



Island County Planning and Community Development

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Memo

To: Board of Island County Commissioners
From: Josh Pitts, Long-Range Planner
Island County Planning & Community Development
Date: June 17, 2022
Subject: Rural Service Zoning – Tye Grocery RAID
Parcel# R33014-369-2330

Summary

1. Background
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Background

The Board of Island County Commissioners has identified **zoning code clean-up** as a priority and has placed it on the work plan for 2022. One of the code cleanups that the Planning and Community Development team has been tasked with is [17.03.035 table C](#), specifically in reference to **Rural Service Zone Tye Grocery RAID**.

Tye Grocery RAID is a 9.81-acre parcel on Camano Island that is zoned Rural Service (RS). Jim and Lori Deanne, the property owners, would like to further develop the parcel by adding four additional residential units. Island County Municipal Code states that permitted uses in **Rural Service Zones are limited to 4,000 square feet of gross floor area ([17.03.035.C***](#))**. Currently, the Tye Grocery RAID parcel consists of two commercial units (the first 1,800 ft² and the second 2,200 ft²) and one residential unit (1,400 ft²).

After a review of [Ordinance No. C-53-19](#) it appears that a section of code stating “The residential component of the mixed use shall not be included in the 4,000 square foot size limit”, was not included in the code update that created the tables found in 17.03.035.C.

Rural Service Zone RAIDs

Rural Service Zone is Island County’s smallest limited area of more intensive rural development ([RCW 36.70A.070\(5\)\(d\)](#)). Island County refers to these types of designations as Rural Areas of Intense Development (RAID). RAIDs are not technically land use designations but rather were used to form logical outer boundaries to preexisting rural development to minimize and contain existing areas of more intensive rural use. As of July 1, 1990, the Revised Code of Washington (RCW) [36.70A.070\(5\)\(d\)\(iv\)](#) stipulates that a county shall adopt measures



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to minimize and contain the existing areas of more intensive uses. Detailed administrative code regarding LAMIRDs can be found in [WAC 365-196-425\(6\)](#).

Island County’s goal regarding RAIDs is to support the preservation of the character of existing neighborhoods and communities through adopted goals, policies, and regulations. The main objective of a LAMIRD is to minimize and contain areas to prevent sprawl. Development or redevelopment is allowed and encouraged if the LAMIRDs maintain existing character.

Ordinance No. C-53-19

On June 25, 2019, the Board of County Commissioners for Island County adopted amendments to Chapter 17.03 of Island County Code (ICC) ([Ordinance No. C-53-19](#)). According to the Island County Planning Commission *Finding of Fact and Legislative Intent*, the objective was to migrate four separate sections of ICC into one consolidated table to clearly denote applicable zones and conditions. In doing so, **use code was not to become more restricted and that changes were only made when needed to resolve conflicts or inconsistencies between the four sections.**

Previous to the amendment, Chapter 17.03.140.A.3 stated “Mixed-use (with residential not to exceed six (6) dwelling units per lot or parcel in a mixed-use building. The residential component of the mixed-use shall not be included in the 4,000 square foot size limit).”

Findings & Conclusion

The Long-Range Planning team finds that the amendments to Chapter 17.03 to simplify what uses are permitted in County zoning districts were not consistent with the existing regulations and that **an error occurred when migrating sections of ICC into one consolidated table.**

Island County Planning and Community Development staff hereby **recommend that the zoning regulations regarding Rural Service zones be amended to re-incorporate the regulations** that stipulate residential development is not to exceed six (6) dwelling units per lot or parcel in a mixed-use building and that the residential component of the mixed-use shall not be included in the 4,000 square foot size limit.