



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

TO: Planning Commissioners

FROM: Island County Planning & Community Development

DATE: January 17, 2018

SUBJECT: Workshop Items

- Proposed Comprehensive Plan updates related to recently revised Countywide Planning Policies
- Rural Lands regulatory options development for events and also for wineries, cideries, breweries, & distilleries
- Review and Discussion of Draft Island County Code Revisions to Implement Freeland Regulations, Phase 1

WORKSHOP ITEMS

Comprehensive Plan updates related to revised Countywide Planning Policies

Enclosed you will find proposed amendments to the Island County Comprehensive Plan. This work, and the associated updates to the Countywide Planning Policies, was docketed for 2017 and identified as the highest priority for Long Range Planning staff by the Board of Island County Commissioners. This proposed update incorporates the Countywide Planning Policy revisions adopted in July, 11 2017, which were intended to accomplish the following goals.

- To align language, JPA expansion criteria, JPA designations, and the protection of resource lands of long term commercial significance more closely with RCW and WACs.
 - WAC 365-196-310 Urban Growth Areas – providing guidance about which lands should be incorporate into the UGA
 - WAC 365-196-815 (1)(a) – Conservation of Natural Resource lands - providing requirements to counties for the protection of natural resource lands (per RCW 36.70A.170 and RCW 36.70A.050)
- To create a designation scheme in the JPA that takes into account logical expansion of the

UGA and balances that against the protection of critical areas and resource lands of long term commercial significance, adding content and clarity to the existing text which states:

Joint Planning Area designations shall not be assigned in such a way that future UGA expansions are completely precluded, forestalled, or rendered impractical; areas must be provided to allow for future UGA expansions.

- Eliminate language that directs or mandates changes to the development regulations and eliminate zoning references. Countywide Planning Policies are intended to guide Interlocal Agreements and the Comprehensive Plan, both of which inform changes to development regulations – where prescriptive language is appropriate.
- To allow for certain conditions on the ground to be more accurately reflected in Population Projections methodology and Buildable Lands Analysis and capture lessons learned from the recent analysis.

Updates to the Countywide Planning Policies have been reviewed and ratified by all Island County Jurisdictions.

Draft Rural Lands Regulations

- In 2017, the Board of Island County Commissioners appointed a Rural Lands Regulatory Subcommittee to develop recommendations for Island County code revisions that relate to uses in the Rural Area. The Rural Lands Subcommittee has worked closely with staff to develop proposed regulations for wineries, breweries, cideries, and distilleries. Together with staff the subcommittee is proposing a three tier approach to such facilities that:
 - Allow an opportunity for visitors to experience wineries in a rural setting as part of the overall island experience;
 - Allow for the congregation of wineries and wine tasting rooms in central more urbanized locations where they can be enjoyed within close (even walking) proximity of one another and other restaurant and commercial uses. This provides an opportunity for clustering similar uses and creating a destination point for events and wine connoisseurs; and
 - Allow for home industries to continue as incubators.

This is summarized in the following table.

Winery, Brewery, Distillery, Cidery Facility Group 3:	Growing, Processing, Tasting
Winery, Brewery, Distillery, Cidery Facility Group 2:	Processing, Tasting
Winery, Brewery, Distillery, Cidery Facility Group 1:	Processing Only (Home Industry)

In addition to those regulations, the subcommittee has developed recommendations for a new event code that would cover the following types of events that seem to characterize the type of activities that are most prevalent in the county.

- Special Events – large thematic events that occur once or twice a year at a specific location
- Rural Commercial Events – these events occur as an incidental activity to a primary use where property owners provide a rural venue for a range of events that occur several times a year
- Rural Event Centers – where events are the primary use of the property and where more intensive and reoccurring events are most appropriate. More fully summarized in the table below.

The recommendations are intended to encourage agritourism and allow for scenic locations on the island to serve as event venues and provide mitigation for impacts to surrounding properties more fully summarized in the table below.

Special Events Use	Rural Commercial Events Use	Rural Event Center
Accessory Use		Primary Use
≤ 2 events per year	≤ 10 events per year <i>Alt:</i> ≤ 20 events per year	Stipulated on the Permit
Use Permit: Type I or II	Use Permit: Type I, II, or III	Use Permit: Type I, II, or III

This will be the first of several public workshops and stakeholder meetings planned as part of the public input process. Staff anticipates an adoption of new regulations in late spring of 2018. Additionally, staff anticipates following adoption of these regulations with regulatory updates to home industries and home occupation regulations.

Draft Island County Code Revisions

Staff is bringing forward phase one of the draft revisions to Island County Code required to implement the new Freeland Development Regulations. Phase 1 includes revisions to Chapter 16 and part 1 of the edits to Chapter 17.

Chapter 16 Revisions

Summary

- Consolidation of definitions
- Cross references to 17.06 where needed
- Clean up of 16.10.010 to match the chapter titles of the most recent Comp Plan Update (2016)
- Clean up of references to section 17.02 & 17.02A (deleted)
- Adding permit type processes for Freeland (16.19.040.B.)
- Deleting references to Freeland RAID and referencing it as an NMUGA

Ongoing discussion

- 16.17.060 – PRDs. Do we want to add provisions that PRD design shall not adversely impact the pedestrian oriented character of Freeland or other “urban” standards?

Chapter 17 Revisions, Part 1

Summary

- Cross references to 17.06 where needed
- Adding a reference to the Freeland Subarea Plan (17.03.030 - User Guide)
- Clean up of references to section 17.02 & 17.02A (deleted)
- Deleting references to Freeland RAID and referencing it as an NMUGA
- Adding/editing definitions
- Removed out of date section that references transitions from 1985 zoning classifications
- Some cleanup of list numbering

Ongoing discussion

- Staff is reviewing conditions to see if it would be best to keep all conditions in 180 (just edit/add where necessary) or if we should have urban conditions in 17.06 to keep 180 rural only.
- Variance process (17.03.210) may need additional edits
- We are proposing adding language in the Business Village to allow for additional height if a part of an approved IC Affordable Housing Program (a placeholder to allow for flexibility), with some limits – max increase, step back, open space. Would this be better just in BV, or better in 17.03.210?

Additional revisions will be brought forward to future workshops. Planning staff is working with Public Works to review additional code revisions to Chapter 11 and 15, and various sections of Chapter 17. Staff is also working on edits to the conditional use provisions in section 17.03.180.

ENCLOSURES:

COMP PLAN UPDATES

- Island County Comprehensive Plan – Draft Land Use Element Revisions (GMA Item #13528)

RURAL LANDS

- Rural Lands Subcommittee Draft Regulatory Updates (1/22/18)
 - Inventory – Winery, Brewery, Cidery, Distillery (GMA Item #13527)
 - First Draft of Rural Lands Regulatory Proposed Updates (GMA Item #13526)

FREELAND

- Island County Code Revisions, Phase 1 (01/16/18 DRAFTS)
 - Chapter 16 (GMA #13524)
 - Chapter 17, part 1 (GMA #13525)