

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yacolt Town Council will conduct a public hearing on Tuesday, February 5, 1985, at 7:00 p.m. in the Yacolt Town Hall, 105 E. Yacolt Road, Yacolt, Washington, to consider the following energy amendments to the Yacolt Zoning Ordinance:

SECTION III. DEFINITIONS

NEW. (6) Energy-Efficient Structure shall mean a structure designed and built to comply with the annual thermal performance standards established by the Northwest Power Planning Council as the Model Conservation Standards.

NEW. (21) Solar Access shall mean the availability of direct sunlight to solar energy systems.

NEW. (22) Solar Access Easement shall mean a right expressed as an easement, restriction, covenant, or condition contained in any deed, contract, or other written instrument executed by, or on behalf of, any landowner for the purpose of assuring solar access to solar energy systems.

NEW. (23) Solar Energy System shall mean any structural element, device, or combination of devices or elements which depend upon direct sunlight as an energy source including, but not limited to, any element or device which collects, stores, or distributes solar energy.

SECTION VI. URBAN RESIDENTIAL - PERMITTED USES

In an Urban Residential (UR) Zone, the following uses and their accessory uses are permitted outright:

- (6) Accessory buildings such as garages, carports, studios, pergolas, solar energy systems * * *

SECTION X. URBAN RESIDENTIAL - BUILDING HEIGHT

NEW. Upon review and approval of the Town Council, the building height limitation may be exceeded by a maximum of ten percent (10%); PROVIDED, that, exceeding this limitation is necessary to maximize solar access to a proposed solar energy system; and PROVIDED, that, exceeding this limitation will not impact solar access to an existing solar energy system.

SECTION XI. URBAN RESIDENTIAL - YARD REQUIREMENTS

NEW. (6) Upon review and approval of the Town Council, the front yard or rear yard requirements may be exceeded by a maximum of twenty percent (20%), if necessary, to maximize solar access to a proposed solar energy system.

The Yacolt Town Council, following the hearing and any continuance thereof, will recommend adoption, denial, or adoption with modification of the above language to the Town Council.

Any person wishing to give testimony regarding these proposed amendments may do so by appearing at the time and place specified above. Written comments will be accepted, provided that they are received prior to the hearing date. All written comments are to be mailed to the Yacolt Town Council, 105 E. Yacolt Road, Yacolt, Washington 98675, Attn: Mayor Jim Worthington.

APPROVED for publication this 21 day of January, 1985.

TOWN OF YACOLT

By: Jim Worthington
Mayor Jim Worthington

Approved as to Form Only:

By: Dene Christensen
Town Clerk