

1. Meeting Materials

Workshop

Staff to present on Clinton Mixed Use RAID and updates to the Clinton Gateway Plan sub-element to the Comprehensive Plan.

Documents:

[ICC 17.06.110 \(PDF\).PDF](#)
[CLINTON MEMO \(PDF\).PDF](#)
[MARCH 27, 2023 PC AGENDA \(PDF\).PDF](#)

17.06.110 Incremental growth provisions.

- A. **Purpose.** Phasing for Freeland densities, as outlined in this section, allows for slower growth conditions with septic and allowing for faster growth in the future if sewer is available, pursuant to WAC 365-196-330 and WAC 365-196-320.1(f). The use of on-site sewer systems within urban growth areas is appropriate in circumstances such as the Freeland NMUGA, installed and maintained pursuant to Island County Public Health codes found in title 8, where there is no negative effect on basic public health, safety and the environment; and the use of on-site sewer systems does not preclude development at urban densities.

On-site sewer systems are a transitional strategy that allows for slower growth under septic conditions. With development phasing in place, as outlined in this section, the community has the opportunity for more rapid growth once sewer becomes available to ensure that Freeland will be able to accommodate the population and employment allocated to the NMUGA. The provisions of this section also:

- Allows incremental growth that is predictable and requires minimal code updates to implement;
- Is responsive to the housing needs of the community as it grows and market conditions change; and
- Provides an effective tool for in-fill and redevelopment.

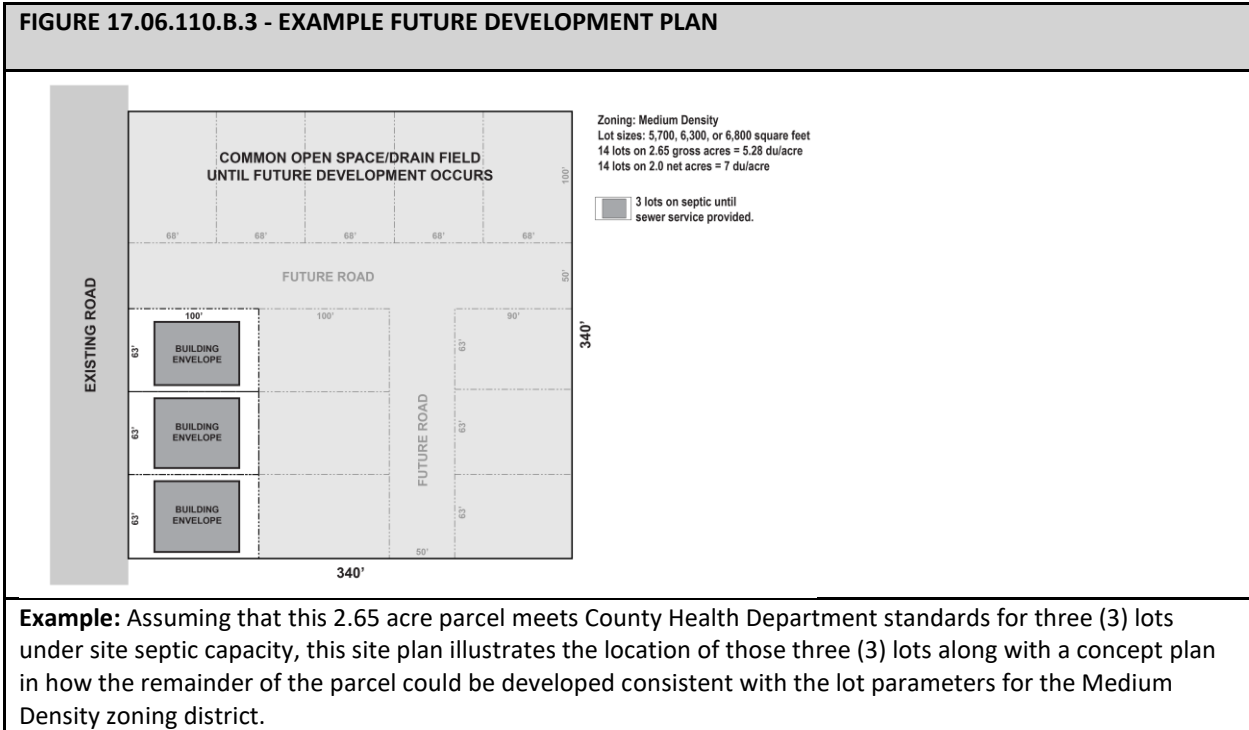
See section 1.4.4 of the Freeland Subarea Plan for additional information on scenario planning and phasing for Freeland.

- B. **Phasing of urban densities.** Densities provided in this chapter are potential densities. The regulations allow for limited, incremental growth under septic capacities until sewer is available (see Freeland Subarea Plan, section 1.4.3.1). A sewer system is necessary to fully implement the Subarea Plan and fully realize the maximum urban densities. Not all properties will have septic capacity that would allow for increasing their density from the previous rural RAID standards until and unless sewers become available. Implementation of urban densities shall be subject to the following provisions:

1. Urban density allowances in this chapter are capped at septic capacity until sewer is available, with capacity as determined by the health official;
2. As part of their permit application for new construction, the property owner must sign an acknowledgement that sewer is planned for Freeland and that they may be required to connect to sewer in the future; and
3. A Future Development Plan will be required to protect future urban densities.
 - a. A Future Development Plan will be required with each land use and building application. Such plan must illustrate the conceptual layout of lots, building sites, roadways, trails, open space, and other infrastructure or site features in conformance with the standards herein. Staff will review the proposal and any applicable Future Development Plan to ensure:
 - (i) Buildings or lots are not in conflict with plans for future infrastructure (including roads, trails, and utilities) as approved in an adopted Comprehensive Plan, Capital Improvement Plan, Transportation Improvement Plan, Non-Motorized Trails Plan, or similar Plan adopted by the Board of Island County Commissioners; and
 - (ii) The project is not developed in a manner that precludes future urban densities.
 - (1) The plan must show how space is allocated to allow for potential development in the future that equals the minimum density for the zoning district.
 - (2) Required usable open space and/or pedestrian-oriented open space must be calculated and the plan shall demonstrate available space to meet the required

open space. Alternatives such as a green roof or water resource zone may be utilized for these calculations.

- (3) Required parking must be calculated and the plan shall demonstrate available space to meet all on-site parking minimums (including all required parking lot screening). A shared parking factor may be utilized for these calculations if applicable.
 - (4) The Planning Director may approve an alternative to the minimum future density if site conditions limit potential future development (i.e. due to topography, critical areas, significant tree groves, etc.).
 - (5) For cottage housing, where density is calculated at 0.5 per unit, the applicant may choose to use 1.0 per unit for this provision.
- b. Figure 17.06.110.B.3 provides an example of a Future Development Plan for a parcel in the Medium Density zoning district, illustrating proposed lots under current septic capacity that conform to the Medium Density zoning district lot parameters. The concept includes common area for the drain field, which doubles as a reserve for future urban development that meets the district lot parameters.



- C. **Density shifts.** If growth in Freeland is higher than anticipated and sewer is available, density shifts may be approved subject to the following conditions.
1. Growth exceeds projections. If the population in the NMUGA exceeds eighty (80) percent of the twenty-year population projection for the current planning period and population growth is continuing at such a rate that indicates additional population capacity may be needed prior to the next periodic update.

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2. Limited locations. Density shifts are only available for parcels zoned Low Density or Medium Density where the front or side property line is adjacent to a Village Core zoning district (see section 17.06.120).
 3. Density cap. The maximum density shall be 150 percent of the base zoning district density.
 4. Sewer availability. Density shift shall only be allowed if sewer is utilized to serve the parcel.

Density shifts may be used in conjunction with transitional uses (see section 17.06.205) as a part of phasing of future growth to accommodate additional housing units, and shall be considered a reasonable measure for accommodating growth in lieu of expanding the boundary of the NMUGA.

(Ord. No. C-49-19 [PLG-004-19], Exh. C, 6-18-2019)



Island County Planning and Community Development

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~ MEMORANDUM ~

TO: Island County Commissioners

**FROM: John Lanier, Long Range Planner
Island County Planning & Community Development**

DATE: 3/17/2022

SUBJECT: Clinton Mixed-Use RAID

An ongoing project in the Island County Planning Department has been working with the Clinton community to align the land use regulations with the community's vision. Clinton has its own sub-element in the Comprehensive Plan, the Clinton Gateway Plan. This is a section of the Economic Development Element. Ongoing efforts from the Long Range team seek to take this a step farther and re-evaluate the Rural Center zone in regards to the Clinton Mixed-Use RAID.

After attending many Clinton Community Council meetings and holding a preliminary public outreach event, Planning proposes a path forward. The creation of a Clinton specific zoning will likely solve what the community views as obstacles to the short-term development potential of Clinton.

- Allow for single family residences in some areas of the Mixed-Use RAID in Clinton with a future density plan similar to Freeland as stated in [17.06.110 – Incremental growth provisions](#).
- Perform further outreach efforts to define what commercial uses the community sees as compatible.

For more information, please contact:

John Lanier, (360) 678-7811, j.lanier@islandcountywa.gov



ISLAND COUNTY PLANNING COMMISSION AGENDA
MARCH 27, 2023, at 2:00 p.m.
BOCC HEARING ROOM, ROOM 102B, 1 NE 6TH ST COUPEVILLE, WA
ONLINE VIA ZOOM

Meeting to be held jointly in the Board of Island County Commissioners Hearing Room, Room 102B, 1NE 6th St., Coupeville, WA and online. Interested parties can attend or join remotely at the link or via phone number listed below:

Join Zoom Meeting

<https://zoom.us/j/93124589425?pwd=L3VJK1BlckczckZlUeEYWWVVSQll1Zz09>

Meeting ID: 931 2458 9425

Passcode: 990487

+1 253 215 8782 US (Tacoma)

Meeting ID: 931 2458 9425

Passcode: 990487

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES – 03.13.23 Minutes
4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to PlanningCommission@IslandCountyWA.gov. Planning Commission will accept public comment for items not on the agenda. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT –
6. STAFF UPDATES TO ITEMS FOR FOLLOW UP FROM 3.13.23 MEETING
7. WORKSHOP – Clinton Mixed Use RAID and updates to the Clinton Gateway Plan sub-element to the Comprehensive Plan. Discussion of Planning proposal to create Clinton specific zoning.
8. ADJOURN

Please visit our website for related documents:

<https://www.islandcountywa.gov/Planning/Pages/PlanningCommission.aspx>.

The public may submit comments in writing to Planning & Community Development at PO Box 5000, Coupeville, WA 98239 or PlanningCommission@IslandCountyWA.gov.