby granting consent to the Clallam County Director of Community Development and his/her designee to enter and inspect the property, structure(s) or geophysical feature related thereto which is the subject of this application, in order that the County may verify actual physical site issues, as well as compliance with proposed conditions or conditions imposed pursuant to the application. Unless otherwise further granted, the consent to enter established by this application is terminated upon the final action on the application or resulting permit.

I certify, under penalty of perjury of the Laws of the State of Washington, that I am the owner or authorized agent* of the property that is the subject of this application.

[Signature] Applicant Date 7-26-2021 Agent Kathy Hargrave Date 02/03/2021

July 29th, 2021

CLALLAM COUNTY PERMIT CENTER
223 East 4th Street
Port Angeles, WA 98362

SUBJECT: AUTHORIZED APPLICANT AND AGENT FOR CLALLAM COUNTY APPLICATIONS AND PERMITS ASSOCIATED WITH TAX PARCEL NO. 043015409010

To Whom it May Concern:

This letter is signed and notarized by an Authorized Representative of Olympic Systems Properties, LLC. for the express purpose stated below.

Olympic Systems Properties, LLC. hereby authorizes Chad Young of Murrey's Olympic Disposal to act as Applicant and Kathy A. Hargrave of Sitts & Hill Engineers, Inc. to act as Authorized Agent for the submittal of a Pre-Development Application and future Permit Documents for proposed development on Clallam County Tax Parcel Number 043015409010. This parcel is located in the northeast quadrant of the intersection of Carlsborg Road and Business Park Loop in the Carlsborg Urban Growth Area of Clallam County.



WASHINGTON NOTARY ACKNOWLEDGMENT

State of Washington

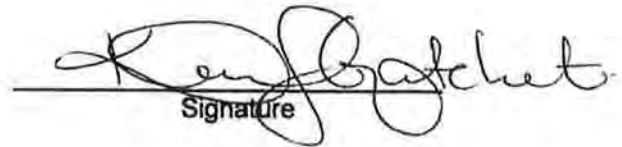
County of Clallam

I certify that I know or have satisfactory evidence that Theodore J. McDonald (Theodore J. McDonald) is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 7/30/2021

(Seal or Stamp)

Notary Public
State of Washington
Karyl Gatchet
Commission No. 106943
Commission Expires 03-08-2022


Signature

Notary

Title

My Appointment Expires: 03/08/2022

Clark, Donella

Sent: Tuesday, August 31, 2021 2:00 PM
To: kathyh@sittshill.com; chad.young@wasteconnections.com
Subject: PSD2021-00003
Attachments: CUP_APP.doc

Provided is a summary of comments from various County departments (PSD2021-00003), with contact information if you have any follow-up questions.

Donella K Clark
Principal Planner
360-417-2594
Clallam County Department of Community Development
223 E 4th St, Suite 5
Port Angeles, WA 98362

Building Department (contact George Bailey, gbailey@co.clallam.wa.us, 360-417-2308):

Separate building permits will be required for each building. It is unclear the type of construction materials of the buildings from the information provided. Elevations and floor plans will be necessary to confirm Fire Protection and ADA requirements. Also need to provide if hazardous drainage and collection is intended.

Environmental Health (contact Eli Owens, eowens@co.clallam.wa.us, 360-417-2358):

The Applicant will need to have a Solid Waste Permit to operate such a facility. No solid waste storage, treatment, processing, handling, recycling, or disposal facility may be maintained, established, substantially altered, expanded, or improved until the person operating or owning the site has obtained a permit from the jurisdictional health department. See **WAC 173-350-310** for details regarding transfer station and drop box permit requirements. Please visit the following link for Ecology's Solid Waste Permit Application:

<https://apps.ecology.wa.gov/publications/SummaryPages/ECY040152.html>

Development standards for the Carlsborg area are specified in CCC 33.20.060. The property will be required to connect to Carlsborg sewer and PUD water. There was no landscaping plan shown, and it appears there is limited areas to meet the code requirements as proposed, so additional information will be needed at the time of application of the CUP to show compliance with landscaping standards CCC 33.20.060(3). We would expect the facility to be very well screened from the public road, trail, and neighboring properties. It appears there is some relation of this property to the adjacent parcel to the north, so landscaping may not be required there if that relationship is better understood.

Additional information is needed in order to determine if the standards for site planning and services are met, CCC 33.20.060(7&8).

The Road Department has the following questions:

1. What is the expected daily number of trucks entering the proposed facility originating from the North along Carlsborg Rd? From the South?
2. What is the expected daily number of trucks entering and leaving the proposed facility AND the attached lot to the north?
3. What is the expected daily number of cars entering and leaving the proposed facility?
4. What is the expected daily number of trucks traveling between the proposed facility and the attached lot to the north?

Planning will need the following questions answered to provide better recommendation during the CUP process:

1. What is the relationship of this property to the property to the North?
2. Will the facility be open to the public?

Roads and Public Works (contact Jesse Goodman, jgoodman@co.clallam.wa.us, 360-417-2530):

Sewer-

A sewer permit will be required and will be contingent on the proposed discharge meeting the City of Sequim pre-treatment requirements.

Stormwater -

An engineered drainage and storm water control plan will be required for the project. A new Stormwater Ordinance may be in effect which will require compliance with the Department of Ecology's 2019 Western Washington Stormwater Manual.

Approach -

Road approach permits will be required for all approaches abutting county roads.

Sidewalks –

In accordance with 33.20.060 (5), sidewalks must be constructed as required by the Clallam County Sidewalk and Trail Plan for Carlsborg.

Planning (contact Donella Clark, dclark@co.clallam.wa.us, 360-417-2594):

The property is zoned Carlsborg Industrial (CI), CCC 33.20. The proposed use as a transfer station is not clearly defined per Clallam County Code. The use is similar to the definition of Industrial Use (CCC 33.03.010), which is noted as an allowed use in the CI zone. Per CCC 33.05.010, unclassified uses may be allowed through issuance of a Conditional Use Permit. A CUP application is attached and will be required.

(47) "Industrial use" means any premises devoted primarily to the manufacturing of finished or semi-finished products, and the processing of materials. This definition includes accessory facilities such as but not limited to storage facilities, transfer facilities, warehousing, heavy vehicular storage and repair, log storage milling and sorting.

33.20.060 Development standards – Purpose and intent

- (3)
 - (a) Landscaped areas between public roads and parking shall be provided;
 - (b) Outside storage, garbage, recycling and maintenance facilities, and loading dock areas shall be screened from view from public roads and neighboring properties;
 - (c) Commercial/industrial development abutting residential areas shall include a landscape plan that describes tree/shrub species, size of plant materials, and the use of fencing, berms, or solid walls so that noise, light, and aesthetic impacts to residential properties are adequately minimized and/or mitigated.
- (7) Site Planning. Commercial, industrial, mixed use, duplex, and multifamily developments shall provide:
 - (a) Compliance with CCC [31.03.350](#), Carlsborg UGA, and the Carlsborg CFP;
 - (b) Safe ingress and egress, and pedestrian and vehicular circulation;
 - (c) Adequate stacking or vehicle queuing room at driveways and street intersections, which shall be based on engineered traffic studies and calculations as required by the County Engineer (or his/her designee);
 - (d) Shared access and circulation to minimize road approaches, where practicable;

(e) Off-site traffic controls, devices, or improvements, including traffic signals, intersection improvements, and/or turning lanes as required by the County Engineer, consistent with the Comprehensive Plan;

(f) Separation of service vehicle access and parking from customer circulation and parking;

(g) Limited use of on-site circulation and parking areas as “cut-throughs”;

(8) Services. Commercial, industrial, mixed use, duplex, and multifamily developments shall at a minimum include mailboxes, garbage and recycling pickup, pedestrian walkways and parking area lighting. In addition, the following performance standards shall be met:

(a) Adequate safe pedestrian walkways shall be established within the project, which shall be designed to be in conformance with ADA (Americans with Disabilities Act) regulations.

(b) Street lighting shall be provided along walkways adjacent to and within the development. Lighting shall not create glare, and shall be downward facing and/or shielded and directed away from neighboring properties.

(c) Security lighting shall be provided in parking and designated outdoor recreation areas. Security lighting shall minimize glare, shall be downward facing and/or shielded, and shall be directed away from neighboring properties.

(d) Garbage, maintenance and recycling facilities shall be screened.

(e) Pedestrian connections to adjacent development shall be provided, where practicable, in public rights-of-way, or along designated trail corridors.



Clallam County Road Department

223 E. Fourth St., Suite 6

Port Angeles, WA 98362-3000

Phone: (360) 417-2441 Fax: (360) 417-2513

September 15, 2021

Donella K Clark

Principal Planner

Clallam County Department of Community Development

223 E 4th St, Suite 5

Port Angeles, WA 98362

Subject: Proposed Carlsborg Solid Waste Transfer Station

Dear Ms. Clark:

The proposal by Waste Connections to construct a Solid Waste Transfer Station in the Carlsborg Industrial Park raises some interesting issues.

The usual regulations and permits for any building or facility will apply, including those related to zoning, building, stormwater, traffic, access, air quality, etc. I expect that the appropriate agencies will comment on these.

There is a separate body of regulations related to solid waste facilities that are administered at the project level by the Clallam County Board of Health (BOH), which sets standards and issues permits for projects such as the one at hand. Any approval by the BOH will include confirmation in some form that the operation of the transfer station is in compliance with the current Clallam County Solid Waste Management Plan (SWMP).

While approval is by the BOH, the SWMP document is of interest to the Solid Waste section of the Clallam County Public Works Dept (Public Works) and it is appropriate for Public Works to comment on the proposal to the extent which it will impact solid waste management in the County.

The SWMP includes as a referenced attachment, an Interlocal Agreement (ILA) between Clallam County, the City of Port Angeles, and the City of Sequim. The ILA creates a Regional Solid Waste Transfer and Export System as the sole entity to consolidate and export solid waste from the area east of Lake Crescent. The ILA has detailed provisions for management and funding of the system.

Section 2. A. of the ILA states, in part, that “. . .The Regional Solid Waste Export and Transfer System will be the only designated Export and Transfer System in the County East of Lake Crescent for the term of this Agreement.”

Section 2 further states that “The County . . . (E) Shall not construct or have constructed any . . . transfer system in the eastern part of Clallam County.”

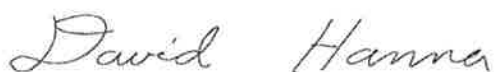
The ILA contains clear language that “private solid waste collections companies” will utilize the Regional Solid Waste Export and Transfer System.

The clear language of the ILA, and thereby of the SWMP, is that there will be only a single system for the transfer and export of solid waste from the eastern part of Clallam County. The present proposal for a Transfer Station in Carlsborg is simply not envisioned by the ILA nor by the SWMP.

It would benefit all of the parties involved if these issues were sorted out by the parties to the ILA before this proposal goes any further.

Thank you for the opportunity to review and comment of this proposal.

Sincerely

A handwritten signature in cursive script that reads "David Hanna".

David Hanna, PE
Utilities Program Manager
Clallam County Public Works Department
223 E Fourth St, Suite 6
Port Angeles, WA 98363
dhanna@co.clallam.wa.us
360-417-2441