

Date	ID	Comment	Topic	Staff Recommendation Changes to Draft Regulations
9/14/2018	6	Any amplification inside or outside is impactful to surrounding neighbors	Noise Management	Addressed. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music
9/14/2018	6	An event is an event; whether a charitable, educational, public interest, wine club or private	No exceptions for charity events	Addressed with consideration to comment. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation and are still subject to Noise Management Plan
9/14/2018	6	Mandatory <i>advance</i> notice of <i>any</i> events (dates	Notice	Addressed. Public Posting of all events must be posted in the lot, parcel, or site or on the venue webpage at least fourteen (14) days before the scheduled event if the following conditions are applicable: a. Proposed events are within 500 feet of a Rural Residential RAID; or b. Proposed events are within 200 feet of a residential structure; and proposed events are not permitted as part of a Rural Event Center permit (such events shall be exempt from posting requirements but are a recommended best practice)
9/14/2018	6	If there are residential buildings within 500 feet of a winery outdoor event venue property line, it has to be a Type III decision.	Decision Type	Addressed with consideration to comment. Rural Commercial Events are a Type II decision. Rural Event Centers with less than or equal to 75 people is a Type II decision and greater than 75 people is a Type III decision. Separation distances does not elevate the decision type, but does matter when it comes to screening and noise management. Public comment will be invited for most impactful events.

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9/14/2018	6	Noise levels should be verified by nuisance levels, not just inaccurate and sporadic sound meters	Noise Management	Addressed with consideration to comment. This code is still applicable - new noise regulations only add enforceable components to zoning code. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. In no case, shall the decibel level exceed 60dBA at the exterior boundaries of the property line of the event location. New regulations are proactive rather than reactive. Event holders must prevent disturbances through mitigation.
9/14/2018	6	No more than 1 per month, and no more than 2 outside events per year.	Frequency and Limitations	Addressed with consideration to comment. Rural Commercial Events are limited to 10 events per calendar year. During the months of June through September, not more than two events may be held per month and no
9/23/2018	4	maximum of 10 one-day events makes sense; think that any venue having events should have to meet rural event center parameters and that all rural event centers should be type III decisions and require public input.	Commercial ag should be focused on commercial ag.	Addressed. Rural Commercial Event venues are limited to holding 10 events per year. The number of events a Rural Event Center may hold is determined on a case by case basis. Decision types for rural commercial events and rural event centers are always either a Type II and Type III based on intensity - hence opportunity for public comment in both cases
9/23/2018	5	Amplified music both inside and outside, should not be an option when a venue is within one mile of rural neighbors	Noise Management	Addressed with consideration to comment. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music
9/23/2018	5	be no more than one event per month	Frequency and Limitations	Addressed with consideration to comment. Rural Commercial Events are limited to 10 events per calendar year. During the months of June through September, not more than two events may be held per month and no more frequently than two consecutive weekends per month. An applicant may request additional outdoor events for the months of June through

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9/23/2018	5	an Event is an Event”	No exceptions for charity events	Addressed with consideration to comment. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation
9/23/2018	5	All events must be published on a website as soon as they are booked.	Notice	Addressed with consideration to comment. Public Posting of all events must be posted in the lot, parcel, or site or on the venue webpage at least fourteen (14) days before the scheduled event if the following conditions are applicable: a. Proposed events are within 500 feet of a Rural Residential RAID; or b. Proposed events are within 200 feet of a residential structure; and proposed events are not permitted as part of a Rural Event Center permit (such events shall be exempt from posting requirements but are a recommended best practice).

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9/23/2018	5	Any outdoor events at any venue that is within 1000 ft. of a residential neighborhood or RAID should require a Type III permit	Minimum separation	Addressed with consideration to comment. Special Events are a Type I decisions for events on greater than or equal to 10 acres and with less than 100 attendees and where there is no sound equipment. All other Special events are a Type II. Rural Commercial Events are a Type II decision. Rural Event Centers with less than or equal to 75 people is a Type II decision and greater than 75 people is a Type III decision. Separation distances does not elevate the decision type, but does matter when it comes to screening and noise management. The most impactful and intensive uses proposed allow for the most public input as is true for all impactful conditional uses - this is consistent with ICC.
9/23/2018	5	Public Interest Events must be heavily scrutinized for location and impact to surroundings.	Public interest event regulations	Public Interest Events have been renamed to Special Events. Each special event requires a separate permit, reviewed as a Type I decision. Considerations include, coordination with the Island County Sheriff's Office, hours and duration, clearing of debris and structures after an event, parking, traffic control, setbacks, landscape, lighting, signage, screening and access. The code process for Special Events has not been significantly altered from what was already permitted in current code.
9/23/2018	5	Enforcement to this code must be strict and severe.	Enforcement officer that is responsive; revocation of licenses	The drafting of clear regulations will help to contribute to better enforcement. Allowing for easier identification of violations. The Planning Department currently has the authority to revoke permits

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9/24/2018	2	Outdoor events shall comply with chapter 9.60.020, Public Disturbance Noises.	Noise Management	Addressed with consideration to comment. This code is still applicable - new noise regulations only add enforceable components to zoning code. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. In no case, shall the decibel level exceed 60dBA at the exterior boundaries of the property line of the event location. New regulations are proactive rather than reactive. Event holders must prevent disturbances through mitigation.
9/24/2018	3	We have expected "fewer" than 10 events per year - total.	Limit Rural Commercial Events Further	Addressed with consideration to comment. No discussion - intention was to have Rural Commercial Event Venues reflect the temporary event venue permit (which currently limits events to 10 per year), but provide a permanent process.
9/24/2018	2 - represents 13 residents	Amplified sound indoors doesn't mitigate sound impacts to neighbors	Noise Management	Addressed. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. In no case shall outdoor sound equipment be allowed within 300 feet of a neighboring residential structure. In no case, shall the decibel level exceed 60dBA at the exterior boundaries of the property line of the event location.
9/24/2018	2 - represents 13 residents	An event is an event; whether it is for compensation or not, charitable, educational, wedding, concert, reunion, etc.	Charity events	Addressed with consideration to comment. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation

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9/24/2018	2 - represents 13 residents	Clarify definition of rural commercial event	Definitions	Addressed. Rural Commercial Events definition: events occurring at a specific site ten (10) times or less in a given year and includes but is not limited to events where there is compensation to the property owner and/or where there is an agreement between a private individual or a group and the property owner. Rural Commercial Events are incidental and subordinate to the primary use on a parcel and include activities such
9/24/2018	2 - represents 13 residents	Public interest Events should be a Type III always Events of this magnitude need to be scrutinized even more so; thus nothing short of a Type III decision. And why allow 5 public interest events with each a 1-3 day duration per year?!!! That could be up to 15 days per	Permit Type and concern over public interest events	Addressed with consideration to comment. Public Interest Events have been renamed to Special Events. Each special event requires a separate permit, reviewed as a Type I decision. Considerations include, coordination with the Island County Sheriff's Office, hours and duration, clearing of debris and structures after an event, parking, traffic control, setbacks,
9/24/2018	2 - represents 13 residents	Any regular assembly space for hire, especially occurring outside, should be a Type III conditional Use, with criteria or specific standards to guide the applicant, and in turn, the Examiner's decision	Permit Type	Addressed with consideration to comment. Rural Commercial Events are a Type II decision. Rural Event Centers with less than or equal to 75 people is a Type II decision and greater than 75 people is a Type III decision. Decision types were addressed and discussed by the Planning Commission. Permit types vary depending on the intensity of the proposed use and chances for impacts - most intensive uses are a Type II or Type III permit -
9/24/2018	2 - represents 13 residents	How will this be checked, verified, enforced	Concerns over enforcement	Addressed with consideration to comment. The drafting of clear regulations will help to contribute to better enforcement. Allowing for easier identification of violations. Each venue must conduct events in accordance with their permit. For instance, parking along a road outside of the designated parking area on the venue site plan could be a violation.
9/24/2018	2 represents 13 residents	Concerns Public Interest Events are too broad	Refine regulations for Public Interest Events	Public Interest Events have been renamed to Special Events. The code process for Special Events has not been significantly altered from what was already permitted in current code.

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9/24/2018	2 represents 13 residents	Any regular assembly space for hire, especially occurring outside, should be a Type III conditional Use	Type III for outside events	Addressed with consideration to comment. Special Events are a Type I decisions for events on greater than or equal to 10 acres and with less than 100 attendees and where there is no sound equipment. All other Special events are a Type II. Rural Commercial Events are a Type II decision. Rural Event Centers with less than or equal to 75 people is a Type II decision and greater than 75 people is a Type III decision. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. Permit types vary depending on the intensity of the proposed use and chances for impacts - most intensive uses are a Type II
9/24/2018	2 represents 13 residents	How will this be checked, verified, enforced? We have a photo of a band playing at our local winery with all doors open, and the band facing toward the SW, west direction. And we still got the music and shouting that the neighbors in that direction, and other surrounding neighbors, heard in their living rooms. How does this work when the event venue is surrounded on all sides by residential neighborhoods? What recourses are there if the Planning Director or Administrator's imposed conditions are not met; as past County public records and resident complaints have shown?	Enforcement	Addressed with consideration to comment. The drafting of clear regulations will help to contribute to better enforcement. Allowing for easier identification of violations. Each venue must conduct events in accordance with their permit. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. In no case shall outdoor sound equipment be allowed within 300 feet of a neighboring residential structure. In no case, shall the decibel level exceed 60dBA at the exterior boundaries of the property line of the event location.
9/26/2018	1	Any amplification of voice or music inside or outside is impactful to surrounding neighbors.	Noise Management	Addressed. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan.

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9/26/2018	1	An event is an event	No exceptions for charity events	Addressed with consideration to comment. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation
9/26/2018	1	Primary Use vs. Accessory Use	Make a distinction for CA property	Addressed with consideration to comment. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature watching (11). celebrations of life (12). harvest festivals
9/26/2018	1	Mandatory advance notice of any events	Notice	Addressed. Public Posting of all events must be posted in the lot, parcel, or site or on the venue webpage at least fourteen (14) days before the scheduled event if the following conditions are applicable: a. Proposed events are within 500 feet of a Rural Residential RAID; or b. Proposed events are within 200 feet of a residential structure; and proposed events are not permitted as part of a Rural Event Center permit (such events shall be exempt from posting requirements but are a recommended best practice).

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9/26/2018	1	For the ten Commercial Events allowed per year; there should be no more than one event per month and no more than 2 outside events per year.	Frequency and Limitations	Addressed with consideration to comment. Rural Commercial Events are limited to 10 events per calendar year. During the months of June through September, not more than two events may be held per month and no more frequently than two consecutive weekends per month. An applicant may request additional outdoor events for the months of June through September (although still limited to a total of 10 events per calendar year) provided that they meet all of the following conditions: i. That structures and grounds, including the parking area, that are used as part of the facility, are separated at least 1000 feet from all adjacent residential uses
9/26/2018	1	Enforcement officer that is responsive; revocation of licenses	Enforcement	Current code provides provisions for revocation of a permit.
9/26/2018	1	Any outdoor events at any venue that is within 1000 ft. of a residential neighborhood or RAID should require a Type III permit.	Permit Type	Addressed with consideration to comment. Special Events are a Type I decisions for events on greater than or equal to 10 acres and with less than 100 attendees and where there is no sound equipment. All other Special events are a Type II. Rural Commercial Events are a Type II decision. Rural Event Centers with less than or equal to 75 people is a Type II decision and greater than 75 people is a Type III decision. Separation distances does not elevate the decision type, but does matter when it comes to screening and noise management.
10/5/2018	9	We further request that the Planning Commission allow Rural Event Centers (RECs) in Commercial Agriculture zones with appropriate conditions.	Amend Rural Event Center Regulations	Addressed. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature watching (11). celebrations of life (12). harvest festivals

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10/5/2018	9	Thus, in the short-term, we are requesting that the Planning Commission consider detailed revisions to the code that will ensure that those property owners who have gone to great lengths (and costs) to obtain County approvals to host events will continue to be able to exercise their permitted rights on their land in perpetuity.	Transition for Temporary Event Permit holders	Addressed. Applicability Section addresses how Temporary Event Permit holders will be able to transition into the new regulations. The goal has been to allow temporary event permit holders to transition to new code without disruption to activity level approved under Temporary Event Venue Permit. Existing, permitted Rural Event Centers will be able to continue as stipulated in their permit.
10/5/2018	9	In addition, in order to be permitted to hold their events, the County required the Comforts to obtain not only TEPs, but also to obtain additional permits through the Type II process and to install substantial infrastructure at great effort and expense	Transition for Temporary Event Permit holders	Temporary Event Venue Permits are a Type 1 process - none of our TEVP holders have been through a Type 2 process for events. The most impactful and intensive uses proposed allow for the most public input as is true for all impactful conditional uses - this is consistent with ICC.
10/6/2018	6	Although you moved CA from the Zoning Districts Minimum Requirements and Decision Types chart on page 14, under Rural Event Center, we still find it "hidden" on page 6, under 17.03.100 - Commercial Agriculture (CA) Zone., B Conditional Uses, m.	CA correction	Corrected - however Rural Event Centers are now proposed for CA zoning districts . A great deal of discussion has centered around this topic and the BOCC will make the final determination based on available information.
10/6/2018	6	And again on page 21, section 13 b.: Rural event centers are allowed in the Rural (R), and Rural Agriculture (RA) Zone districts as conditional uses. A rural event center is allowed in an RA and CA Zone if the majority of the RA site remains available for agriculture uses. All Rural Event Centers located in CA zone must meet the requirements set forth in section 17.03.180.EE.7.	CA correction	Corrected - however Rural Event Centers are now proposed for CA zoning districts . A great deal of discussion has centered around this topic and the BOCC will make the final determination based on available information.

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10/6/2018	6	The confusion is, when the venue itself is the host (for example, when there is an open mic event, or when performers are brought in by the venue owners themselves) this is not an agreement between the private individual or a group and the property owner.	Definition Clarification	Addressed. Language now reads: Rural Commercial Events means events occurring at a specific site ten (10) times or less in a given year and includes but is not limited to events where there is compensation to the property owner and/or where there is an agreement between a private individual or a group and the property owner.
10/6/2018	6	Bev, please ask each of the PCs at today's meeting if they would be willing to give up two weekends, out of every summer month, to a venue, that was never supposed to have events in the first place.	Address frequency of events	Addressed with consideration to comment. Rural Commercial Events are limited to 10 events per calendar year. During the months of June through September, not more than two events may be held per month and no more frequently than two consecutive weekends per month. An applicant may request additional outdoor events for the months of June through
10/6/2018	7	Intimate dinner and weddings - these are small weddings and no music is usually played other than for the wedding. ...typically about 30 to 40 people. Under your new rules, these are still "events" and no "venue" will want them as they will count towards their limit of 10. Please reconsider what you define as an "event."	Definitions - Intimate Events	Addressed with consideration to comment. The definition of Event has been modified to mean an organized gathering or series of gatherings of more than 20 people...
10/6/2018	7	Shuttling - We use shuttles for a myriad of reasons. People don't always know where they are going, parking is not always available everywhere and lighting along roads is not great for seeing wildlife roaming our Island.	Parking Regulations	Addressed with consideration to comment. The Administrator may consider off-site parking subject to the following conditions: (1). A minimum of 50% of the required vehicle parking spaces are provided on-site. (2). All required handicap and bicycle parking spaces are provided on-site; (3). The site designated for off-site parking meets all the parking, access, and circulation standards set forth in section 17.03.180.Q. (4). Shuttle loading, unloading, and parking zones shall be clearly delineated and identified on the site plan. (5). The Rural Commercial Event permit applicant has provided a signed agreement between the property owners that includes a calculation of the parking available and verification that the shared parking agreement does not create a deficiency for other uses that utilize that site for parking (as their required on-site parking and/or any previously executed shared parking agreement). (6). Attendees will be limited to the number approved on the Rural Commercial Event permit

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10/8/2018	8	You are missing the boat on the Rural Event Centers (REC) in CA zone.	Amend Rural Event Center Regulations	Addressed. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature
10/8/2018	8	It is not reasonable that we can host as many charity events as we want indoors. Events that generate no revenue but be denied the ability to the same sized revenue generating events.	Charity events	Addressed with consideration to comment. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation
10/9/2018	10	require Type II permits for all Special Events. The prior code for temporary use permits/special events is inadequate to protect rural residential areas.	Permit Types	Public Interest Events have been renamed to Special Events. Each special event requires a separate permit, reviewed as a Type I decision. Considerations include, coordination with the Island County Sheriff's Office, hours and duration, clearing of debris and structures after an event, parking, traffic control, setbacks, landscape, lighting, signage, screening and access. The code process for Special Events is not proposed to be significantly altered from what was already permitted in current code.

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10/10/2018	10	To require that Event access be limited to collector roads and feeder roads, for all categories of Events, including Special Events and Temporary Use Permitted Events. Further, we ask that the updated code expressly prohibit access via narrow, dead-end local roads in rural residential areas.	Access	Addressed with consideration to comment. Access has been determined at previous meetings. All new event facilities shall have adequate access from a state highway, county arterial, or county collector. A county local road may be approved for a rural Commercial Event Venue by the County Engineer.
10/10/2018	24	I am writing to support our local wineries – and to ask that the overly restrictive nature of the event code that has been developed by revised and reviewed to support our small local wineries	General Support for wineries	General Comment
10/11/2018	6	Thus, requiring strict noise setbacks and boundary setbacks, etc., 1000 to 2000 feet is not unrealistic for adherence to county ordinances/codes. The problem lies where an event venue is located in a neighborhood that is not surrounded by other tracts of land, but instead, by close, long established neighborhoods.	Noise Management Setbacks	Addressed with consideration to comment. Noise Management Plan required for all outdoor events, and indoor events if they are within 500 ft. of a RAID and include amplified music. Indoor and outdoor noise Best Management Practices included as part of Noise Management Plan. In no case shall outdoor sound equipment be allowed within 300 feet of a neighboring residential structure. In no case, shall the decibel level exceed 60dBA at the exterior boundaries of the property line of the event location.

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10/11/2018	6	And an event is an event, no matter what size it is. There should be no exemptions whatsoever, whether charitable, educational, public interest, special interest, or otherwise. This is ripe for abuse, for any event can be called "educational or charitable". Thus, any "compensation" can be masked or hidden. Please do not separate charitable events from other events.	Charity events	Addressed with consideration to comment. Exemptions for charity events has been determined at previous meetings. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation.
10/11/2018	6	A winery, or a distillery, etc., is not an event center, and should not be granted special privileges that allow them to benefit from incidental or accessory use. This is especially true of CA zoned businesses (and others) that are taxpayer subsidized. When CA zoned properties make most of their revenues from events, shouldn't that be taxed in a way that is not subsidized by taxpayers? Agriculture is no longer the primary use.	Rural Event Centers in CA	Addressed with consideration to comment. Winery and distillery regulations have been approved. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature watching (11). celebrations of life (12). harvest festivals
10/11/2018	6	More than one of my neighbors asked "why is the County creating 'loopholes' for these businesses"? I ask the same, and have encouraged one of my neighbors to write a separate email on this question, with a more detailed response.	Frequency and Limitations	General comment

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10/11/2018	6	The sunset provision (for lack of a better term)(on page 13, 1. Applicability...) where Temporary Event Permits expire, and applicants must apply for a new permit under the code - we would like to see that the adopting ordinance/code specifically states that events authorized under temporary permits do not establish vested rights under the new code	Applicability /transition	Addressed with consideration to comment. This language could be included in the findings of fact and subsequent ordinance - findings of fact and ordinance address the intent of the new ordinance as it relates to existing uses.
10/11/2018	8	2. We believe events should be allowed if they are not every single weekend during the summer months. Three per month during the summer months should be allowed with the commercial rural event code and unlimited if indoors the rest of the year.	Frequency and Limitations	Addressed with consideration to comment. Rural Commercial Events are limited to 10 events per calendar year. During the months of June through September, not more than two events may be held per month and no more frequently than two consecutive weekends per month. An applicant may request additional outdoor events for the months of June through September (although still limited to a total of 10 events per calendar year) provided that they meet all of the following conditions: i. That structures and grounds, including the parking area, that are used as part of the facility, are separated at least 1000 feet from all adjacent residential uses and structures on adjacent parcels; ii. That the subject lot, parcel, or site has an approved Noise Management Plan that identifies such uses in accordance with the requirements set forth in this section.

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10/11/2018	8	1. Businesses must be allowed to diversify to be economically viable. Agriculture and Events are not mutually exclusive.	Events and agriculture	Addressed. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature watching (11). celebrations of life (12). harvest festivals
10/11/2018	8	3. Notice on the business website should only be required if the current Rural Event Centers on Whidbey Island must follow those same rules.	Posting	Addressed with consideration to comment. Public Posting of all events must be posted in the lot, parcel, or site or on the venue webpage at least fourteen (14) days before the scheduled event if the following conditions are applicable: a. Proposed events are within 500 feet of a Rural Residential RAID; or b. Proposed events are within 200 feet of a residential structure; and proposed events are not permitted as part of a Rural Event Center permit (such events shall be exempt from posting requirements but are a recommended best practice).

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10/11/2018	8	4. Smoking areas must be clearly marked for smokers, but no business should be required provide a monitor for adults who are well within their legal right to smoke in a designated smoking area. 5. It is impossible for a business to control if people have music playing from their car coming into or leaving the business parking lot. 11. Speakers should not be required to be away from all windows or doors. The sound should just have to be within the Washington State noise limits. A public hearing needs to be scheduled on South Whidbey during the evening so working people can attend and participate in the process in person.	Noise management	Addressed with consideration to comment. Monitoring smokers has been removed. Car stereo rule does not call for monitoring only that a rule is in place and communicated to guests. Reasonable attempts to manage are expected.
10/11/2018	8	6. Rural Event Centers should be allowed as Type 1 decision in the Commercial Agriculture Zones on properties over 20 acres. This supports Agriculture, Recreational Activities and Economic Vitality in Island County.	Permit Types	Addressed with consideration to comment. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities. The most impactful and intensive uses proposed allow for the most public input as is true for all impactful conditional uses - this is consistent with ICC.
10/11/2018	8	9. Increase the Rural Commercial Event Permit to 26 events per year. This is half of the number of events allowed at one of the permitted Rural Event Centers, and since this is a middle ground event code the middle ground should be allowed.	Frequency and Limitations	Addressed with consideration to comment. The number reflects the existing temporary event venue permit not rural event center frequency which is addressed as part of that permitting process.

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10/11/2018	8	10. The number of outdoor events should be limited to two per month and indoor events should be unlimited.	Frequency and Limitations	Addressed with consideration to comment. Rural Commercial Events are limited to 10 events per calendar year. During the months of June through September, not more than two events may be held per month and no more frequently than two consecutive weekends per month. An applicant may request additional outdoor events for the months of June through September (although still limited to a total of 10 events per calendar year) provided that they meet all of the following conditions: i. That structures and grounds, including the parking area, that are used as part of the facility, are separated at least 1000 feet from all adjacent residential uses and structures on adjacent parcels; ii. That the subject lot, parcel, or site has an approved Noise Management Plan that identifies such uses in accordance with the requirements set forth in this section.

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10/11/2018	10	I agree that large and medium scaled events should be regulated through permit, but small scale events under <75 persons are low impact and should not be deemed events regulated by code but rather by the safe capacity of the building and parking limitations	Definition	Addressed with consideration to comment. This matter has been reviewed in multiple previous meetings. The definition of Event has been modified to mean an organized gathering or series of gatherings of more than 20 people...
10/11/2018	10	I further feel that that Non-Profit Event Exemption should apply to all non-profit classifications not just the 501c(3).	Charity Events	Addressed with consideration to comment. This matter has been reviewed and corrected to the following: Up to five (5) charitable events held for the specific purpose of benefitting a not-for-profit organization, exempt from federal income tax under section 501(c) of Title 26 of the United States Code

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10/16/2018	18	Over the years, we have written you in total support of the Comfort's establishment of a winery / event center in our community.	General support for events	General Comment
10/16/2018	26	<p>Three events per month during the summer months should be allowed with the commercial rural event code and unlimited if indoors the rest of the year. Notice on the business website should only be required if the current Rural Event Centers on Whidbey Island must follow those same rules. Smoking areas must be clearly marked for smokers, but no business should be required provide a monitor for adults It is impossible for a business to control if people have music playing from their car coming into or leaving the business parking lot. Rural Event Centers should be allowed as Type 1 decision in the Commercial Agriculture Zones on properties over 20 acres. All businesses that have held a valid Temporary Event Permit for three or more years, should be automatically permitted as Rural Event Centers regardless of their Zone as they have demonstrated that they can host large events without violating permit requirements and that they have safe venues to host events. All venues that have held unviolated Temporary Event Permits should have their fees waved to apply for either a CZC, Rural Commercial Event Permit, or a Rural Event Center Permit if one is necessary. Increase the Rural Commercial Event Permit to 26 events per year. The number of outdoor events should be limited to two per month and indoor events should be unlimited. Speakers should not be required to be away from all windows or doors. The sound should just have to be within the Washington State noise limits.</p>	<p>Frequency and Limitations Noise Management Strategies Rural Event Centers on CA Transition for Temporary Event Permit holders</p>	<p>Addressed with consideration to comment. Frequency of events has been reviewed at previous meetings; Rural Event Centers that were legally established are considered existing uses; Smoking monitoring has been removed per public comment; Regulations only call for a no car stereo rule for guests monitoring is up to event permit holders; Rural Event Center permit types remain unchanged per existing code - all conditional potentially impactful uses are Type II or Type III permits. Noise management strategies have been reviewed at previous meetings Rural event centers on CA is an item for discussion Transition for Temporary Event Permit holders is an item for discussion; Rural Event Centers cannot be grandfathered as a legally established use if they were never permitted.</p>

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10/17/2018	25	We believe that as part of the code, you could require shuttling services if the event would exceed onsite parking	Shuttling	Addressed with consideration to comment. Shuttling is allowed for two categories of events - both special events and rural commercial events.
10/18/2018	17	Why is a wedding allowed and reception is not? Does this really mean you can have the ceremony on CA land and must have the wedding reception at another location? I have attended a farm to table event held in the middle of a farm field that was part of a company retreat, does this fall under a corporate gathering or educational seminar? I could go on and on with questions, the main point would be that I do not believe that receptions and corporate gatherings should be on the not-permitted list but should be approved/disapproved based on other governing factors.	Types of events on CA zoned land	Addressed with consideration to comment. Frequency and exceptions have been reviewed and addressed.
10/18/2018	19	We have our annual fundraising event scheduled for November 3, 2018 but are now being forced to cancel it because we don't have thousands of dollars to spend on using an AG farm venue! The venue we planned informed us they have to restrict their events to the ones that will make them the most money, such as weddings, etc., to 10 a year. Please reconsider these restrictions in terms of how this affects charitable organizations. Perhaps you could allow as many charitable events as a venue owner wants....as an addition to the 10 money-making events....?	Charity events	Addressed with consideration to comment. Up to five charity events are exempt from the total 10 events per year requirement for rural commercial event venues. These events are not exempt from the regulations but are only exempt from the total number limitation

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10/19/2018	11	I am concerned that some of the rules that are being proposed for these small businesses seem unnecessarily restrictive and could restrict economic growth on the island. For example, allowing just 10 events per calendar year would be very limiting for a business like a winery and tasting room. I would urge for common sense legislation that allows flexibility for business owners and reasonable accommodation for neighbors.	Frequency and Limitations	Addressed with consideration to comment.
10/20/2018	12	I want to make sure we are being heard that it is absolutely not an option to forbid remote parking/shuttling for 'rural commercial events'. This will in effect mandate that we pave (or at least remove from production) large portions of our farmland in order to park cars for 10 days a year. Please consider removing the restrictions on when the events can be held and increasing the total number to 12. Please allow commercial ag zoned land to host events as well. Allowing larger farms to diversify their income is just as important as small farms. Having cars parked in our field near the road 10 days a year does not impact our neighbors in any real way. Insisting that we undertake costly projects to screen that pasture from view year round in order to prevent people from seeing cars 10 days a year is onerous and unnecessary. Please make events with fewer than 50 people exempt from permitting. Please provide an option for charitable events to be in addition to the maximum number.	Shuttles/Off-site parking Frequency and Limitations Exemption for Small Events Parking Screening Rural Event Centers on CA/ Charity Events	Addressed with consideration to comment. Shuttling for events is not prohibited in current or proposed regulations . Proposed regulations allow for certain charity events to be exempt from the 10 total events Minimum number of people exempt from event code is an item for discussion Screening for parking has been reviewed at previous meetings, although off-site parking is an item up for discussion Rural event centers on Commercial Agriculture zoned land is an item up for discussion

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10/20/2018	12	<p>We are in favor of a < 50 person minimum threshold so small gatherings will continue to be unregulated. The maximum number of events a farm can have under the new code is 10 per year, with no more than 6 in the summer. This seems low to us, we think at least 12, 1 per month, would be fairer. Parking Requirements - Not only is this VERY expensive, but the requirement of both fencing AND continuous tree landscaping means the price tag on top of the permit cost will be thousands of dollars to a small farm. This also means aesthetic and environmental impacts as pavement or gravel are laid down on agricultural land for just 10 days a year of use as a parking lot. We'd like to also voice our support for our larger farm friends to also have events, by including CA zoning in the rural commercial events code</p> <p>We request the committee brainstorm alternate ways of doing a head count instead of on-site parking. We would be happy to work with the shuttle company to submit proof of the number of people, take time-stamped photos, grant event access to county staff, anything to avoid putting a parking lot onto our prime agricultural land.</p>	<p>Off-site parking and general parking req. Frequency and Limitations Exemption for Small Events Rural Event Centers on CA</p>	<p>Addressed with consideration to comment. Total number of events has been reviewed at previous meetings Minimum number of people exempt from event code is an item for discussion General parking requirements have been reviewed at previous meetings, although off-site parking is an item for discussion Rural event centers on Commercial Agriculture zoned land is an item up for discussion</p>
10/20/2018	13	<p>Significantly limiting the scope, number, and thus profit that these types of businesses offer and experience in the way that is being considered, is detrimental to our community as a whole.</p>	<p>Frequency and Limitations</p>	<p>Frequency of events has been reviewed at previous meetings</p>

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10/21/2018	14	<p>Why not meet in the middle and have a 40 or 50 person minimum threshold so small gatherings will continue to be unregulated</p> <p>The maximum number of events a farm can have under the new code is 10 per year, with no more than 6 in the summer. This seems low, one per month (12) is a more fair proposal</p>	<p>General parking reqs. and off-site parking</p> <p>Frequency and Limitations</p> <p>Exemption for Small Events</p>	<p>Addressed with consideration to comment. Frequency of events has been reviewed at previous meetings.</p> <p>Minimum number of people exempt from event code is an item for discussion.</p> <p>Screening for parking has been reviewed at previous meetings, although off-site parking is an item up for discussion</p>
10/21/2018	15	<p>I am writing this letter in support of the Comforts of Whidbey Winery and Bed & Breakfast to be given full permission to host events and weddings at their discretion</p>	<p>General Support for events</p>	<p>General Comment</p>
10/22/2018	3	<p>Rural Event Centers are not allowed in CA in ICC. No supporting facts or data to make any change to this restriction has been presented despite continuous requests for any supporting reason for changing the code. Despite that staff recommends "consider allowing" such activity.</p> <p>Firm up the existing rural event center code, enforcement, and few needed corrections and complete this update. Consider agritourism and other marketing efforts in future updates</p>	<p>Rural Event Centers in CA</p>	<p>Addressed with consideration to comment. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature watching (11). celebrations of life (12). harvest festivals</p>

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10/22/2018	3	Based on these facts, observations, comments and questions we recommend planning commission not approve these drafts as written nor send them forward to BOCC for adoption. Firm up the existing rural event center code, enforcement, and few needed corrections and complete this update. Consider agritourism and other marketing efforts in future updates only after carefully defining the term and publishing facts and data (see next 2 pages for example) on economic or other reasons for considering incentives for agriculture.	Rural Event Centers in CA	General process comment
10/22/2018	6	Also, we who cannot be at today's meeting would like to have very clear definition(s) on minimum separations, especially with RAIDs. Please focus on zoning boundaries, not structures.	Minimum separation	Item for continued discussion at public hearing
10/22/2018	7	I want to thank you all for your due diligence in this process. I am once again asking all of you to fully consider the ramifications of the limiting the "intimate events" at Wineries Cideries Breweries and Distilleries. My intimate events mostly happen earlier in the day, are low impact, have little to no amplified music and the headcount varies from 20 to 40 guests. If you are to uphold the limit of 10, then these venues will discriminate against my clients and not allow them to have the intimate destination event at their properties and will hold out for the 10 bigger ones that will give them a bigger ROI.	Definitions - Intimate Events	Addressed with consideration to comment. The definition of Event has been modified to mean an organized gathering or series of gatherings of more than 20 people...

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10/22/2018	16	I would like to communicate my support of our local businesses and wineries which are endeavoring to make South Whidbey an agri-tourism destination and provide needed local good-wage jobs. In particular, I'd like to voice my support of Comforts on Whidbey Winery owners Rita and Carl Comfort.	General Support for events	General Comment
10/22/2018	25	Could all landowners with 20+ acres and where their event would be 300+ feet from any neighbor, be simply excluded? 3. Could all 501(c)___ organizations be exempted? Most of them do very good work for our community and county.	Minimum separation and charity events	Continue discussion on Minimum separation at Public Hearing
10/23/2018	8	Map of Comforts Winery. Request to change distance from 500 ft. to 300ft of the RAID	Separations	Item for discussion. Current draft of code requires 1,000 feet from a Rural Residential RAID.
10/23/2018	21	Having no minimum number of people in order to count a gathering as a commercial or rural event will seriously discourage vital small farm activities such as tours, workshops, and farm-share member celebrations. I'm also worried about the parking requirements. Requiring parking lot fencing and continuous tree landscaping is an expensive proposition and one that will certainly discourage farms from hosting activities, which bring so much benefit to our island.	Definitions - Intimate Events Parking Requirements Screening	Addressed with consideration to comment. The definition of Event has been modified to mean an organized gathering or series of gatherings of more than 20 people... A fence is not required for screening parking. An applicant can choose to use just vegetation. However, if they choose to use a fence, they must plant vegetation along the outside of the fence. Where parking facilities are located 1,500 feet or more from the nearest residential structure or where topographic features are present between parking areas and residential structures, the Planning Director may waive required parking screening.

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10/24/2018	20	It is being brought to my attention that you may be in the process of writing in unlimited events into the CA zoned areas. Please don't. I have given my input to the PC and am fine with ten events a year	Events and Agriculture Frequency	Addressed with consideration to comment. Currently Rural Event Centers are not allowed in CA parcels. The Planning Commission is considering allowing them pursuant to the following standards Events permitted at Rural Event Centers on CA zoned lots, parcels, or sites shall be limited to agriculture related activities including but not limited to the following examples. (1). corn mazes (2). harvesting fruit/vegetables and you-pick operations (3). feeding animals/petting zoos (4). riding animals (5). farm gift shops (6). learning about farm practices/day tours (7). weddings and wedding receptions (8). farm kitchens/bakeries and cooking/food preservation classes (9). educational and interpretive seminars (10). photography and nature watching (11). celebrations of life (12). harvest festivals. The number of events a Rural Event Center can have is dictated by their permit conditions. Rural Commercial Event Venues, which are limited to ten events per year are proposed to be allowed on CA parcels.
10/30/2018	26	I can appreciate that there needs to be space for handicapped parking and shuttle loading and unloading on site, but a full 50% of capacity is more than we could reasonably expect to accommodate. Please remember that this is land we would be required to set aside for this sole purpose, but would only be allowed to use 10 days a year. I think 10% would be a much more reasonable number. Requiring	Parking Regulations Screening Requirements	Item for discussion
11/2/2018	7	If you are to uphold the limit of 10, then these venues will discriminate against my clients and not allow them to have the intimate destination event at their properties and will hold out for the 10 bigger ones that will give them a bigger ROI.	Frequency	Addressed with consideration to comment. Language has been added to accommodate small intimate events throughout the island as part of the special event code - frequency of rural commercial events has been discussed extensively

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11/2/2018	21	Please keep local farms in mind if you do indeed make changes to this code. It is a great challenge to make a farm business work and doing so requires that we all are able to piece together all kinds of enterprises and funding streams without huge bureaucratic and financial barriers.	General comment	Addressed with consideration to comment. All event types are currently proposed for CA parcels.
11/4/2018	22	The 2 acres per 20 acres matches our concept and seems to come from the 10% incidental use standards that apply to the forestry tax program. The above seemed to be supportive of our plan but then we discovered that Rural Event Centers would only be allowed in the Rural and Rural Agricultural zones and not the Rural Forest zone.	Rural Event Centers in RF	Item for discussion at public hearing
11/7/2018	23	farm is sited on two parcels, the one with the buildings is zoned RR, the parcel with one of our bigger fields is zoned RA. The concerts are held on the RR piece	Events on RR zoned land	Addressed. New language added consistent with BOCC intent to create path for existing uses. <i>The Administrator or Hearing Examiner may approve the existing zoning classification for applicants with an active approved permit issued under Policy No. 002/13 (Revised August 5, 2015) provided that no increase in intensity is proposed that is greater than that approved under Policy No. 002/13 (Revised August 5, 2015).</i>
11/16/2018	3	Similarly, no basis for lessening existing in the current code we provided. In total, over 292 submissions were made to Island County regarding needed improvements to rural lands and rural event center regulations/code	Findings of Fact	Planning Commission Findings of Fact identify the substantial public input provided in 2016 but address recent public input - since regulatory update was underway- more specifically. Many of the same commenters participated in both conversations.
11/16/2018	6	-Carl Comfort knows that there are more than three neighbors in conflict with their winery's drive to become a large profitable event venue. And there are others outside of all of his surrounding neighborhoods also. County records will reflect this.	Off-site impacts and inaccurate statements	Addressed with consideration to comment. Off-site impact have been addressed in both the winery code and the event code. Noise management plan, minimum separations, frequency limitations, screening, minimum lot sizes, etc. all address off-site impacts.

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11/16/2018	1	Rural Commercial Events The separation shall be at least 200 feet from residences on adjacent parcels; ii. The separation shall be at least 500 feet from any Rural Residential RAID zoning district boundary;	minimum separations	Addressed. This separations was adopted - minimum can be reduced with substantial mitigation but in no case can be reduced below 100 feet from residence or 300 feet from RR boundary.
11/15/2018	27	It has come to my attention that a number of you are new to the Commission and therefore have not seen my comments before on the issue of the Comfort Winery and the impact it has on my property and lifestyle. We live directly across from the deck from which the doors are ALWAYS OPEN DURING ANY EVENT	Noise Impacts	Addressed. Events that are outside are strictly limited and subject to a noise management plan. Ordinance also states: <i>For the purposes of this section, outdoor events include events where bay doors, retractable sliding doors and such are open.</i>
11/15/2018	27	I am writing to ask you to please not consider allowing the Comfort Winery to become a Rural Event Center. Let me give you a little My house faces the Comforts directly. When there are weddings on summer nights and the doors are open (which they are), we hear every toast to the bride and groom, we hear music as if it were in our own backyard (some is okay, some is horrid, needless to say we are very tired of the Chicken Dance or the Macarena).	Rural Event Center regs and Noise management	Addressed. Current and propsoed regulations prevent a rural event center at this location. Noise management plan should address off-site noise impacts