



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Island County Planning Commission
Ray Gabelein, Chairperson

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Findings of Fact

RE: CPA 110/09 Utility Segregations

Summary:

CPA 110/09 Utility Segregations amendment proposes to exempt segregations of property used solely for siting electrical utility facilities from the subdivision review and required standards. The proposed amendment is consistent with the Washington State Subdivision Statute contained in RCW 58.17.040. This amendment will result in updates to the Island County Planning and Subdivision Chapter 16.06 ICC and the Zoning Code 17.03 ICC.

Findings:

1. In accordance with ICC 16.26.020, staff presented the Annual Review Docket, which includes CPA 110/09 Utility Segregations, 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 110/09. 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 110/09 to the Planning Commission. The presentation included a summary of the staff report and proposed ordinance.
4. Public comment was received during the May 12th and 26th Public Hearings. Questions were raised by the Planning Commission and clarifications were made by staff. Concerns were raised as to how this provision will prevent the siting of residential uses on lots created through this provision which were later abandoned by electric utility providers. The following language was inserted to address to address this concern; *"Base density requirements shall continue to apply for purposes of residential development to any lots, tracts, or parcels created pursuant to this provision."*

5. Planning Commission deliberations were held on July 14th, 2009 in Coupeville.
6. A motion was made to approve the amendments to the 16.06 ICC and 17.03 ICC as proposed and passed.

Conclusions:

The Island County Planning Commission has reviewed CPA 110/09 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**