

CLEARANCES	Initial	Date	Date Received in Council Office:	Agenda date	Assigned to:
Originator: Elizabeth K. Olsen		2/26/98	<b>RECEIVED</b>  <b>MAR 04 1998</b>  <b>WHATCOM COUNTY COUNCIL</b>	3/10/98	Council Introduction
Division Head: Sylvia Goodwin	SGD	2/27/98		3/24/98	P & D / Council
Dept. Head: Michael Knapp	MK	2/27/98			
Prosecutor:	KAF	2/27/98			
Purchasing/Budget:					
Executive:	DK	3/3/98			

**SUBJECT:** File Reference: 03-97ZT: An Ordinance to amend the text of Title 20, the Official Whatcom County Code, Chapter 20.60, Neighborhood Commercial (NC) District and Chapter 20.65.010, Gateway Industrial (GI) District, to add commercial storage of recreational boat and trailers and recreational type vehicles together with accessory buildings, structural covers and vehicle wash downs as a conditional use in the Neighborhood Commercial Zone and as a permitted use in the Gateway Industrial Zone.

**ATTACHMENTS:** Proposed Ordinance.  
Excerpt from Draft Planning Commission minutes, February 26, 1998

**SUMMARY STATEMENT:** *Please complete sections of box as appropriate & explain the item below.*

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

This ordinance, in response to a private request, expands the conditional uses allowed in the Neighborhood Commercial Zone to include commercial storage of personal recreational vehicles and boat/ trailer storage with accompanying mini-storage and wash down facilities.

This amendment also affects the Gateway Industrial District text, as a change in the Permitted Uses, expanding the Neighborhood Commercial Zone permitted and conditionally permitted uses to include the above commercial storage of recreational boat and trailers and recreational type vehicles together with accessory buildings, structural covers and vehicle wash downs.

**ORIGINATOR'S RECOMMENDED ACTION:** The Director of Planning and Development Services recommends Council adopt the proposed ordinance.

**COMMITTEE ACTION TAKEN:**

**COUNCIL ACTION TAKEN:**

1998 - 112 3/10/98: Introduced  
3/24/98: Adopted 7 - 0. Ord. #98-020

Finance or Resolution Number (this item only):

Ord. #98-020

SPONSORED BY: Planning

PROPOSED BY: Council

INTRODUCTION DATE: 3/10/98

ORDINANCE NO. 98-020

**AN ORDINANCE AMENDING THE OFFICIAL WHATCOM COUNTY ZONING ORDINANCE, TITLE 20, TO ALLOW COMMERCIAL STORAGE OF PERSONAL RECREATIONAL BOAT AND TRAILERS, RECREATIONAL TYPE VEHICLES AND MINI-STORAGE AS A CONDITIONAL USE IN THE NEIGHBORHOOD COMMERCIAL ZONE.**

**WHEREAS**, an application was submitted to amend the text of the official Whatcom County Zoning Ordinance, Title 20; and

**WHEREAS**, pursuant to RCW 36.70.590 legal notice was published in the Bellingham Herald on Thursday, February 12, 1998; and

**WHEREAS**, a Determination of Non-Significance had been issued on February 21, 1997, by the responsible Deputy SEPA Official; and

**WHEREAS**, the Planning Commission held a public hearing on the proposed amendments on February 26, 1998, and considered all testimony; and

**WHEREAS**, the Council reviewed the Planning Commission recommendation at a regular meeting on March 24, 1998 and after due deliberation approved the matter; and

**WHEREAS**, the Council found the amendments in the best interest of the public health, safety, and welfare; and

**WHEREAS**, the Council has adopted the following Findings and Conclusions:

**FINDINGS**

1. Neighborhood Commercial Zone Districts (NC), of which there are twelve, are all located on or near Rural Major or Minor Collectors, Urban Minor Arterials (Federal Functional Classification) or in three cases, State Highways.
2. Ten of the existing NC districts are between 5 acres and 10 acres (including roads) in size, with mostly built-up conditions, and the remaining two have less than three and a half acres each.
3. Traditionally, the NC zone serves the immediate surrounding residential service area.
4. Existing Whatcom County NC zoning regulations exclude commercial storage facilities.
5. The inclusion of personal recreational boat and trailer and recreational-type vehicle

1 storage with accompanying mini-storage security in the NC zone will be an asset to the  
2 surrounding service area.

- 3  
4 6. There is a public demand for this facility due to the general mindset of the citizenry of  
5 Whatcom County and visitors for exploring the beauty of the area and for participating in  
6 the outdoors, on land or water.  
7

8 **CONCLUSIONS**

9  
10 The addition of secured personal recreational boat/trailer/vehicle storage will enhance and  
11 complement the surrounding residential service area of the Neighborhood Commercial District,  
12 keeping the lesser rural roads more free of large vehicle moving and turning constraints and  
13 therefore safer. The proposed text amendment to allow this use in the NC zone is as a  
14 Condition Use.  
15

16  
17 **NOW, THEREFORE, BE IT ORDAINED** by the Whatcom County Council that:

18  
19 Section 1. The Official Whatcom County Zoning Ordinance, Title 20, is hereby amended as  
20 shown in the attached Exhibit A.

21  
22 Section 2. Adjudication of invalidity of any of the sections, clauses, or provisions of this  
23 Ordinance shall not affect or impair the validity of the Ordinance as a whole or any part thereof  
24 other than the part so declared to be invalid.  
25

26  
27 ADOPTED this 24 day of March, 1998.  
28

29  
30  
31 ATTEST:

WHATCOM COUNTY COUNCIL  
WHATCOM COUNTY, WASHINGTON

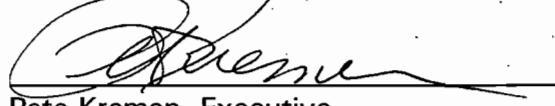
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36 Dana Brown-Davis, Council Clerk

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38 Robert Imhoff, Chairperson

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40 APPROVED as to form:

() Approved ( ) Denied

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42   
43 Karen Frakes, Civil Deputy Prosecutor

44   
45 Pete Kremen, Executive

46  
47 Date: 5-30-98

EXHIBIT A

The Official Whatcom County Zoning Ordinance, Title 20, Chapter 60, Neighborhood Commercial District, Section .150, Conditional Uses, is hereby amended by adding the following:

~~.154~~ Commercial storage of personal recreational boats and trailers, recreational type vehicles and accompanying mini-storage, provided that:

- (1) Security for the site shall be provided by the applicant.
- (2) No engine repairs or oil changes shall be made on the subject site.
- (3) Adequate water supply and wastewater disposal for washdown facilities shall be demonstrated by the applicant.

Amend 20.60.700 Performance standards as follows:

.705 There shall be no storage or merchandising outdoors, with the exception of recreational boats, trailers and vehicles in an approved recreational vehicle storage facility.

Amend the Gateway Industrial (GI) District text, 20.65.010 Permitted Uses, as follows:

.056 Those uses permitted and conditionally permitted in the Neighborhood Commercial Zone as listed in 20.60.010 through ~~20.60.153~~ 20.60.154 that are not dependent upon attracting freeway motorists as shown by adequate market studies provided by the applicant.