

Sophia Cassam

From: Michael Durland <michaeld@rockisland.com>
Sent: Thursday, August 19, 2021 9:13 AM
To: Sophia Cassam
Subject: additional information
Attachments: PastedGraphic-1.tiff; CCE08092020.tiff

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Sophia,

Thank you for your explanation of Urban shoreline.

I have enclosed more information that I would like relayed to the Planning Commission. These were inadvertently left out of my previous e-mail and provide more information for what I propose for the HI-A Industrial Uses Tables.

Also a past e-mail regarding the setback for my property is inclosed. I am operation under previous Shoreline and Conditional Use Permits with a 10' setback and the change to a 15' setback is unwarranted and possibly illegal. Footnote 6 should be changed to 10' for HI-A next to residential properties.

Thank you,

Michael

ATTACHMENT B

- 1 ⁴ Though a project permit is not required, these facilities are subject to the requirements for
 2 joint use wireless facilities found in Chapter 18.40 SICC.
 3 ⁵ Must meet the performance standards in SICC 18.30.800.
 4 ⁶ Must meet the performance standards in SICC 18.30.790.
 5 ⁷ Multiple live work units may be located in one live-work building that contains both
 6 commercial uses and a dwelling unit.
 7

Industrial Land Uses	HR	HC	HI-A	HI-B
Bulk Fuel Storage	N	N	C	C
Concrete and Concrete Batch Plants	N	N	N	N
Construction Yard	N	N	C	C
Feedlots	N	N	N	N
Garbage and Solid Waste Transfer Stations	N	N	N	N
Heavy Equipment Rental Services (Incidental to Nonrental Primary Use of Equipment)	N	N	N	C
Heavy Industrial	N	N	N	N
Light Industrial ²	N	N	C	C
Light Manufacturing ³	N	N	C	C
Lumber Mills, Stationary	N	N	N	N
Outdoor Storage Yards	N	N	P/C	P/C
Recycling Center	N	N	C	N
Recycling Collection Point	N	N	C	N
Resource Processing Accessory to Extraction Operations	N	N	N	N
Mining and Mineral Extraction Activities	N	N	N	N
Reclamation of Mineral Extraction Sites	N	N	N	N
Wholesale Distribution Outlets ⁵	N	N	C	C
Wrecking and Salvage Yards (Boat)	N	N	C	N
Storage and Treatment of Sewerage, Sludge, and Septage – Lagoon Systems	N	N	N	N
Unnamed Industrial Uses	N	N	C	C

8 ¹ Subject to low impact provisions of Table S.2 of Chapter 18.80 SICC.



Begin forwarded message:

From: Michael Durland <michael@raincatchment.com>
Subject: another comment
Date: September 8, 2020 at 6:33:28 PM PDT
To: Sophia Cassam <sophiac@sanjuanco.com>

Sophia,

I neglected to add my comment about setbacks in HI-A. I received a conditional Use Permit and Shoreline Substantial Development Permit in 1987 which allowed a setback of 10'. This setback is in force and cannot be changed. Please change the footnote (6) in Table 18.30.320 to reflect this.

Thank you,

Michael Durland

Table 18.30.320. Development Standards

Density, Dimension, Open Space Standards for the Deer Harbor Hamlet Activity Center			
Activity Center Land Use Designation⁽¹⁾	HC	HI (A+B)	HR
Maximum Density (parcel area/total number of dwelling units) ⁽¹³⁾	[Please refer to the Deer Harbor Hamlet Plan Maps] See SJCC 18.70.010(E)		
Minimum Lot Area			
Minimum Setbacks ^(2, 3, 4, 5)			
Front or Road (feet)	10	20	20
Rear and Side Yard	0 ⁽⁶⁾	0 ⁽⁶⁾	10
Maximum Building Dimensions			
Building Height (feet) ^(7, 8)	26 ⁽¹⁴⁾	26 ⁽¹⁴⁾	26 ⁽¹⁴⁾
Building Footprint ⁽⁹⁾	3,000 sq. ft.	4,000 sq. ft.	2,500 sq. ft.
Building Floor Area ⁽¹⁰⁾	5,000 ⁽¹³⁾ sq. ft.	6,000 sq. ft.	5,000 sq. ft.
Minimum Roof Pitch	4:12	4:12	4:12
Lot Coverage (%) ⁽¹¹⁾	–	40%	30%
Minimum Required Open Space or Landscaped Area (%) ⁽¹²⁾	10%	5%	30%

Notes

1. Hamlet land use designations:

HC = Hamlet commercial

HI-A = Hamlet industrial (Boatworks TPN 260724003A)

HI-B = Hamlet industrial (Connor/Cookston TPNs 260633013 and 260752001)

HR = Hamlet residential

2. Setbacks from roads in activity centers shall be measured from the margin line of the road right-of-way. This measurement shall be to a line parallel to and measured perpendicularly from the appropriate line. Side and rear setbacks are measured from the edge of the property in the same manner as street setbacks.

3. Fences are exempt from setback requirements, except when impairing safe sight lines at intersections, as determined by the County engineer.
4. Setbacks do not apply to mail boxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping (including berms), utility apparatus such as poles, wires, pedestals, manholes, and vaults, and other items as approved by the administrator.
5. Road right-of-way setbacks may be waived, at the discretion of the County engineer, when the presence of shoreline setbacks, property lines, topography or other restrictions make it unreasonable to construct a structure without encroaching into the road right-of-way setback.
6. The minimum side and rear setbacks shall be 15 feet if the site containing the proposed use is adjacent to any hamlet residential property.