



# ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Phillip Bakke, AICP  
Director

## Island County Planning Commission

Bill Massey, Chairperson

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111  
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000  
Internet Home Page: <http://www.islandcounty.net/planning/>

### Findings of Fact

#### RE: CPA 063/05 Business Storage Facilities

#### Summary:

CPA 063/05 – Business Storage Facilities, includes proposed changes to the Comprehensive Plan and the Zoning Ordinance to enable the development of Business Storage Facilities outside of UGAs. The amendments have been submitted by the Planning Department and propose to allow facilities for the storage of industrial and commercial equipment (such as Caterpillars, logging equipment, large trucks, etc.) in the rural portions of Island County. The purpose of such facilities is to give business owners in the rural parts of the County a convenient and non-conspicuous place to store their business equipment. The facilities would reduce the amount of equipment that is now being stored in the yards of contractors or vacant properties in the Rural Zone.

#### Findings:

1. The purpose of CPA 063/05 is to establish language in the Island County Comprehensive Plan and specific land use standards in the development regulations that govern the development of Business Storage Facilities.
2. Rural and Rural Residential Zoning does not support the storage of business related equipment and materials in yards and driveways.
3. Planning and Community Development has received complaints from residents whose neighbors store equipment associated with Home Business and Industry at their home. The storage is unsightly and is often accompanied by increased large-vehicle traffic as well as air and noise pollution.
4. These complaints lead to enforcement action. Enforcement can get complicated because the owner of the equipment may have no alternative but to store his or her equipment and materials at home because there are no local facilities where

storage of such goods is appropriate. Furthermore, although the Island County Code clearly states that the outdoor storage of vehicles, supplies or materials associated with a Home Occupation or Home Industry must be kept either indoors or screened from view, extenuating circumstances can arise that complicate enforcement. These amendments seek to remedy this problem by allowing business storage, in a controlled manner, outside of UGAs. Currently, UGAs are the only place in the County where such storage is allowed. By allowing business Storage Facilities closer to the businesses they are intended to serve, the road is paved for the County to better enforce its development regulations concerning storage as the non-compliant can no longer rely on the fact that they have no other storage options.

5. The amendments propose allowing Business Storage Facilities in the Rural Zone under strict site plan review guidelines. The application process for an interested developer of a Business Storage Facility is defined within the amendments, and includes, but is not limited to, site plan review per Chapter 16.15 ICC and environmental review per Chapter 17.02 ICC.
6. The siting of Business Storage Facilities in the Rural Zone should be permitted under the conditions that the parcel is large enough, that adequate screening is provided or any other additional conditions that the Planning Director deems necessary to assure that surrounding residential uses are not adversely affected. It is appropriate for the Director to consider the specific conditions of a site and apply reasonable conditions pertaining to such factors as buffers, setbacks, hours of operation, circulation, access, etc. These conditions can, and should, take in account the existing topography, adjacent land uses, tree lines, traffic patterns, etc.
7. In accordance with ICC 26.26.060 Planning and Community Development presented the Annual Docket at the Annual Joint Meeting with the Board of County Commissioners, the Planning Commission and the Hearings Examiner on February 28, 2005. Among other items on the Annual Docket was a proposal to enable Business Storage Facilities in Island County (063/05 CPA).
8. Pursuant to ICC 26.26.060.E, Planning and Community Development presented a report regarding Business Storage Facilities dated February 16, 2005 to the Planning Commission wherein amendments to the Island County Comprehensive Plan and Zoning Code were proposed to enable the existence of Business Storage Facilities within the Island County Rural Zone designation.
9. Pursuant to ICC 26.26.060.F, the Annual Docket, including 063/05 CPA, was presented to the public at three Planning Commission Hearings. The first was on Camano Island on May 17, 2005, the second was on Whidbey Island on May 24, 2005 and the third was on June 7, 2004.

10. Written comments and input received at these public hearings were synthesized into revised Comprehensive Plan and Zoning Code amendments. The report was also revised to reflect the changes. The revisions were presented at the July 26, 2005 Planning Commission meeting. At this meeting the Planning Commission deliberated on 065/05 CPA. Minor revisions were made to Appendix B of the document, the proposed Zoning Code amendment.

**Conclusions:**

The Island County Planning Commission has reviewed 063/05 CPA and hereby recommends that the Board of Island County Commissioners adopt the proposed amendments and findings of fact.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70A.040 and ICC 16.26, this 15th day of December 2005 by,

Bill Massey  
Bill Massey,  
Island County Planning Commission, Chairperson