



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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### ~ MEMORANDUM ~

**TO:** Planning Commission

**FROM:** Hiller West, Community Development Director

**DATE:** September 30, 2016

**SUBJECT:** Proposed second tier amendments to Titles 16 and 17 of Island County Code

#### **BACKGROUND**

At the September 12<sup>th</sup> public hearing the Planning Commission heard public testimony on the proposed amendments to Titles 16 and 17 of Island County Code, and continued the public hearing to October 10, 2016. Staff was also directed to prepare draft Findings of Fact for Planning Commission consideration. The draft Findings of Fact are attached, as is Exhibit 'A', listing the proposed amendments for consideration.

The Planning Commission has indicated a desire to defer action on the amendments related to "farm housing" and "wineries" to a future date. A consensus was also reached not to delete the code reference to Transfer of Development Rights (TDR's) in case a TDR program is considered next year as part of the Housing amendments to the Comprehensive Plan. A revised "Exhibit 'A'" is attached, containing all of the proposed amendments (shown in strikethrough/underline format).

Please note the following revisions to the amendments since the September 12<sup>th</sup> meeting.

**17.03.180(F.3) EDU program/density bonus system**

Inserted "food production" before "storage" in the second sentence.

**17.03.180(L.4) Group Homes**

Deleted proposed restrictions on the number of full-time employees.

**17.03.100(A.14)/17.03.180T(1.d) Wineries in the CA and RA zones**

Deleted the proposed changes to these subsections as the Planning Commission indicated a desire to tackle the issues involving wineries at a later date.

**17.03.060.C.5 Reduced lot sizes for new lots in Rural zone**

Replaced “required to be dedicated” with “that has been donated”.

**17.03.040 Lot Area /Lot Size**

Inserted “and/or donated for such purposes” at the end of the first sentence.

**17.03.180T.1 Small scale Recreation and Tourist Uses**

Deleted proposed changes having to do with wineries. This subsection will remain as it currently reads in the Code.

**17.03.120 Rural Center (RC) Zone**

The term “non-residential” is deleted in the second paragraph.

**RECOMMENDATION**

Following the public hearing on October 10th, the Planning Commission may close the hearing (or continue it to the next available date). Should the Planning Commission be ready to vote on the proposed amendments, it should also consider and vote on the draft Findings of Fact which are attached, in support of the vote. The following motion is recommended:

*“Move to approve the proposed amendments to Titles 16 and 17 of Island County Code, as revised, and the attached Findings of Fact and Recommendation.”*

If you have any questions in the meantime, please let me know.

Attachments:

- Exhibit A: strikethrough/underline draft of the proposed amendments