

CLEARANCES	Initial	Date	Date Received in Council Office:	Agenda date	Assigned to:
Originator: Dan Warner	DW			5/25/93	Council/Intro
Division Head: B & C	NJB	5/14/93		6/8/93	P&D/Council
Dept. Head: Planning	DW	5/17/93			
Prosecutor:					
Purchasing/Budget:					
Executive:					

SUBJECT:

An ordinance amending condition P-5 of the Major Development Permit for Beachwood Park (MDP 1-75) to increase the permissible size of storage sheds from 72 square feet to 100 square feet and to allow certain other structures.

ATTACHMENTS:

Letter from Buildings and Code Administration.

SUMMARY STATEMENT:

Please complete sections of box as appropriate & explain the item below.

Related County contract #:	Should Clerk schedule a hearing? NO / / YES / / Requested date:
Amount budgeted for this item/project:	Is it (or will it be) within budget? YES / / NO / / (Please explain below)
Budget line item number(s):	

The proposed ordinance is to approve an amendment to the Beachwood Park Recreation Vehicle Park to increase the permissible size of permitted storage sheds from the current 72 square feet to 100 square feet and to allow other accessory structures including decks, awnings, gazebos, Arizona rooms, fences, screens and windbreaks. All of these accessory structures including the 100 square foot storage sheds are routinely permitted in other recreational vehicle parks in the County.

This matter came before the Hearing Examiner on October 1, 1992. Under the mistaken impression that the amendment request included a request that the storage sheds also be used for sleeping rooms, the Hearing Examiner recommended that the matter be referred to the Planning Commission for consideration of the sleeping room issue. Upon review of the record, it is clear that the application did not include a request to convert storage sheds to sleeping rooms and therefore it is not necessary to have the Planning Commission review this matter. This matter is being brought back before the Council in the form of an ordinance approving the original amendment request which did not include a request to use accessory structures for sleeping rooms.

ORIGINATOR'S RECOMMENDED ACTION:

COMMITTEE ACTION TAKEN:

COUNCIL ACTION TAKEN:

5/25/93: Introduced
 6/8/93: Council adopted the ordinance. 7-0

ORDINANCE NO. 93-029

AN ORDINANCE AMENDING CONDITION P-5 OF THE MAJOR DEVELOPMENT PERMIT FOR BEACHWOOD PARK (MDP 1-75) TO INCREASE THE PERMISSIBLE SIZE OF STORAGE SHEDS FROM 72 SQUARE FEET TO 100 SQUARE FEET AND TO ALLOW CERTAIN OTHER ACCESSORY STRUCTURES.

WHEREAS, An application was filed by Sound Pacific Resources, the owners of the Beachwood Recreational Vehicle Park at Birch Bay, to amend Condition P-5 of the Major Development Permit for Beachwood Park, MDP 1-75, and;

WHEREAS, The application was approved and is supported by the Membership of the Beachwood Park Community Association through their Board, and;

WHEREAS, The proposed amendment would 1) increase the allowable size of storage sheds in the park from 75 square feet to 100 square feet, the size currently permitted under the County's Recreational Vehicle Park regulations and 2) allow the construction of certain other types of accessory structures including decks, covered porches and gazebos which are currently permitted in other recreational parks in Whatcom County and;

WHEREAS, The Division of Buildings and Code Administration has recommended approval of the amendment with certain conditions, and

WHEREAS, A duly advertised hearing on the amendment was held before the Hearing Examiner of Whatcom County on October 1, 1992, and

WHEREAS, The Hearing Examiner's recommendation suggested that the use of accessory buildings for sleeping rooms be referred to the Planning Commission for their review, and;

WHEREAS, The Council, upon review of original application submitted by Sound Pacific Resources, finds that the application did not include a request that accessory structures be used for sleeping facilities, and;

WHEREAS, The Council finds that according to testimony by the Buildings and Code staff at the October 1, 1992 hearing the proposed amendment would not allow the members of Beachwood Park to install accessory structures not already permitted in other recreational vehicle parks in Whatcom County, and;

WHEREAS, The Council finds that the proposed amendment would not allow the use or occupancy of any accessory structure in violation of any code or ordinance of Whatcom County.

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3 **NOW THEREFORE BE IT ORDAINED BY THE WHATCOM COUNTY COUNCIL**
4 **THAT:**

- 5
6 1. Condition P-5 of the Major Development Permit for Beachwood Park (MDP 1-75) be
7 amended to read as follows:

8
9 P-5 No structures shall be built on the sites except the following:

- 10
11 1) Fences, windbreaks, and screens
12
13 2) Accessory buildings - with an interior floor area of 100 square feet in
14 floor area or less.
15
16 3) Decks, awnings, gazebos, Arizona rooms; (unroofed decks less than
17 30 inches above grade are not considered structures)
18

19 All accessory structures shall comply with the conditions of this Major Development
20 Permit (MDP 1-75) and subsequent amendments thereto, as well as all other appli-
21 cable codes and ordinances of Whatcom County.
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23
24 PASSED this 8th day of June, 1993

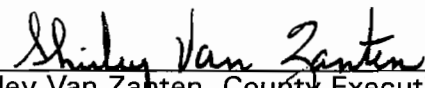
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27 WHATCOM COUNTY COUNCIL
28 WHATCOM COUNTY, WASHINGTON

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31 _____
32 Marge Laidlaw, Chairperson
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34
35 ATTEST:

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37 APPROVED VETOED

38 
39 _____
40 Clerk of the Council

41 
42 _____
43 Shirley Van Zanten, County Executive
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45 APPROVED AS TO FORM:

46
47 6/9/93

48
49 _____
50 Civil Deputy Prosecuting Attorney
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