



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250  
 (360) 378-2354 | (360) 378-2116  
 dcd@sanjuanco.com | www.sanjuanco.com

Attachment 4

**Land Use Project Permit Application**

<b>PROPERTY INFORMATION</b>	Land Use/Shoreline
Tax Parcel Number: <u>271158011</u>	Designation: <u>SLI</u> Water Body: _____
Island: <u>ORCAS</u> Subdivision: <u>Aeroview Long Plat</u>	Lot Number: <u>11</u>
Property Size: <u>43,666SF</u>	Application Type: <u>CUP</u>
Existing and Proposed Use:	<u>Add a 30,0000 gallon propane storage tank, slab, power and screened fencing.( See attached cover letter for more information).</u>
Directions to Property:	_____

<b>OWNER AND AGENT INFORMATION:</b>	
Name of Owners: <u>Donny Galt</u>	Name of Agent: _____
Address: <u>Po Box 222</u>	Address: _____
City, State, Zip: <u>Friday Harbor, WA 98250</u>	City, State, Zip: _____
Phone Number: <u>360.317.5854</u>	Phone Number: _____
Email: <u>donny@interislandpropane.com</u>	E-mail: _____

S.J.C. DEPARTMENT OF  
 MAY 12 2017  
 COMMUNITY DEVELOPMENT

NOTE: A timely appeal of Shoreline Exemptions will stay the effective date of the granting of the exemption until the appeal has been resolved at the County level. (SJCC 18.80.140A(7))

**PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)**  
 I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)

	<u>Donny Galt</u>	<u>5/12/17</u>
Signature	Printed Name	Date
	<u>Jimmie Lawson</u>	<u>5/12/17</u>
Signature	Printed Name	Date
Signature	Printed Name	Date

**For CD&P Use Only** Complete Application:  YES  NO  
 Amt. Paid: \$2,300.00 Date Received: 5/12/17 Receipt Number: 000013558

<b>FOR STAFF USE ONLY</b>			
Date Received: _____	Amount Paid: _____	Receipt #:	_____
SEPA Exempt Code Citation: _____	Inspection Required:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	By:	Date:

NOTE: The Application Submittal Checklist for Land Use Review is a separate form that must be completed and attached to all applications. This checklist, along with other forms that might be needed, and current fees, may be found at: <http://sanjuanco.com/permitcenter/applicationforms.aspx>



# INTER-ISLAND PROPANE & MECHANICAL

PO Box 222  
Friday Harbor, WA 98250

COMMUNITY DEVELOPMENT DEPARTMENT OF

MAY 12 2017

COMMUNITY DEVELOPMENT

San Juan Community Development and Planning Department  
PO Box 947  
Friday Harbor, WA 98250

Dear Community Development and Planning Department:

Attached is our application to install a 30,000-gallon propane storage tank and required fencing on Orcas Island in the Eastsound Service and Light Industrial Area. Legal Description: 2nd ALTERATION TO AEROVIEW- LOT 11 SEC 11, T 37N, R 2W. Physical Address: 27 Aeroview Lane, Eastsound, WA. The application fee of \$2300.00 is enclosed. We are applying for a CUP to improve the land for a fenced and screened propane storage and distribution center. Within the secured area will be a NEW self-contained 30,000-gallon propane storage tank, empty consumer-sized propane tanks, and parking for trucks used to transport propane & customer tanks. The storage tank is pre-built on skids, tank, pump and piping built to meet and exceed National Fire Protection Agencies-NFPA 58 .(The industry and benchmark for safe LP-Gas storage, handling, transportation, and use). The tank is designed to sit directly on a level graveled ground or a concrete slab. The proposed slab would be 12ft X80ft. The tank will be screened by a five-foot-high chain-link fence with green slats. The fenced area would be 120ftX120Ft using less than 33% of the lot. This proposal also includes bringing power from Seaview Lane along the west property line to the storage tank. The power would be used to run the pump installed on the tank and to provide low impact security lighting. Extensive vegetation is currently located around the west and north sides of the property. We will be leaving a 20ft buffer of the natural vegetation from the edge of Seaview Lane (west side). There will be no buildings constructed and we do not intend to have any retail business or activity. All our business activity will be directed to our main office in Friday Harbor. Why are we doing this? With the recent buyout of Vanderyacht Propane and San Juan Propane by Amerigas (The largest Propane company in the nation) we saw the need for local competition. We are currently barging our propane delivery trucks over to Orcas Island. This is being done at a high expense to us and our customers. To be able to provide an alternative and sustainable propane solution to customers on Orcas and its outer islands we need a physical location for a distribution center. Feel free to contact me if you need any further information or questions answered.

Thank you for your time!

Donny Galt  
Co-Owner Inter Island Propane LLC  
PO Box 222 Friday Harbor, WA 98250  
CELL 360-317-5854 OFFICE 360-378-1020

PCUP00-17-0018  
GALT, DONNY

18'



Seaview St

64 FT

FENCE

32 FT

APPROX LOCATION

- Roads
- Selected Prop

232'

PCUP00-17-0018  
 GALT, DONNY



125 Seaview St ORCAS ISLAND,  
271152025 **ER412**

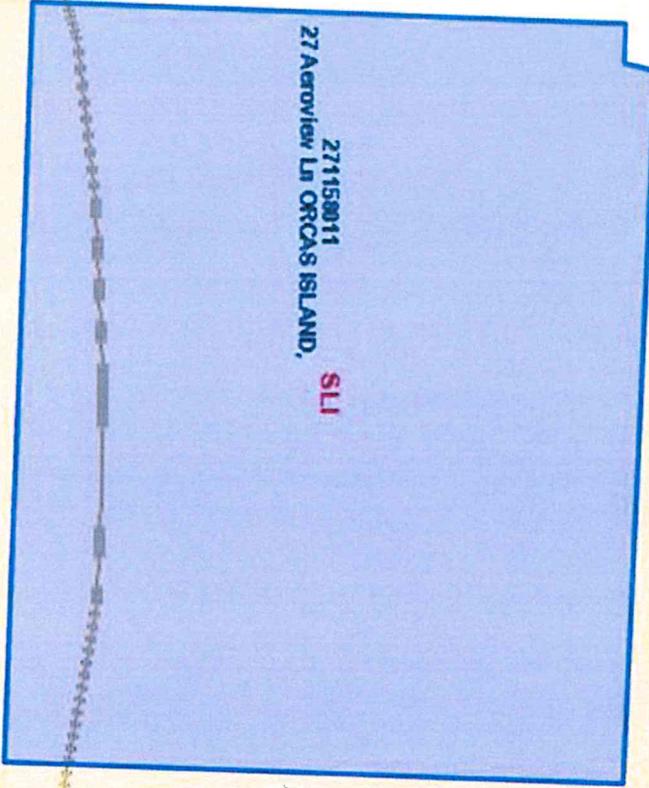
125 Seaview St ORCAS ISLAND,  
271152026 **ER412**

SLAND,  
87 Seaview St ORCAS ISLAND,  
271152027 **ER412**

81 Seaview St ORCAS ISLAND,  
271152028 **ER412**

PCAS ISLAND, Seaview St ORCAS ISLAND,  
271152029 **ER412**

271134005 **ER412**  
154 Seaview St ORCAS ISLAND,



271158011 **SLI**  
27 Aeroview Ln ORCAS ISLAND,

271134012 **SLI**  
70 Seaview St ORCAS ISLAND,

271153004 **ER2P**  
44 Piper Pl ORCAS ISLAND,

271158010 **SLI**  
71 Aeroview Ln ORCAS ISLAND,

271158009 001 **SLI**  
72 Aeroview Ln ORCAS ISLAND,  
271158009 002 **SLI**  
72 Aeroview Ln ORCAS ISLAND,

77 Aeroview Ln ORCA  
271158008 **SLI**

78 Aeroview Ln  
271158007 **SLI**

PCUP00-17-0018  
GALT, DONNY

**Applicable Development Standards:**

**Allowed Uses and Required Permits** - The property is within the Eastsound Urban Growth Area (UGA), Eastsound Planning area, in the Eastsound Service and Light Industrial designation. SJCC 18.30.460

Table 2 requires a CUP for Bulk Fuel Storage Facilities located in Service and Light Industrial areas.

<b>Industrial Uses by Eastsound Land Use District</b>	<b>Village Commercial‡ (min. 4 – max. 40 units/acre)</b>	<b>Village Residential/ Institutional‡ (min. 4 – max. 12 units/acre)</b>	<b>Service and Light Industrial‡</b>	<b>Eastsound Residential‡ P* 1 unit/acre 2 unit/acre 2 unit/acre</b>	<b>Service Park</b>	<b>Marina‡ (max. 6 – 8 units/acre)</b>	<b>Eastsound Airport‡</b>
<b>Bulk Fuel Storage Facilities</b>	NO	NO	CUP	NO	CUP	CUP	CUP

**SJCC 18.30.500 Table 12 – Service and Light Industrial District Use**

**Residential Density:**

New residential development is prohibited except as an accessory to a commercial or industrial use and located entirely within a commercial or industrial building.

“N/A”

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**Minimum Lot Size:**

20,000 square feet.

“Our proposed lot is 43,666 square feet”

**Building Height & Setbacks**

Maximum 35 feet.

See SJCC 18.30.600 for the method of measuring height. Building Front Setback

**PCUP00-17-0018**  
**GALT, DONNY**

No structure shall be built within 40 feet of the centerline of public ROW.

*"N/A We are not building any structures"*

### **Utilities**

Underground. Except when enhancing, repairing, replacing, or relocating existing facilities.

*"Power will be brought to the Tank underground."*

### **Outdoor Storage**

Storage area must be screened from view from adjoining properties, roads and shoreline.

Screening must be no less than 5 feet high consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.

*"The 120 X 120 used area will be screened by a five-foot-high chain-link fence with green screening slats."*

### **Open Space (area not occupied by buildings, parking and driveways)**

5 percent of lot.

Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.

*"The property is approximately 43,666 square feet (1.002 acres) our plan is to utilize a 120ft X 120ft or 14,400 SF area of the property. These leaves approximately 29,266 SF (67%) of open space around the screened fenced area that will be left in its natural condition and maintained accordingly."*

### **Lot Coverage (area covered by buildings, parking and driveways)**

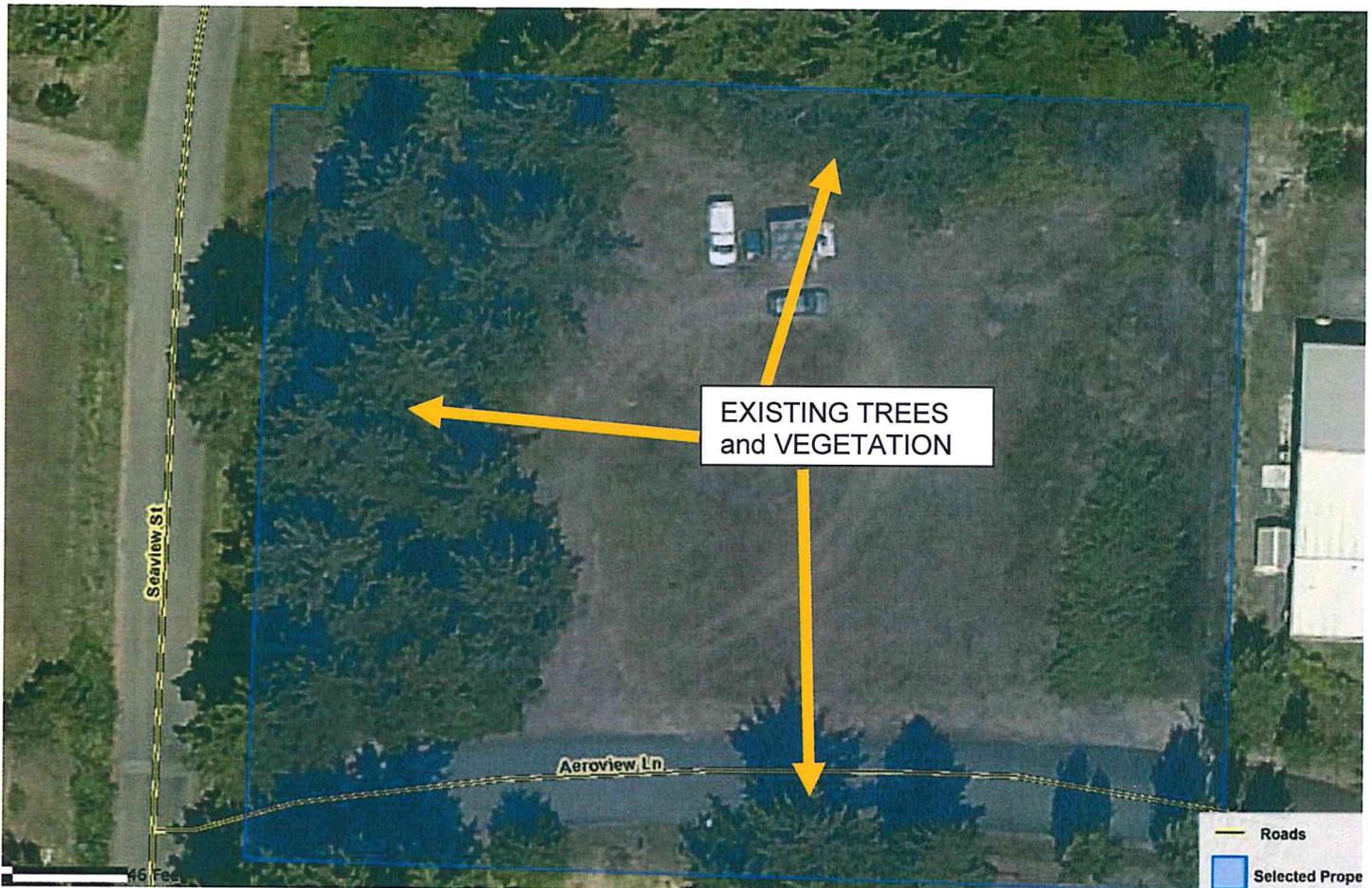
60 percent of lot.

*"We will be utilizing 33% of the lot, no buildings."*

### **Landscaping**

New development must be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development, **and screening is required between existing residential uses and new nonresidential developments**. In addition to the landscaping requirements listed in SJCC 18.30.670(D), a landscaping strip with a minimum width of 20 feet must be provided along the entire primary road frontage of the site and along any property line abutting any residential district. The

landscaping strip must include evergreen trees.



*"The lot has a public road Seaview Lane to the West, a ER412 Residential lot to the north and SLI to the East and South. Extensive vegetation is currently located on the west and north sides of the property. We will be leaving a 20ft buffer of the natural vegetation along the public street frontage from the edge of Seaview Lane. We will also leave the existing vegetation within the 20ft north property line. All vegetation along the south lot line (20 ft. road easement) will also not be disturbed."*

### Ground Vibration

No approved use may generate ground vibration perceptible without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.

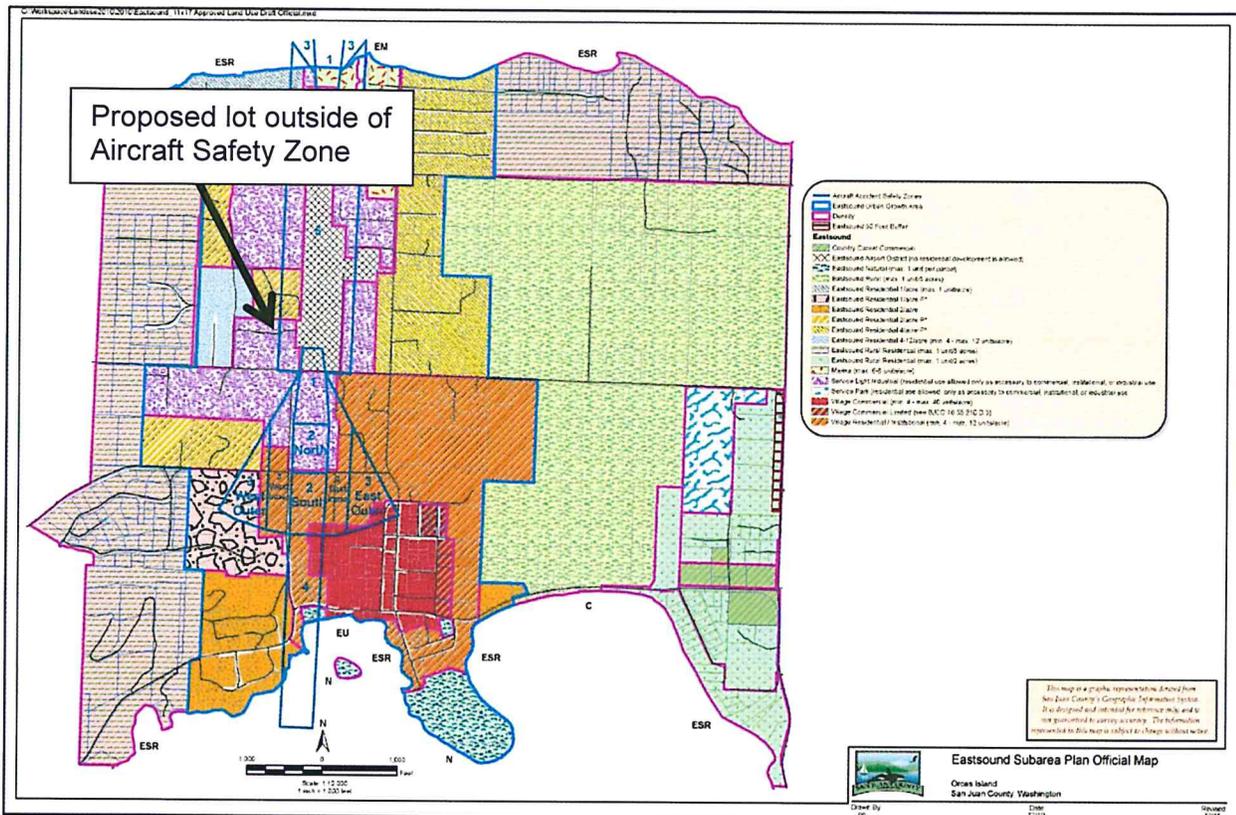
*"The proposed storage tank would not generate any ground vibration."*

### FAA Recommended Restrictions

All development in this district must comply with the Federal Aviation Regulations Part 77, relating to heights of land uses proximate to airports and protection of airspaces critical to airport operations.

*"The property and proposed use is located outside of the aircraft accident safety zones."*

Map from SAN JUAN COUNTY COMPREHENSIVE PLAN Eastsound Subarea Plan Council Approved December 15, 2015. Aircraft Safety Zones outlined in blue.



### Noise, Glare and Flashing Lights

Any use, which is allowable under a conditional use permit, on a lot adjacent to or across the street from a residential dwelling (except nonconforming residences), a lot in a platted subdivision, or a residential designation in the subarea plan must not emit continuous and/or uninterrupted noise, glare, flashing lights, or similar disturbances perceptible without instruments more than 200 feet in the direction of the affected residential use or lot.

*"The proposed use is propane storage and distribution and has a residential lot adjacent and across the street. No continuous and/or uninterrupted noise, glare, or flashing lights are associated will be associated with this use. There will be intermittent engine noise from the propane filling and delivery trucks, but not a "continuous or uninterrupted" noise. The noise will be generated when trucks are being warmed up for delivery on Orcas or when the storage tank is being filled. There will also be noise from our crane truck when we lift customer tanks onto a flatbed. Again, this will be short and intermittent. Our use will be during daylight times only. Glare from the truck lights is also generated,*

*though neither the noise nor glare are continuous or uninterrupted. The large natural buffer to the west and north, along with 5ft of fencing will assist in any intermittent noise or glares generated. A security light is proposed to be installed adjacent to the tanks. The light would be on at night in order to illuminate the tanks for security purposes. The light would be shielded to minimize glare to adjacent properties.”*

### **Air Emissions**

No approved use may generate or cause any visible smoke, gases, dust, steam, heat or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of buildings, and the operation of motor vehicles on the site. Air emissions are allowed for emergency power generation.

*“The proposed storage tank will not produce any visible smoke, gasses, dust, steam, heat or odor to be emitted into the atmosphere, Propane will be stored in the tanks and transferred to trucks for distribution to consumers upon demand.”*

### **Personal Wireless Service Facilities (PWSF)**

PWSFs are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.

“N/A “

### **Additional Conditions Applicable to All Service Light Industrial District Lots**

New developments (other than new accessory residential structures) with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least 1 adjoining lot by establishing common driveway easements and/or locating access at property lines. No use permitted in this district shall be designed in a manner that would result in traffic backing onto a public or private street or road right-of-way.

“N/A “

Retail sales are allowed in the service light industrial district provided 1 or more of the following conditions are met:

1. Retail sales are related to 1 or more allowable uses;
2. Retail sales are part of a business that requires substantial storage; and
3. Products sold are manufactured at the same facility.

“Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation; provided, that the use meets the requirements in SJCC 18.40.190 and 18.60.180.

Construction of/or improvements to streets, pedestrian paths and off-site parking areas are subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.

Limited areas of land use districts marked with an “‡” are subject to the airport overlay

“N/A”

### **Additional Conditional Use Permit Criteria**

Development requiring conditional use permit approval must meet the following criteria per SJCC 18.80.100D 1-10

Conditional Use Permits – Criteria for Approval. A conditional use permit shall be granted by the County only if the following criteria are met:

1. The proposed use will not be contrary to the intent or purposes and regulations of this code or the Comprehensive Plan;

The Eastsound Subarea Plan is a subarea plan of the Comprehensive Plan with specific requirements and standards for development within the Eastsound Planning area. The subarea plan provides goals, policies and land use regulations additional to those of the Comprehensive Plan. This subarea plan is adopted pursuant to SJCC 18.30.190 and 18.90.050 of the San Juan County Comprehensive Plan. It was adopted by San Juan County Ordinance No. 225–1981 and amended by Ordinances 43–1983, 62–1992, 12–1994, and 4–1996. (Ord. 4–1996; Ord. 62–1992 § 2) 13-2000, 14-2000 § 7, 13-2005 § 2, and, 14-2010.

*“The proposed use complies with the applicable regulations of the Eastsound Subarea Plan, the UDC and San Juan County Comprehensive plan.”*

2. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located;

*“There are no specific goals and policies for the Eastsound Service and Light Industrial Designation, however, the purpose of the designation as noted in Eastsound Subarea Section D. Service and Light Industrial District 5.3. is to accommodate commercial services and light industrial or construction related activities as well as accessory office and retail uses which are an integral and necessary part of those uses. Such uses are not appropriate within the Village Commercial District but are necessary and important components of the local economy. This purpose is reflected in our proposed use and is compliant within the land use designation.”*

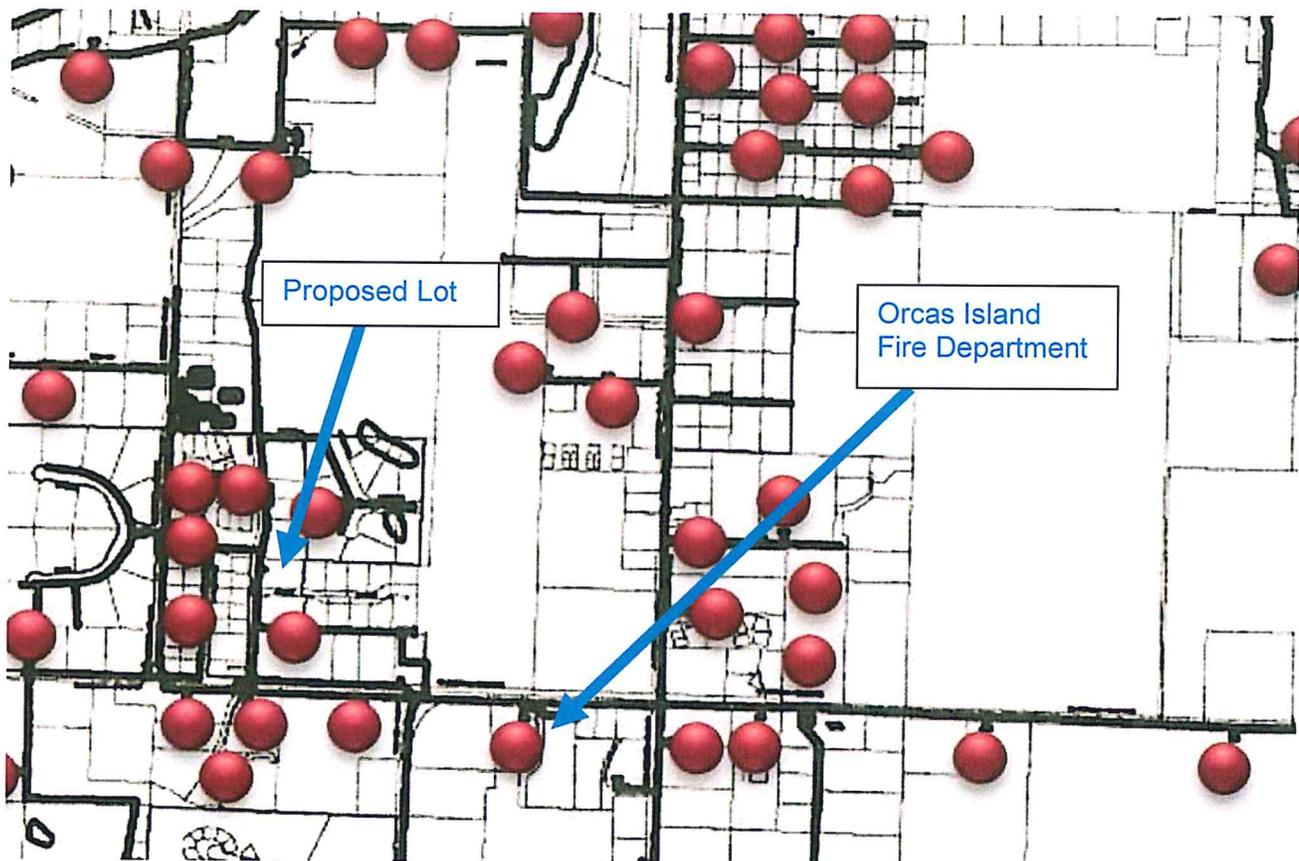
3. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval;

*“The proposal is to add one 30,000 gallon propane storage tank to a lot designated as Service and Light Industrial. We plan on using less than 33% of the lot while maintaining its original natural buffers. Lot is relatively flat. No impacts are anticipated as a result of the proposal.”*

4. The cumulative impact of additional requests for like actions (the total of the conditional uses over time or space) will not produce significant adverse effects to the environment that cannot be mitigated by conditions of approval;

*“Similar facilities are only allowed within Service and Light Industrial designations and there is a very limited amount of land devoted to such uses within the County. As of right now, propane storage and distribution on Orcas island is provided by one company (Americas DBA San Juan Propane). If our proposal is approved, the likelihood of similar facilities applying for CUPs in other areas is extremely low.”*

5. The proposal will be served by adequate facilities including access, fire protection, water, stormwater control, and sewage disposal facilities;



*“The property is accessed from Seaview Lane which is a public road, and then from Aeroview lane. As per the Eastsound Water Users Association there are five hydrant locations within 300-550 feet of the property and the Eastsound fire station is located less than a ½ mile away. Potable water is available by the Eastsound Water Users Association. However, we have no need for water or sewage disposal as we are not building any structures. Stormwater controls will not be triggered as no new impervious surfaces will be created.”*

6. The location, size, and height of buildings, structures, walls and fences, and screening vegetation associated with the proposed use shall not unreasonably interfere with allowable development or use of

neighboring properties;

*"No buildings are proposed. Storage tank, fencing, screening and vegetation does not interfere with the allowable use of the SLI Service and Light Industrial. The proposed use will not unreasonably interfere with allowable development or use of neighboring properties"*

7. The pedestrian and vehicular traffic associated with the conditional use will not be hazardous to existing and anticipated traffic in the neighborhood;

*"The property is accessed from Seaview Lane which is a public road. As with the Vanderyacht Propane Storage location at the end of Seaview lane (prior to their sellout), there will be an anticipated fuel delivery to the storage tank every two weeks. The delivery to the storage tank and regular customer deliveries will happen during daylight hours only. "*

8. The proposal complies with the performance standards set forth in Chapter 18.40 SJCC;

*"SJCC 18.40.280 (Industrial uses- Standards for site development), 18.40.320- (Outdoor storage yards), and 18.40.420 (Tank farm facilities) addresses standards for allowed industrial uses listed in Tables 18.30.030 ,18.30.040 and 18.30.460 table 2. These include compliance with federal, state, and County safety requirements, provisions for water supplies, wastewater, and sewage disposal facilities, incidental retail sales, impacts to adjoining property owners, screening, and protection of the public health, safety, and welfare. This proposed use is in compliance with the site development standards in the Eastsound Plan which is consistent with those in Chapter 18.40."*

9. The proposal does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (RCW 36.70.547);

*"The subject property is located to the east of the airport outside of the aircraft safety zones. Map Attached"*

10. The proposal conforms to the development standards in Chapter 18.60 SJCC.

*"Chapter 18.60 addresses development standards related to water, sewer, roads, landscaping, open space, setbacks, and the like, all of which have been previously discussed and shown to comply with the applicable standards."*

I believe the proposed project is consistent with all applicable County requirements. Please feel free to contact me if you have any questions or need additional information

Donny Galt

Co-Owner  
Office 378-1020, Cell 317-5854



16 Feet

Seaview St



PCUP00-17-0018  
GALT, DONNY



PCUP00-17-0018  
GALT, DONNY



Seaview St

— Roads  
Selected Propre

PCUP00-17-0018  
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