



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Dean Enell, Chair

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### ~ MEMORANDUM ~

**To:** Board of Island County Commissioners

**From:** Island County Planning Commission

**RE:** Findings of Fact – Recommendation on Amendments to Titles 16 and 17 of the Island County Code; housekeeping amendments to the development regulations and standards.

**Date:** March 21, 2016

#### Summary

The Community Development Department and Prosecuting Attorney's office have, over the last few months, assembled a list of proposed "housekeeping" amendments to the development regulations (Titles 16 and 17) of Island County Code, that are needed to correct minor housekeeping items, such as obsolete text, scrivener's errors, minor inconsistencies, and conflicting subsections. Some of these amendments have been discussed for years, others have more recently become necessary because of changes in State law or to Island County Code.

The Island County Planning Commission is forwarding to the Board of Island County Commissioners its recommendation of approval. The proposed amendments are attached here as Exhibit "A,"

#### Findings

1. The Board of Island County Commissioners has directed its staff to review the Island County Code and identify minor housekeeping items such as obsolete text, scrivener's errors, minor inconsistencies, and introduce proposed amendments that would "clean up" the housekeeping items.

2. The Planning Commission finds that chapter 16.06 ICC contains the requirements for subdivision approval and alteration of approved subdivisions.
3. The Planning Commission finds that chapter 16.13 ICC contains the duties and powers of the Hearing Examiner.
4. The Planning Commission finds that chapter 17.03 ICC contains the standards for the various zones in Island County, including the Commercial Agriculture and Rural Center zoning districts, and the Land Use Standards .
5. The Planning Commission finds that adequate outreach to the local community and public was conducted by the Planning Department in accordance with ICC 16.26.080. There were no concerns raised by the public.
6. The Planning Commission finds that the proposed amendments to Titles 16 and 17 are exempt from threshold determination and EIS requirements under WAC 197-11-800(19) as procedural actions.
7. The Planning Commission conducted a public workshop regarding the proposed amendments on February 22, 2016 and a public hearing on March 14, 2016. There were no public comments in opposition to the proposed amendments.
8. The Planning Commission finds that the proposed amendments to chapters 16.06, 16.13, and 17.03 of Island County Code will enhance regulatory consistency, clarify the intent and meaning of the regulations, and reduce the potential for errors.
9. The Planning Commission finds that the proposed amendments to chapters 16.06, 16.13, and 17.03 of the Island County Code will enhance the Code's internal consistency and that the proposed amendments are consistent with the Island County Comprehensive Plan.

### Conclusion

The Island County Planning Commission has reviewed the proposed amendments to the development regulations in Titles 16 and 17 of Island County Code and recommends that the Board of Island County Commissioners adopt the proposed amendments.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70.430, this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by,

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Dean Enell,  
Chair, Island County Planning Commission

Attachments:

Exhibit "A" – Amendments to the **Titles 16 and 17** of Island County Code