



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Island County Planning Commission
Ray Gabelein, Chairperson

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339
FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcounty.net/planning/>

Findings of Fact

RE: CPA 109/09 Mini Storage

Summary:

CPA 109/09 Mini Storage amendment proposes to change the standards that govern mini storage facilities with the Rural Zone. This amendment will result in updates to the Island County Zoning Code 17.03 ICC and the Island County Comprehensive Plan.

Findings:

1. In accordance with ICC 16.26.020 staff presented the Annual Review Docket, which includes CPA 109/09 Mini Storage, at a joint meeting of the Board of Island County Commissioners and the Planning Commission in February 2009.
2. Pursuant to the State Environmental Policy Act (SEPA) Chapter 43.21C RCW, an environmental checklist was included with CPA 109/09. Staff reviewed the checklist and issued a mitigated threshold determination of non-significance (MDNS) on May 28th, 2009.
3. Pursuant to ICC 16.26.020 a Public Meeting and Hearing was held on May 12th 2009 in Coupeville and on May 26th, 2009 on Camano Island. During the meetings Staff presented CPA 109/09 to the Planning Commission. The presentation included a summary of the staff report and proposed ordinance.
4. Planning Commission Deliberations were held on July 14th, 2009 in Coupeville. The following concerns were raised with changes made to the proposed amendments.
 - Concerns were raised regarding language requiring 24-hr security personnel to be onsite as being unreasonable to accomplish by an onsite caretaker. The Commission determined that altering the language to indicate that, "*an occupied onsite caretaker shall be required*", would accomplish the increased supervision element to address crime but also provide for reasonable flexibility for caretakers.

- The Commission expressed that the term *Personal Storage* did not accurately represent the type of use it described and that it should be changed to *Mini Storage*.
 - The Commission identified that increased setbacks from roads (200 feet) and property lines of (100 feet) was excessive. Since larger setbacks were added to provide for better screening standards, the Commission recommended that amendments be made to require that all indoor and outdoor storage be completely screened from view and that the required setbacks from the road be lowered to (100 feet) and the side and rear setbacks (50 feet). They also added that if screening was not achieved in 5 years, that the use could be eliminated until screening requirements were met. The Commission expressed that the personal residence structure should be exempt from having to be completely screened as it provided for extra security if it was visible and is consistent with residential uses in the Rural Zone.
5. A motion was made to approve the amendments to 17.03 ICC and the Island County Comprehensive Plan with the Commission's revisions and passed.

Conclusions:

The Island County Planning Commission has reviewed CPA 109/09 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

25th day of August 2009 by,



Ray Gabelein
Island County Planning Commission, Chairperson