

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF AMENDING CHAPTER
17.03 ICC CONSOLIDATING AND
ELIMINATING INCONSISTENCIES BETWEEN
SECTION 17.03.035 ICC USE TABLES,
SECTION 17.03.040 DEFINITIONS, AND THE
ZONING DISTRICTS PERMITTED AND
CONDITIONAL USES; AND PROVIDING NEW
USE TABLES FOR: RURAL LANDS, RURAL
AREAS OF INTENSIVE DEVELOPMENT AND
URBAN GROWTH AREA DEVELOPMENT

ORDINANCE NO. C-5319; PLG -005-19

WHEREAS, Island County conducts planning activities in accordance with Chapter 36.70 RCW, the Planning Enabling Act; and

WHEREAS, the planning process and the Island County Comprehensive Plan are further governed by Chapter 36.70A RCW, the Growth Management Act (GMA) and, specifically, RCW 36.70A.040 which requires the adoption of a comprehensive plan and development regulations that are consistent with and implement the comprehensive plan; and

WHEREAS, proposed amendments are consistent with Chapter 36.70 of the Revised Code of Washington (RCW) (The Planning Enabling Act) which provides that the county, by ordinance, may establish classifications, within each of which, specific controls are identified, and which will regulate the use of buildings, structures, and land as between agriculture, industry, business, residence, and other purposes; and

WHEREAS, proposed amendments are consistent with the provisions of Chapter 36.70A RCW - The Growth Management Act (GMA), which requires that development regulations be consistent with the adopted Comprehensive Plan; and

WHEREAS, amendments to Chapter 17.03 ICC are needed to simplify what uses are permitted in county zoning districts and to ensure greater transparency and more consistent and predictable application of the zoning regulations; and

WHEREAS, every effort has been taken to ensure that new reformatted regulations are as consistent as possible with existing regulations and that changes were only made when needed to resolve conflicts or inconsistencies; and

WHEREAS, per Washington State Administrative Code (WAC) 197-11-800 this action would be considered a "Procedural Action" and is therefore exempt from SEPA (WAC 197-11-800(19)); and

WHEREAS, the Island County Planning Commission held a public hearing on May 13, 2019, to review and deliberate on the proposed changes to Chapter 17.03 ICC related to consolidation of Section 17.03.35 ICC Use Tables; and

WHEREAS, on May 13, 2019, the Island County Planning Commission voted to recommend that the BOCC adopt revisions to Chapter 17.03 ICC; and

WHEREAS, the amendments to Chapter 17.03 ICC, recommended by the Island County Planning Commission, are attached hereto as Exhibit A [which marks as stricken, material to be deleted, and marks as underlined, material to be added]; and

WHEREAS, the BOCC's Findings of Fact and Legislative Intent statement setting forth the factors considered at the hearing and found to be controlling are attached hereto as Exhibit B; and

WHEREAS, the Planning Commission's signed Findings of Fact and Recommendation on Amendments to Chapter 17.03 ICC are attached hereto as Attachment 1 to Exhibit B,

NOW, THEREFORE,

IT IS HEREBY ORDAINED that the Board of County Commissioners adopts amendments to Chapter 17.03 ICC; and

BE IT FURTHER ORDAINED that Sections 17.03.035A, 17.03.035B, 17.03.035C, 17.03.035D, and 17.03.035E of the Island County Code are hereby repealed in their entirety; and

BE IT FURTHER ORDAINED that revisions to Chapter 17.03 ICC shall have immediate effect.

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ADOPTED this 25th day of June 2019.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON





Jill Johnson, Chair



Janet St. Clair, Member



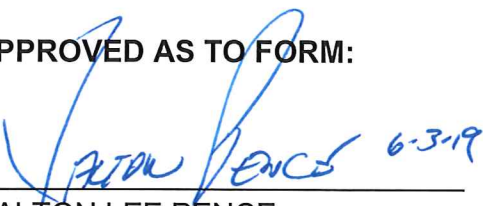
Helen Price Johnson, Member

ATTEST:



Debbie Thompson
Clerk of the Board

APPROVED AS TO FORM:

 6-3-19

DALTON LEE PENCE
Civil Deputy Prosecuting Attorney and
Island County Code Reviser