

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 127
JUNE 30, 2016 – WORK SESSION**

Development standards for some hazard types are limited. Development in and adjacent to Geologically Hazardous Areas is not currently subject to Mitigation Sequencing

BOCC & PC Comment - *Okay with potential language*

Re-evaluate the “temporary” Critical Areas requirements for AG lands to come up with a new code that is a better fit for the long term.

Island County Comprehensive Plan – Chapter 4 – Housing

Substantial revisions to the background materials were required to the Housing Element in order to update the information and tables to current data. Staff will be adding tax assessor data on property values and Human Services data on affordability. Beckye Frey reviewed the new Goals & Policies.

Under Goal H.1.5 - Decrease barriers to successful implementation of homeless programs by developing local community support and encouraging legislation with supports the community’s ability to provide services.

BOCC & PC Comment - *advocacy statements vs. land use statements; need to strengthen connection to land use*

Goal 3 – Encourage preservation of existing housing stock and the character of existing neighborhoods and communities.

BOCC & PC Comment – *clarify underlined language*

Issues that will be addressed in the future:

- Recognition that the 2010 census housing numbers were due to the economic downturn and don’t match the reality of 2016.
- Local conditions affecting rental properties (VRBO’s & B & B’s)

Island County Comprehensive Plan – Chapter 1 – Land Use

Staff presented a revised draft of the Land Use Element. The goal of the 2016 update is to:

- Condense by removing unnecessary and duplicative text
- Relocating text to the appropriate chapter or to the preface or an appendix
- Reorganizing information to make it easier to read/use
- Updating to current info/policies/codes/laws

Beckye reviewed the new policies per the County Wide Planning Policies.

LU 2.5 - New urban services and facilities shall be limited to Municipal UGAs, unless service extension is necessary to respond to a documented public health hazard caused by existing development which cannot otherwise reasonably be remedied.

BOCC & PC Comment - *adjust verbiage so it does not preclude what is already being done*

Urban Holding – All unincorporated areas within a municipal UGA – replaces existing UGA categories for both Oak Harbor and Langley. The intent of the Urban Holding designation is to prevent urban development outside of the cities and development patterns which could hinder future urban development.

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Options for implementing:

- Single Family Residential/No-Subdivisions
- Use Rural Zone (or portions of it)
- Future Development Plan Review

Board and Planning Commission agreed on the Rural Zone (least restrictive option).

2016 Freeland Subarea Plan update

Becky Frey explained that the major change from the version presented at the May 23, 2016 Joint Workshop is the reformatting. New sections have been added for a table of contents, acronyms, and definitions and the Introduction now serves as a preface. Staff reviewed the changes and work remaining.

Development Regulations

Staff is reviewing previous drafts to see what can be used and what will need to be written; what items will be removed from the plan to become part of the code and developing zoning district options. They have created sample sheets for types of information needed, where best to locate and identifying how they relate to other ICC codes.

Urban Holding, Non-Municipal (UH-NM)

The intent of the Urban Hold, Non- Municipal is as an overlay to the Freeland NMUGA. The zoning district will be established, but an Urban Holding “overlay” will halt development until sewer is available to the property. Development at new zoning standards would be prohibited, including land divisions and site plan approvals.

Options discussed:

- Permit single-family residential development provided development occurs in a manner that does not preclude future development at urban densities specified in the underlying zoning district, and placement of building is not in conflict with adopted roadway and utilities plans.
- Another option that was suggested by the community was to allow both single family residential and non-residential development if your existing on-site facilities allow you to accommodate more density and you are allowed more density per the underlying zoning. The property owner would sign a recorded agreement that when sewer comes in they would hook up.
- Permit remodels & redevelopment to non-residential if existing septic capacity.

The Board and Planning Commission want to allow as much flexibility as possible outside of Phase 1A.

- Lifting of the overlay is tied to sewer availability. There are a couple of ways to determine sewer availability, by parcel or phasing, based on funding in place or construction started, or written notice from FWSD.

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The Board and Planning Commission agreed that a parcel approach was better than a phasing approach.

- Re-evaluation of the Urban Holding impacts after a period of time to determine if intent is being met and evaluate if changes are desired and/or sewer does not develop in a timely manner. (Next periodic update.)

The meeting adjourned at 4:05 p.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Richard M. Hannold, Member

Jill Johnson, Member

Helen Price Johnson, Member

ATTEST:

Debbie Thompson, Clerk of the Board