

City and Borough of Wrangell, Alaska

WRANGELL PLANNING AND ZONING COMMISSION REGULAR MEETING AGENDA

July 9, 2015

7:00pm

Agenda

A. CALL TO ORDER/ROLL CALL

B. AMENDMENTS TO THE AGENDA

C. APPROVAL OF MINUTES: June 11, 2015 (deferred)

D. PERSONS TO BE HEARD

E. CORRESPONDENCE

F. OLD BUSINESS

G. NEW BUSINESS

- Pub Hrg 1. Temporary Use permit request to store crab pots and associated on-shore activities associated with commercial crabbing in a 200X200 square foot upland area along shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 85E, requested by Mark Mitchell, owned by the City and Borough of Wrangell.
- Pub Hrg 2. Variance application for reduction in side yard setbacks on Lot 23, Block 10 and Lot 6, Block 10A, USS 1119 zoned Single Family Residential, requested by George Woodbury, owned by Brett Woodbury.
3. Zoning of Entitlement Lands and other remote areas of the Borough.

H. PUBLIC COMMENT

I. COMMISSIONERS' REPORTS AND ANNOUNCEMENTS

J. ADJOURNMENT

City and Borough of Wrangell, Alaska

AGENDA Item G1

Date: July 6, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Temporary Use permit request to store crab pots and other on-shore activities associated with commercial crabbing in a 200 X 200 square foot upland area along the shoreline in municipal entitlement land of Wrangell Island near Thoms Place, Section 36 Township 65S Range 85E, requested by Mark Mitchell, owned by the City and Borough of Wrangell.

Background:

Mark Mitchell is requesting to utilize for multiple years approximately a 200 X 200 square foot piece of property (40,000 sq ft) on the shoreline just north of Thoms Place subdivision for the purposes of storing crab pots and other related on-shore activities associated with commercial crabbing.

Review Criteria:

Temporary Use: Chapter 20.54

Findings:

Temporary Use permits for less than a year may be issued by the Planning and Zoning Commission following the same process it requires for Variances (public hearing/decision) (WMC 20.54). A Temporary Use Permit is issued for seasonal operations (ie construction, timber harvest) or for temporary uses such as a portable saw mill operations and usually for less than a year. Multi year permits must be reviewed by the Assembly with a Temporary Use issued for a maximum of 5 years.

The applicant is seeking a temporary use, indefinitely, on land the Borough recently acquired through the municipal entitlement process. The use would be for commercial crabbing related activities near where he typically crabs. Applicant has indicated there will be no vegetation removal on site. He would like to tie a float up anchored to two trees on site. Mr. Mitchell has provided a latitude longitudinal location of 56N 11,434 and W 132 11,990 – and the location is approximated on the attached map.

Current zoning of the property is Transition per WMC 20.12.060, until such time as all the lands can be classified.

The Planning and Zoning Commission decision could be final if the use were for less than one year, and if on his own property and if this were a City sponsored activity. However, because the request is for multiple years and on public lands, the Commission will be making a recommendation to the Assembly regarding the proposed use and any

conditions if approved. The Assembly will make a final decision and establish any additional requirements or necessary fee structure.

Staff has no objection to the proposal and use, but when reviewing the proposal a number of questions and potential issues surfaced – some of which are more pertinent to the Assembly than to the Planning and Zoning Commission. What could be a simple proposal and decision became murky because of the private use of public land and related decisions or obligations the Borough as a public entity might need to address regarding use of public lands. The proposal could be determined to be an Economic Development related activity (per WMC 4.10) which might streamline some of the public land issues for a short term use.

The Planning and Zoning Commission should focus on the land use activity and whether it is appropriate for the area for which it is being requested and does it meet the terms of the Temporary Use Permit. Some of the issues the Commission should consider are: location, conflicting uses, potential impacts, long term impacts and benefits.

Some of the issues the Assembly will need to consider include: 1) does use of the land need to go to public bid for short; 2) what kind of contract or agreement should be required; 3) what is the basis for the rental/lease fee; 4) insurance; 5) penalties for damage; 6) process for other/similar uses and requests on entitlement lands- economic development or personal use; 7) economic development use; and 8) restoration plan.

The Commission can issue Temporary Use Permits for seasonal activities and up to a year for uses normally not permitted in the district. The proposal could be considered a seasonal use as crabbing occurs from June until August and then again October to November. The requested land area is not immediately adjacent to any private property, but was selected due to the sheltered cove and easy access to the beach. Depending on specific activities, if storing crab pots on site were the only proposed use per the letter, 40,000 square feet is more than enough space. The applicant indicated to staff they would like to tie a float from two trees on the property and perhaps set up a camping area and other similar uses.

Staff has considered the proposed use and finds that the use should not impact the land, nor impact residents living nearby on Islands or in Thoms Place. Because of the number of issues identified above that may need to be sorted out by the Assembly prior to a long term use, Staff is not recommending that a long term permit be approved, nor approval of use for such a large piece of land, until such time that the Assembly can identify a process required.

Staff recommends the Commission recommend to the Assembly approval of the temporary use request to store crab pots on 2000 square feet of land at the proposed site near Thoms Place until December 31, 2015 with the following conditions: No vegetation will be removed, nor will the property be otherwise damaged.

RECEIVED
MAY 15 2015
WRANGELL CITY HALL

May 15, 2015

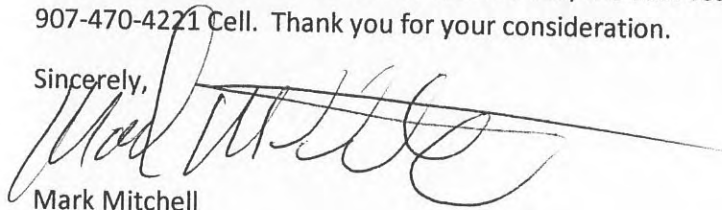
Attention: Carol Rushmore and Jeff Jaybuch

City and Borough of Wrangell

Wrangell, AK 99929

This letter is a request for the Borough to consider a temporary lease of property in the Village Islands area on Wrangell Island for the purpose of storing crab pots on a temporary basis before the crabbing season and during the time between seasons in August. There would be minimal to no impact. Vegetation will not be removed and the site will be cleaned after use. I would be willing to pay a reasonable rental fee. Time is of the essence, the crab season begins June 15. You can contact me at 907-470-4221 Cell. Thank you for your consideration.

Sincerely,



Mark Mitchell

PO Box 80

Wrangell, AK 99929

6/24/15
received map/location
let/long

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 2,083.33333 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



City and Borough of Wrangell, Alaska

Agenda G2

Date: July 2, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Variance application for reduction in side yard setbacks on Lot 23, Block 10 and Lot 6, Block 10A, USS 1119 zoned Single Family Residential, requested by George Woodbury, owned by Brett Woodbury

Back ground: The George Woodbury, applicant and son Brett Woodbury have purchased property along Stikine Avenue that previously had a warehouse on it, a non-conforming use for the Single Family Residential zoning district. The applicant is proposing to construct a single family residence with dock.

Review Criteria: Single Family District: Chapter 20.16
Standards: Chapter 20.52
Variance: Chapter 20.72

Findings:

The applicant is proposing to remove the existing building, a warehouse structure, and build a single family residence. WMC 20.64.050 E and F state that if a nonconforming use of a structure is discontinued for more than 24 months or if the structure is removed, subsequent activities must comply with the current zoning requirements. The zone is Single Family and the proposed use will comply with the zoning district.

The applicant is proposing to add 30' by 30' of additional fill for a portion of the house and then construct a dock and a platform supported by piling beyond the fill. They have applied for and received the Corps of Engineers Section 404 permit for filling in aquatic areas.

The upland lot itself is only approximately 1300 square feet. Both the upland and the tideland lots together are approximately 5300 square feet. A portion of the tideland was filled previously for the warehouse structure. One corner of the building encroached on the adjacent private property. The applicant is proposing to fill an additional 900 square feet beyond the existing fill for the new residence. The original proposal to the COE had considerable more fill, but they required the dock structures to be on piling to reduce fill quantity. The lot is very narrow, 30 foot wide for most of it although near Stikine Avenue it widens to about 34 feet wide. There is a 10 foot utility easement adjacent to and parallel to Stikine Ave. The applicant is proposing to construct a 20 foot wide house with 2-3 foot eaves requiring a 3 foot setback encroachment (to be 2 feet from side property lines).

The house will meet front and backyard setbacks. A carport with a second story room is the front of the house, set back 20 feet from Stikine Ave. The house will not be higher than 25 feet, meeting the height requirement.

A Variance application must meet four criteria:

1. **Exceptional Physical Circumstances:** The upland lot itself is only approximately 1300 square feet. Both the upland and the tideland lot area is approximately 5300 square feet. Some fill does exist, and the applicant is proposing to add additional fill for the residence. The lot is also very narrow, 30 foot wide for most of it although near Stikine Avenue it widens to about 34 feet wide. There is also a 10 foot utility easement adjacent to and parallel to Stikine Ave. The applicant is proposing to construct a 20 foot wide house with 2-3 foot eaves, leaving approximately 2 feet between structure and side lot lines.
2. **Strict application would result in practical difficulties:** By not approving the variance, the applicant could construct a narrow 15 foot wide home with 2.5 feet eaves reducing by a third the size of the structure.
3. **That the granting of the variance will not result in prejudice to others, or be detrimental to public health, safety or welfare:** The granting of the variance should not prejudice others in the area who also may have single family homes. The current encroachment of the warehouse eaves will be remedied in the new residential construction.
4. **Granting of the variance is not contrary to the Wrangell Comprehensive Plan approved June 22, 2010.**

Recommendation:

Staff recommends approval of a 3' side yard variance (setback at least 2' from side property lines) for the eaves of the residence, subject to the following:

All eaves should be guttered to eliminate drainage and drip onto adjacent properties.

APPLICATION FOR VARIANCE

02.005.133
02.005.111

CITY OF WRANGELL
PLANNING AND ZONING
P.O. BOX 531
WRANGELL, AK 99929
Application Fee \$50.00

I. The undersigned hereby applies to the City of Wrangell for a variance.

II. Description: (use additional paper if necessary)

Legal description of the area requested for the variance Lot 6 BLK 10A
231 ST. KINE AVE POB LOT 23 BLK 10
Lot (s) size of the petition area 5300+ upland + tideland

Existing zoning of the petition area Water front Development reverts to Residential
When existing wave house is removed
Current zoning requirements that cannot be met (setbacks, height, etc.):
Set back

Proposed change that requires this variance Lot Building area reduced to
mitigate for coop permit. The limit on building spec requires using entire
width of lot

III. Application information: (use additional paper if necessary)

Explain details of the proposed development Residential House to be constructed
after tearing down existing wave house

A variance may be granted only if all four of the following conditions exist:

That there are exceptional physical circumstances or conditions applicable to the property or to its intended use or development which do not apply generally to the other properties in the same zone.

That the strict application of the provisions of this ordinance would result in practical difficulties or unnecessary hardships.

That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity nor be detrimental to the public health, safety or welfare.

That the granting of the variance will not be contrary to the objectives of the Comprehensive Plan.

Explain how your application meets these conditions: SEE ATTCH A

Note: A variance shall not be granted because of special conditions caused by actions of the person seeking relief or for reasons of pecuniary hardship or inconvenience. A variance shall not be granted which will permit a land use in a zone in which that use is prohibited.

A schematic site plat must be attached showing the type and location of all Proposed uses on the site, and all vehicular and pedestrian circulation patterns relevant to those uses.

I hereby affirm that the above information is true and correct to the best of my knowledge. I also affirm that I am the true and legal property owner or the authorized agent thereof for the property subject herein.

GEORGE WOODBURY

PRINT PETITIONER'S NAME

M Woodbury
SIGNATURE (S) OF THE OWNER (S) OF THE LAND IN PETITION AREA

Box 1934 Wrangell AK 99929
ADDRESS

5/29/15
DATE

907 874 4140
TELEPHONE

revd
7/1
update

Application for Variance Attachment A

This is additional information on the request for variance of lot 6 Block 10A 231 Stikine Ave..

The area for constructing a house on this lot was restricted by mitigation and other requests from neighbors and Agencies. In order to build it is necessary to be able to use the full width of the lot. The current zoning of the lot is waterfront development. There is a warehouse on the lot that will be torn down and replaced with a residential building. Tearing down the warehouse will change the zoning from waterfront development to residential which has the 5' setback requirement.

The exception to the 5' set back will permit having enough width to have room for eaves on the property so that an adequate width for constructing the house is available. This will not encroach on other neighboring lots it will have the eaves into the easement area 3 feet but not across property lines.

As stated above this request is the result of the mitigation, concerns of neighbors and agencies requirements of the Corps permit. The restricting of the area to build makes it necessary to utilize the full width of the property. The house will be constructed with a carport to facilitate off road parking

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 100 feet

DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.
PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



Rev'd 7/1
update

Stikine Street

N

Adjacent owner
Tim Peterman

HTL +19.8

Proposed
House

Adjacent owner
Thielmann

Property Line

Foundation wall

Existing
Fill

Existing
Stacked wall

Project

HTL
MHW

Top of fill
+23
side

+13 tide

30'

B

B

174'

C

C

101'

10'

Proposed
Fill 30'x30'

Piling Supported deck
Elevation +23
25'x20'

Piling Supported Ramp
Elevation +23

Piling Supported platform
Elevation +23 20'x20'
+8' tide

30'

A

Scale
1"=20'

MLLW

0 20 40

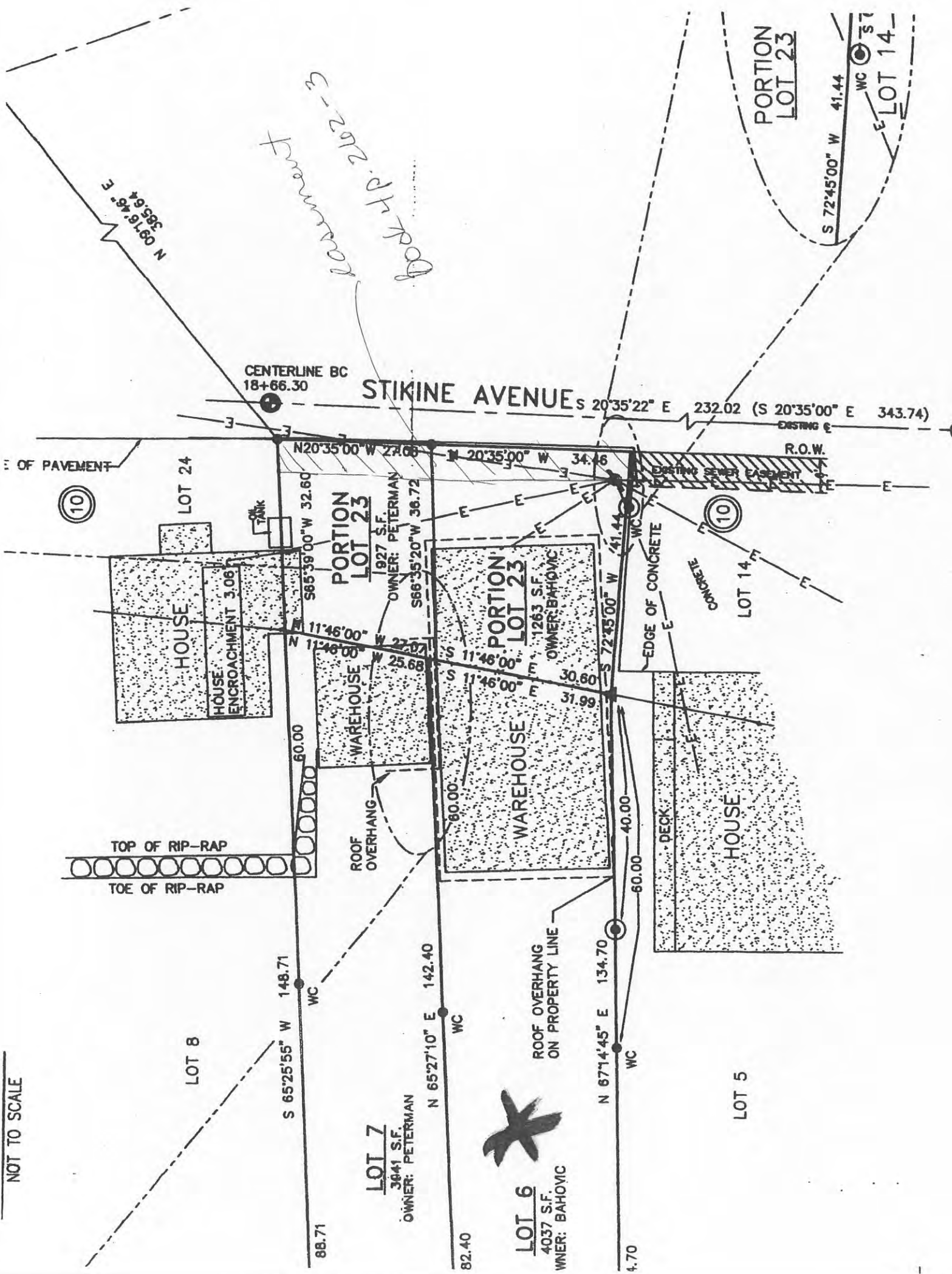


Rock Fill Lot 6 BLK A
for Residence buildings
POA-2014-359 Revised
1/5/2015
Zimovia Strait
September 2014
Sheet 1 of 2



NOT TO SCALE

Back of p. 2022 E - easement



STIKINE AVENUE

CENTERLINE BC
18+66.30

232.02 (S 20°35'00" E 343.74)

PORTION LOT 23
1927 S.F.
OWNER: PETERMAN

PORTION LOT 23
1263 S.F.
OWNER: BAHOVIC

LOT 7
3641 S.F.
OWNER: PETERMAN

LOT 6
4037 S.F.
OWNER: BAHOVIC

HOUSE

HOUSE ENCROACHMENT 3.06

WAREHOUSE

WAREHOUSE

HOUSE

PORTION LOT 23

LOT 14

LOT 24

LOT 14

LOT 8

LOT 5

TOP OF RIP-RAP
TOE OF RIP-RAP

ROOF OVERHANG

ROOF OVERHANG ON PROPERTY LINE

EDGE OF CONCRETE

DECK

EXISTING SEWER EASEMENT

R.O.W.

EXISTING E

S 72°45'00" W 41.44

WC

S 7

10

10

82.40

4.70

88.71

S 65°25'55" W 148.71

N 65°27'10" E 142.40

N 67°14'45" E 134.70

60.00

60.00

60.00

S 65°39'00" W 32.60

S 66°35'20" W 36.72

30.60

31.99

N 11°46'00" W 27.07

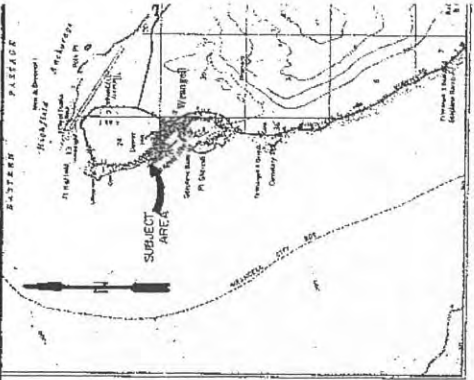
S 11°46'00" W 25.68

S 72°45'00" W 41.44

N 20°35'00" W 27.08

N 20°35'00" W 34.46

N 09°18'46" E 385.64



VICINITY MAP
SCALE: 1" = 1 MILE

LEGEND

- PRIMARY BRASS CAP MONUMENT (RECOVERED)
- REBAR & ALUM CAP (SET)
- CONCRETE NAIL IN ROCK (SET)
- ⊕ WATER VALVE
- ⊕ REBAR & ALUM CAP (FOUND)
- ⊕ POWERPOLE & GUYWIRE
- ⊕ SERVICE POLE

PARTIAL BOUNDARY SURVEY
 LOT 14, BLOCK 10 WRANGELL TOWNSITE
 LOT 5, BLOCK 10A WRANGELL TIDELANDS
 FOR: MR. CARL LARSON
 BOX 963
 WRANGELL, AK, 99229

GREG SCHEFF & ASSOCIATES	
LAND SURVEYORS	
PETERSBURG, AK, 99833	
DATE	MAY 14, 1985
NAME OF SURVEYOR	GREG SCHEFF & ASSOC.
PROJECT NUMBER	51024-01-COP
SCALE	1" = 20'
DRAWN BY	LWS



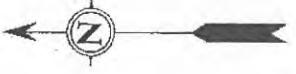
SURVEYOR'S CERTIFICATE
 I hereby certify that I am a registered Surveyor, licensed in the State of Alaska, and that in MAY, 1985 a survey of the herein described lands was conducted under my direct supervision and that this plat is a true and accurate representation of the field notes of said survey, and that all dimensions and other details are correct according to said field notes.

Greg A. Scheff
 GATE



NOTES

- 1) WATER SERVICE ENCROACHES ONTO THE LOT 14.
- 2) SEWER EASEMENT, RECORDED IN DEED BOOK 17, PAGE 40, IN THE WRANGELL RECORDING DISTRICT.



City and Borough of Wrangell

Agenda G3

Date: July 2, 2015

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Zoning Entitlement Lands and other remote areas of the Borough

The Borough has completed the entitlement land selection process and the 9006 acres have been transferred. This gives the Borough management authority, however to sell or develop the lands, a survey must be completed prior to the final land transfer.

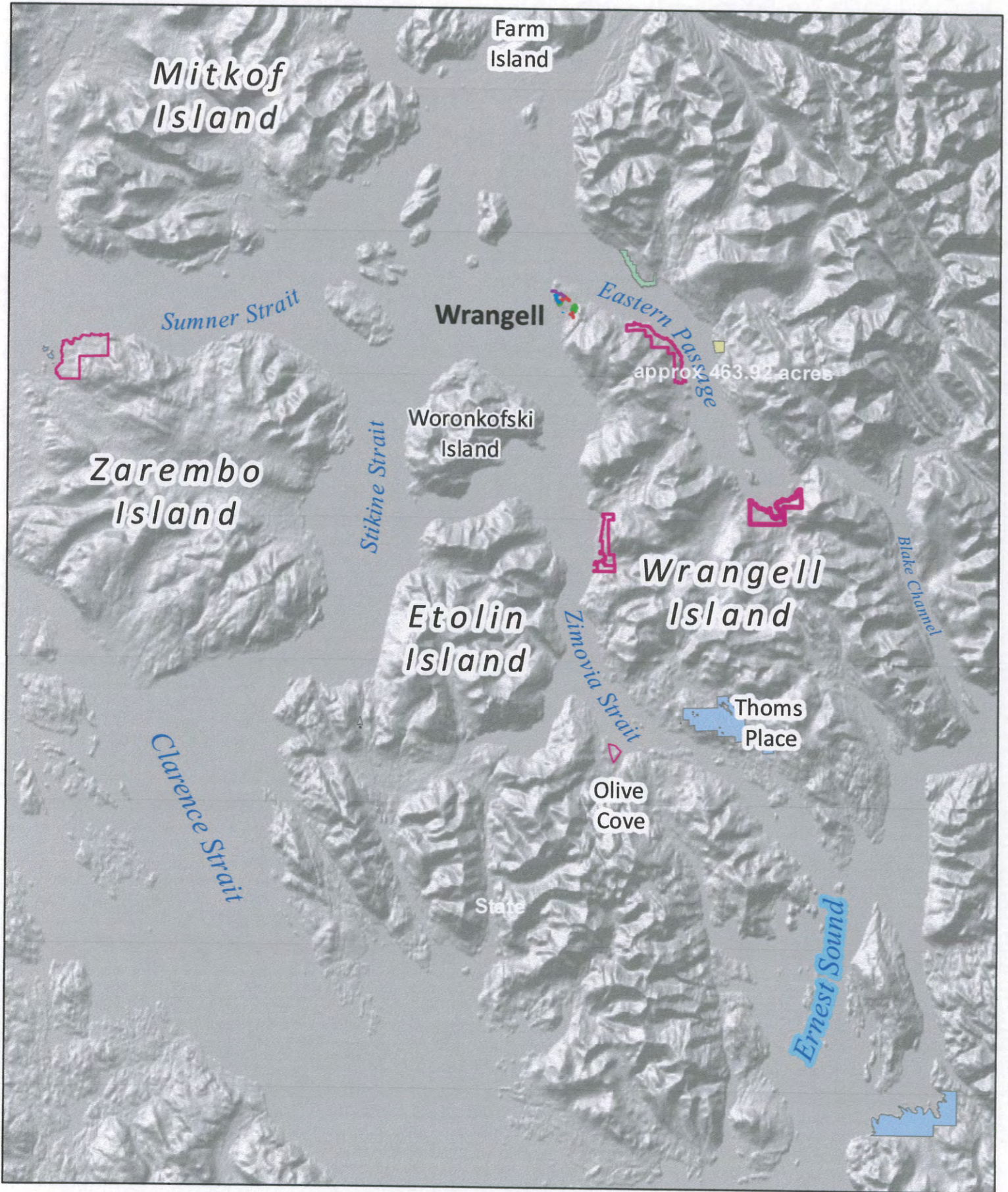
Last month I cited WMC 20.04.120 regarding zoning of any annexed lands – which stated they would be zoned as Single Family Residential. However, per Wrangell Municipal Code 20.12.060, lands outside of Borough Service Area 1 are unrestricted lands in the Transition District until such time they are zoned.

Now that we have a Remote Residential Mixed Use zone established, I am proposing that the lands be rezoned to either RMU-General or with a specific sub-area designation. Some of the areas need to be discussed because of potential uses in the areas.

Attached are maps of all the new Borough entitlement lands. (Please keep these maps and bring them to subsequent meetings).

There have also been questions regarding boundaries of some of the previously rezoned RMU areas. I will present some information regarding those issues so that we can verify the zoning mapping for all RMU and other remote land areas.

Overview of selected parcels



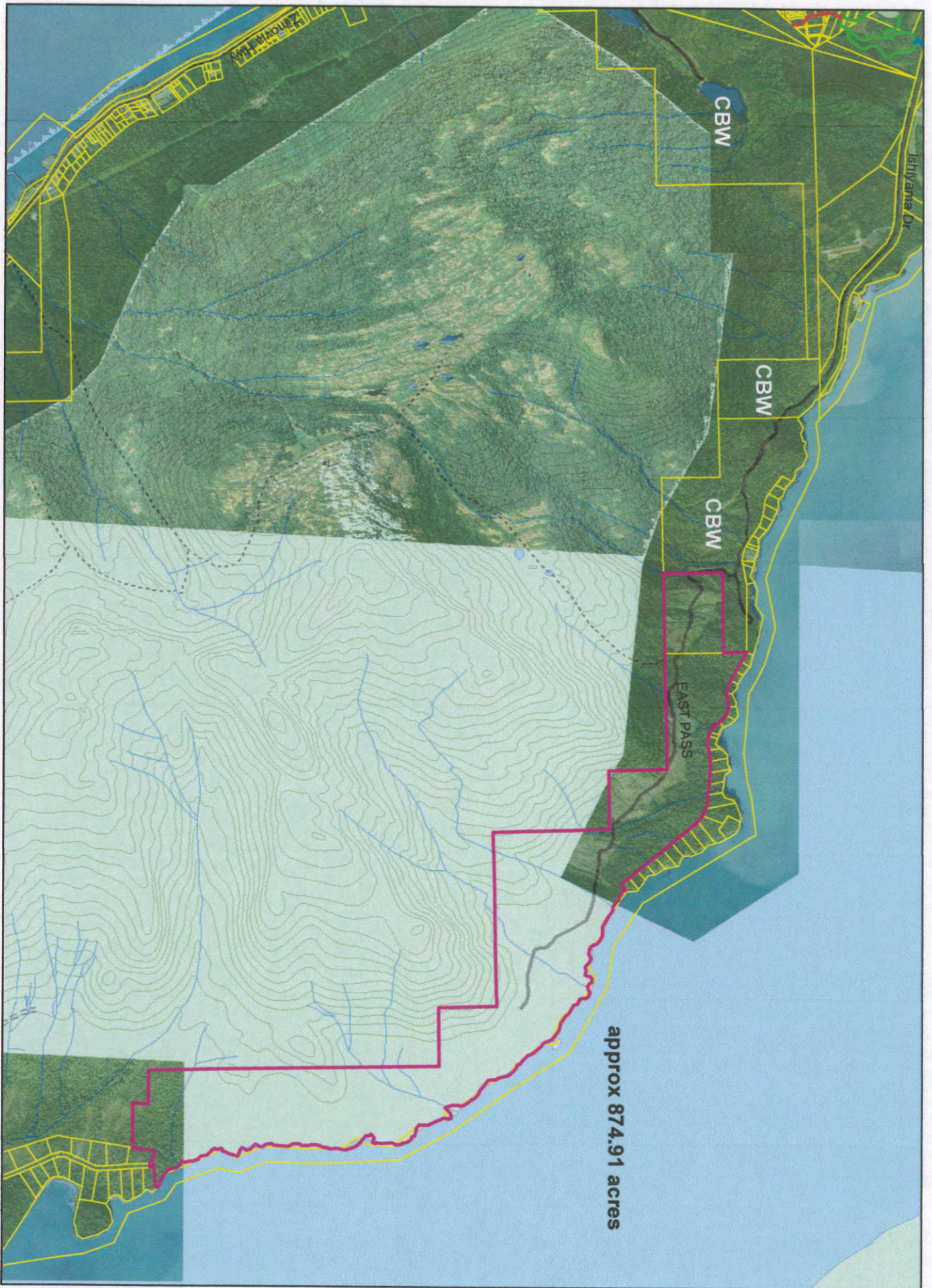
1 inch = 29,166.666667 feet

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PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



Wrangell Island East

CITY AND BOROUGH OF WRANGELL, ALASKA



approx 874.91 acres

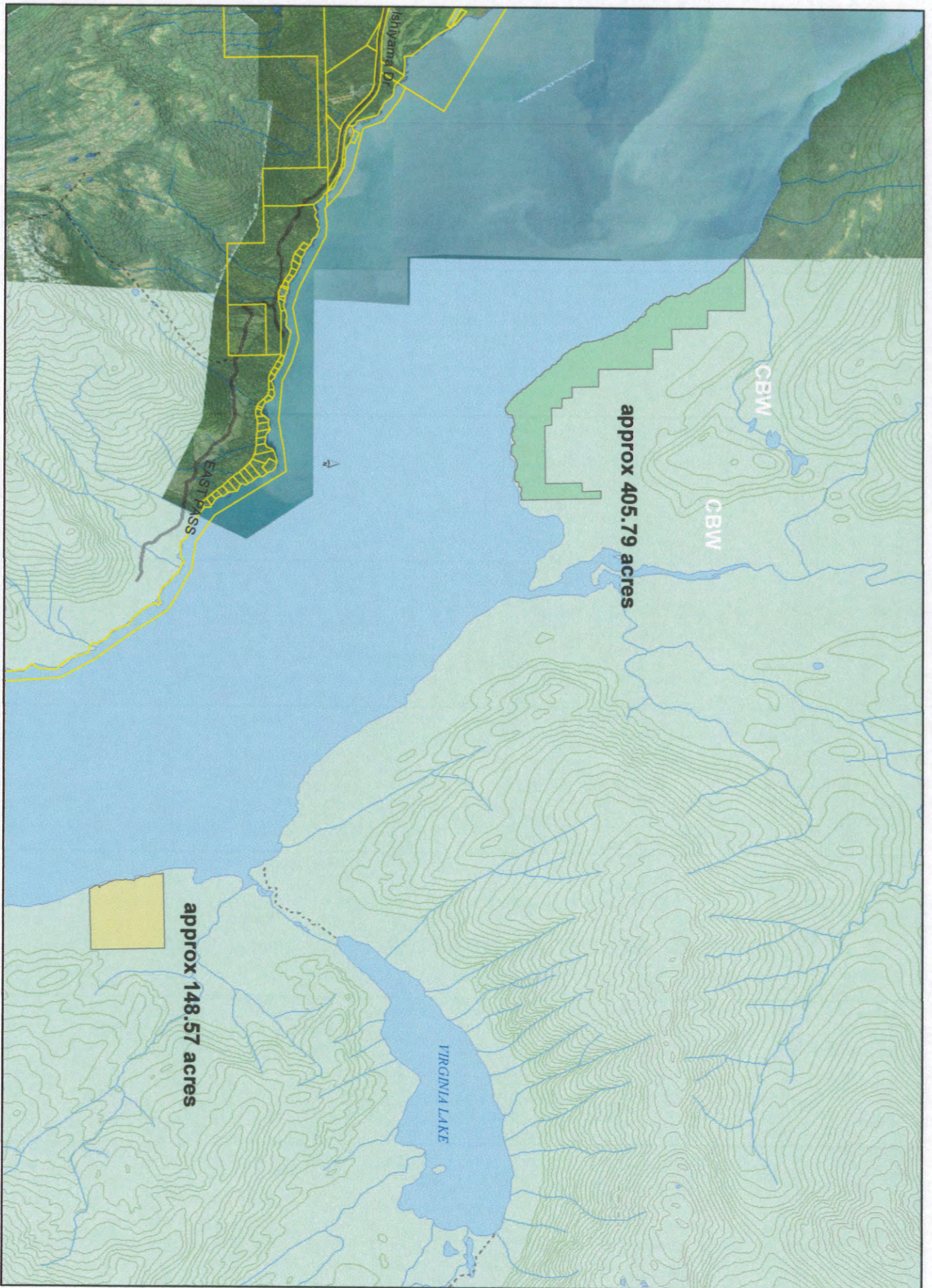
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AERIAL PHOTO 2002.

1 inch = 2,316.88887 feet



Crittenden Creek and Mill Creek South

CITY AND BOROUGH OF WRANGELL, ALASKA



1 inch = 4,923.33333 feet

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PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2013.
AERIAL PHOTO 2002.



Wrangell Island West



1 inch = 2,083.33333 feet

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AERIAL PHOTO 2002.



Earl West Cove



1 inch = 3,333.333333 feet

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AERIAL PHOTO 2002.



Olive Cove



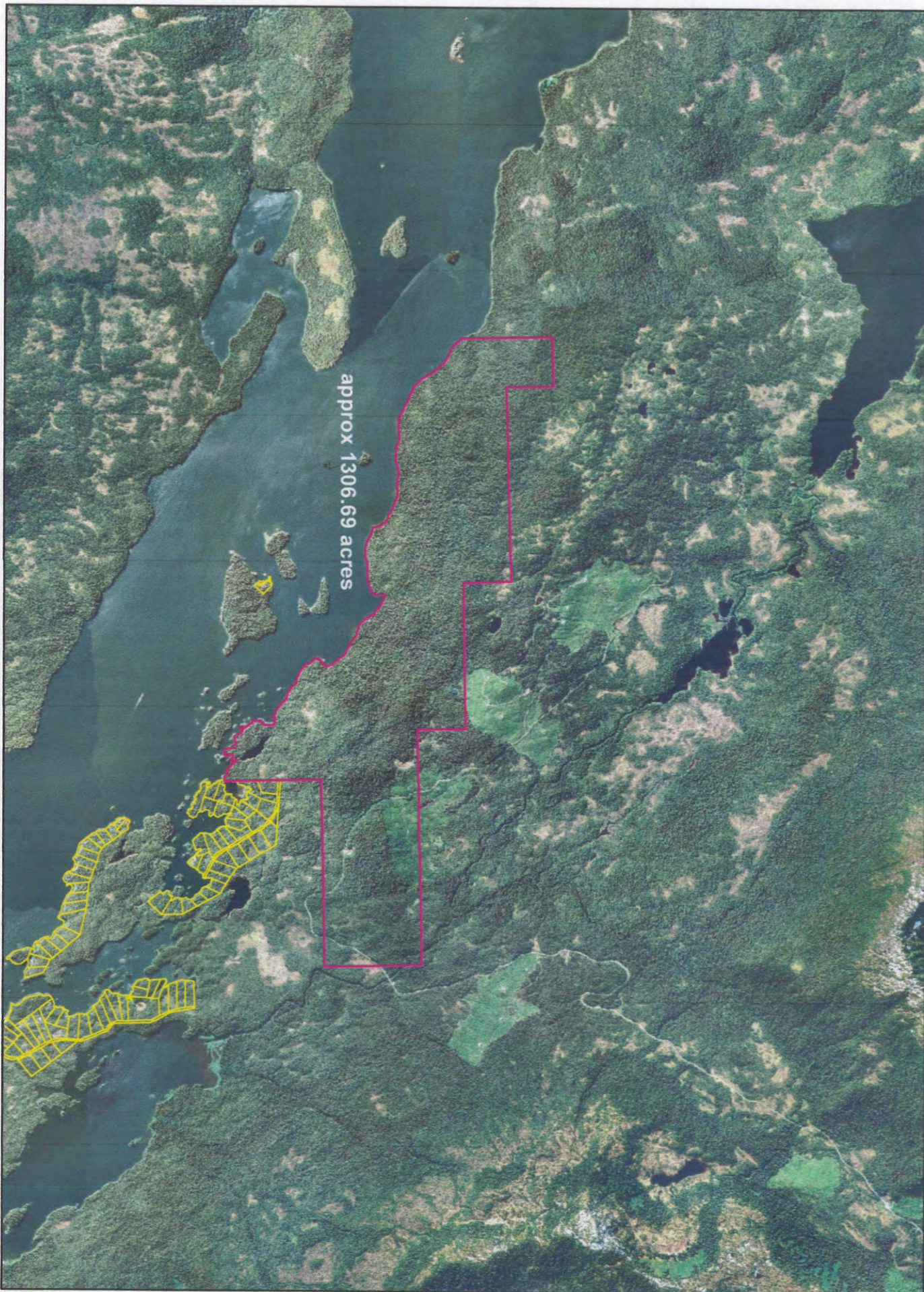
1 inch = 2,916.66667 feet

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AERIAL PHOTO 2002.



THOMAS PLACE

CITY AND BOROUGH OF WRANGELL, ALASKA



approx 1306.69 acres

1 inch = 3,910.7441 feet

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AERIAL PHOTO 2002.



Sunny Bay

CITY AND BOROUGH OF WRANGELL, ALASKA

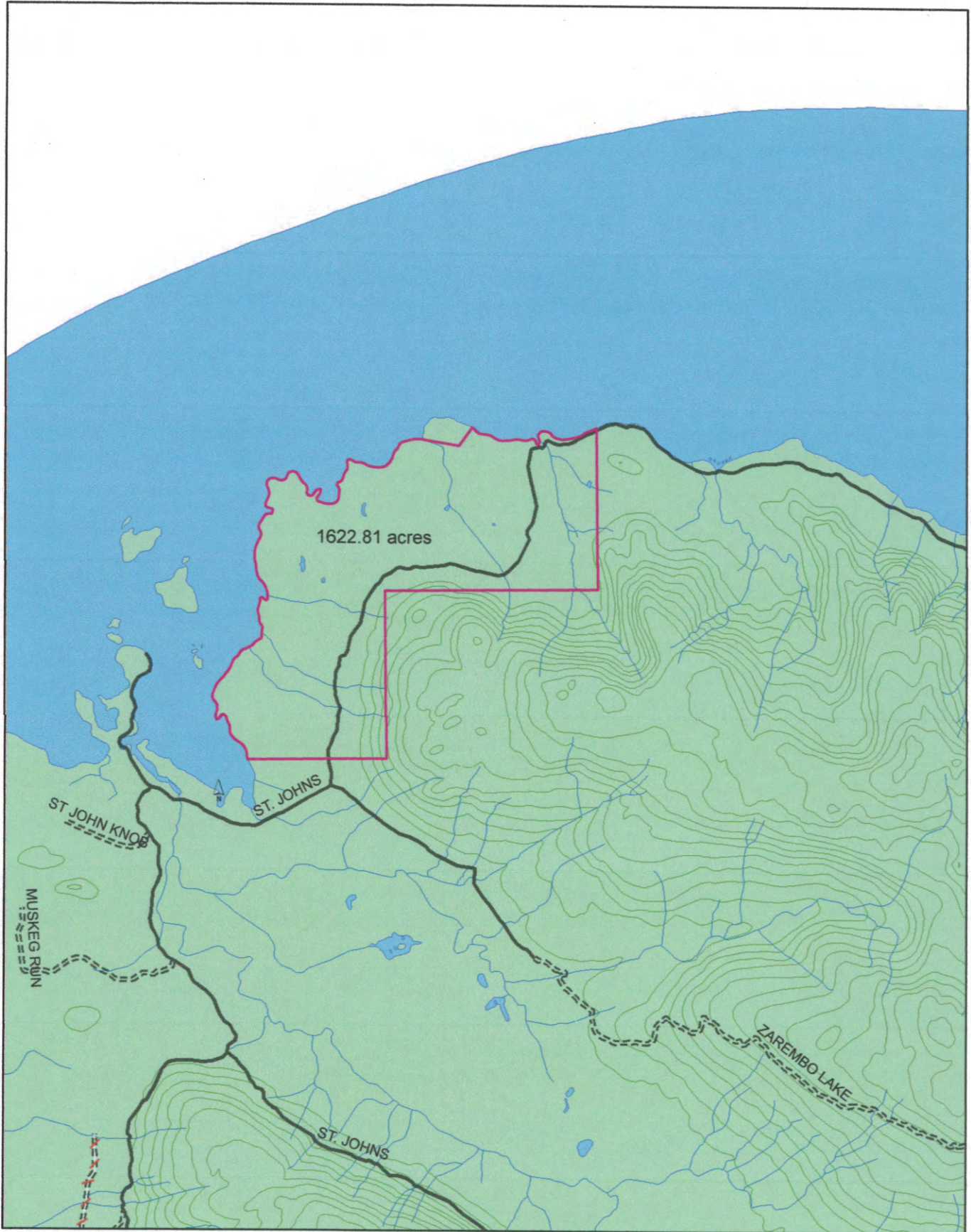


1 inch = 8,726.017322 feet

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AERIAL PHOTO 2002.



ZAREMBO - ST. JOHN'S HARBOR



1 inch = 4,166.666667 feet

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AERIAL PHOTO 2002.



Chapter 20.31
RMU DISTRICT – REMOTE RESIDENTIAL MIXED-USE

Sections:

- 20.31.010 Purpose.
- 20.31.020 Principal uses permitted.
- 20.31.030 Accessory uses permitted.
- 20.31.040 Conditional uses.
- 20.31.050 Standards.

20.31.010 Purpose.

The remote residential mixed-use (RMU) district is intended to provide for very low impact land and water uses and activities in remote areas of the borough. Such areas are not suitable or desirable for intensive development due to their lack of a developed road system, distance from established utility service areas, existing large lot development, and existing rural and subsistence lifestyles. These outlying settlements of the borough shall be protected from inappropriate or incompatible development in order to maintain their character and avoid the prohibitively high public costs associated with providing utility service and rapid emergency response services to them. RMU district zoning allows for low density uses consistent with the intent of each RMU subarea zone, as described below:

A. Farm Island and Sergief Island (RMU-F1 and RMU-F2). Maintain the historical use of area properties for residential dwellings, cabins, agriculture, cottage businesses, and subsistence living based on the area's natural resources.

B. Meyers Chuck (RMU-M). Maintain the historical use of the area for residential dwellings, cabins, marine services, cottage businesses, civic uses (e.g., post office, educational services), and subsistence living based on the area's natural resources. Due to the area's remoteness, small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Meyers Chuck.

C. Olive Cove (RMU-O). Maintain the historical use of the area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Olive Cove.

D. Thoms Place (RMU-T). Maintain the historical use of the area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Thoms Place.

E. Union Bay (RMU-U). Maintain the historical use of the area for recreation, cabins, and subsistence living based on the area's natural resources. Commercial uses are not allowed.

F. Wrangell Island East (Back Channel) (RMU-E). Some of the remote areas of Wrangell Island East (Back Channel area) are to be maintained according to the historical use of the area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life in Wrangell Island East.

G. General Isolated Parcels (RMU-G). Maintain the historical use of area for residential dwellings, cabins, cottage businesses, and subsistence living based on the area's natural resources. Small-scale commercial uses that complement a quiet rural lifestyle are allowed, provided they contribute to the overall quality of life. [Ord. 867 § 1, 2013.]

20.31.020 Principal uses permitted.

The following are the principal permitted uses in this district:

A. One- and two-family dwellings to include modular and manufactured housing. Mobile homes are allowed only in the RMU-E subarea with a conditional use permit;

B. Home Occupations. The RMU-U subarea requires a conditional use permit for home occupations;

C. Commercial boat repair, storage and service, not to include fueling services. This use is not allowed in the RMU-U subarea;

D. Cottage Industries. This use is not allowed in the RMU-U subarea. The RMU-F2 subarea requires a conditional use permit for cottage industries;

E. Community Facilities. Either privately or community owned and/or maintained such as boat launch, dock, hoist, pier, postal facility, water system, sea plane support, emergency response supply cache;

F. Public Facilities. Parks and playgrounds, schools, emergency response supply caches, post offices, docks, marinas, and similar facilities pursuant to a comprehensive plan;

G. Telecommunications facilities;

H. Lodges, bed and breakfast inns, and vacation rental dwellings with two or fewer rooms or four beds. Lodges, bed and breakfast inns and vacation rental dwellings with five or fewer rooms or 10 beds are allowed in the RMU-F1 and RMU-G subareas. The RMU-F2 subarea requires a conditional use permit for lodges, bed and breakfast inns, and vacation rental

dwellings. This use is not allowed in the RMU-U subarea;

I. Agricultural uses;

J. Portable sawmills for personal use;

K. Animal Establishments. The RMU-M, RMU-O, and RMU-T subareas require conditional use permits for animal establishments;

L. Other existing uses lawfully established on the subject property prior to January 22, 2013, are allowed to continue as legal nonconforming uses. These previously existing uses, as identified by the zoning administrator, shall be allowed to continue until removed, and such uses may be maintained or replaced to their original value if destroyed, but shall not be enlarged upon, expanded nor extended, nor used as the grounds or predicate for adding other structures or uses prohibited elsewhere in the same zone. [Ord. 867 § 1, 2013.]

20.31.030 Accessory uses permitted.

The following are permitted accessory uses in this district, provided they do not create a nuisance or hazard:

A. Greenhouses, workshops, tool sheds, insulated generator sheds, and similar structures;

B. Private docks, moorage, boat houses and net houses;

C. The keeping of chickens, goats, and other animals for the production of food and/or fiber is allowed as an accessory use similar to gardens. Mariculture uses require a conditional use permit;

D. Uses and structures which are customarily accessory and subordinate to permitted uses. [Ord. 867 § 1, 2013.]

20.31.040 Conditional uses.

Other compatible uses which are consistent with the intent of this chapter, as determined by the commission, may be allowed with appropriate conditions in accordance with Chapter 20.68 WMC, if such uses would serve the community's best interest. [Ord. 867 § 1, 2013.]

20.31.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

A. Standards policies: WMC 20.52.005;

B. Principal structures per lot: WMC 20.52.010;

C. Distances between buildings: WMC 20.52.030;

- D. Air, land and water quality: WMC 20.52.040;
- E. Volatile products storage: WMC 20.52.050;
- F. Noise: WMC 20.52.060;
- G. Airport interference: WMC 20.52.070;
- H. Building height: WMC 20.52.080;
- I. Density – Minimum lot size: WMC 20.52.090;
- J. Coverage – Minimum open areas: WMC 20.52.100;
- K. Setbacks – Yards: WMC 20.52.110;
- L. Shoreline dependency: WMC 20.52.120;
- M. Piers, docks, shoreline protection and other shoreline construction: WMC 20.52.130;
- N. Drainage: WMC 20.52.150;
- O. Dredge and fill: WMC 20.52.160;
- P. Home occupations: WMC 20.52.170;
- Q. Signs: WMC 20.52.210;
- R. Recreation: WMC 20.52.250;
- S. Firewood storage: WMC 20.52.260;
- T. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013.]