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DECISION & ORDER
CITY OF SEQUIM CITY COUNCIL
FOR
CLALLAM COUNTY PUD No.1 SPECIAL USE PERMIT APPLICATION
FILE No. SUP 19-001
AUGUST 12, 2019

PROPERTY OWNER/APPLICANT: Colin Young, Clallam County PUD No. 1, P.O. Box 1000, Carlsborg, WA 98324.

APPLICANT REPRESENTATIVE: Andy Cochrane, Power Trip Energy, 83 Denny Avenue, Port Townsend WA, 98368.

PLANNER: Tim Woolett, Senior Planner

PROJECT DESCRIPTION: A proposal that entails re-purposing a decommissioned electrical substation for the installation of a ground mounted 30kW solar system. The project is a Community Solar Project with utility district (Clallam County PUD No. 1) rate paying customers buying into the installation. The Clallam County PUD No. 1 will coordinate the energization of the Solar PV System to an existing PUD 50 DVA 7200V-120/240V transformer located within the Sequim Substation, thus providing solar energy to their utility customers. This proposed use consists of two (2) solar array panels being 10.3 feet wide by 81.86 feet long mounted two (2) feet above the ground. The panels will be set at an angle of 30 degrees facing south, extending vertically 5.15 feet from the panel's bottom edge to the top edge. Including the two (2) feet ground mounted support structure, the panels will attain a height of approximately 7.15 feet above ground level.

PROPERTY LOCATION: The .62-acre subject property is located at 410 East Washington Street, Sequim, Washington, identified as Assessor's Parcel No. 033020-230020.

DATE OF HEARING / DECISION: August 12, 2019

SUMMARY OF DECISION: Approval of the Clallam County PUD No.1 application for Special Use Permit, as recommended by the Planning Commission.

FINDINGS:

Finding #1: The proposal is a Community Solar Project with utility district (Clallam County PUD No. 1) rate paying customers buying into the installation. The project, consisting of two (2) solar array panels being 10.3 feet wide by 81.86 feet long mounted two (2) feet above the ground set at an angle of 30 degrees facing south is

defined as an essential public facility. SMC 18.57.020 C. provides that essential public facilities and utilities may be allowed as a "Special Use" in the Downtown Core (DC) zoning district.

Finding #2: The City Council held an open record public hearing on August 12, 2019 where the City Council heard staff's presentation, (including the Planning Commissions recommendation of approval), remarks from the applicant, and entertained testimony from the public.

Finding #3: The project was duly noticed, per the Sequim Municipal Code (SMC) by posting the property, publishing in the Peninsula Daily News, and mailing notice to property owners within 300 feet of the project area.

Finding #4: The project site is located in the "Downtown Core" (DC) zone, which is consistent with the Comprehensive Plan's "Downtown District" (DD) land use designation for the site.

Finding #5: Zoning in the vicinity of the subject property consists of residential zoned lots to the north, across East Cedar Street; Downtown Core to the west and south; and Downtown Mixed Use-II to the east.

Finding #6: The project, as designed and conditioned, meets the City's land use zoning and development standards that govern the "Downtown Districts" established in SMC Chapter 18.57.

Finding #7: As proposed and conditioned, the project satisfies the criteria for Special Use Permit set forth in SMC 18.57.060.

Finding #8: The SEPA Responsible Official has determined that this proposal is categorically exempt from the requirements for a threshold determination pursuant to WAC 197-11-800(23)(e).

Finding #9: The project is consistent with the City of Sequim Comprehensive Plan policies, including:

- **CFU Goal 5.8 Reliable Energy:** Sustain and support reliable, safe and affordable energy resources.
- **CFU Policy 5.8.1 Affordable & Reliable Energy Services;** Provide quality, affordable and reliable conventional and renewable power for residents and businesses within the entire UGA.
- **EE Goal 9.1 Alternative Energy:** Reduce the energy costs for residents, businesses, and employers by supporting utilization of alternative sources of energy.
- **EE Policy 9.1.1 Active Solar Generation:** Accommodate active solar installations on roofs and ground-mounted on site when there is no direct impact to surrounding properties.

CONCLUSIONS:

Conclusion #1: The proposal is an essential public facilities and utilities may be allowed as a Special Use in the Downtown Core (DC) zoning district. The Special Use Permit is a C-2 process (Quasi-Judicial) as defined in Section 20.01.030 SMC and was processed in accordance with the procedures set forth in Chapter 20.01 SMC.

Conclusion #2: As conditioned, the Clallam County PUD No. 1 proposed special use meets the City's land use zoning and development standards that govern the "Downtown Districts" established in SMC Chapter 18.57.

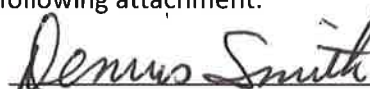
Conclusion #3: The Clallam County PUD No. 1 proposed special use is categorically exempt from the requirements for a SEPA threshold determination pursuant to WAC 197-11-800(23)(e).

Conclusion #4: The Clallam County PUD No. 1 application for Special Use Permit, as conditioned, is consistent with the City's Comprehensive Land Use Plan; THEREFORE,

DECISION & ORDER

The application for the Clallam County PUD No. 1 Special Use Permit (SUP19-001) is **APPROVED**, subject to the **CONDITIONS OF APPROVAL** set forth in the following attachment.


SO ORDERED, this 12th day of August 2019.


Dennis Smith, Mayor

Attest:

Karen Kuznek-Reese, MMC

Approved as to form:


Kristina Nelson-Gross, City Attorney

**CLALLAM COUNTY PUD No. 1 SPECIAL USE PERMIT
APPLICATION NO. SUP 19-001
CONDITIONS OF APPROVAL**

1. Prior to issuance of any site construction or building permits, the proponent shall provide a landscape plan with provisions for fencing consistent with the standards of SMC 18.24.140 A. The landscape and fencing plan shall be submitted for approval by the DCD Director. The plan shall include a planting schedule and maintenance bond or other acceptable surety from the owners to warrant in labor and material the survival of all plantings installed for a period of 24 months after acceptance by the city.
2. Prior to final building permit approval, the proponent shall install perimeter fencing around the project site consistent with SMC 18.24.140 A.
3. The proposal shall include one (1) off street parking space for service/maintenance vehicles.
4. The proponent shall comply with any requirements set forth by the Public Works Department as deemed necessary to satisfy the requirements of Title 12 SMC and Title 13 SMC.

Any documents, ordinance, statute, law or reference to case law, or other article referenced herein shall be incorporated by reference into this record.