



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

TO: Island County Planning Commission

FROM: Island County Planning & Community Development

DATE: January 22, 2019

SUBJECT: Review of Proposed Changes to Freeland Zoning Code 2.0 (Part 3)

The Sections of the new Freeland Zoning Code that were going to be discussed at the Planning Commission work session on the 28th are not quite ready, so we have brought forward the other sections of code that need to be adopted to implement the Freeland Zoning Code (swapping meeting dates for these topics) and the revisions to the Freeland Subarea Plan.

The items under discussion include amendments to Titles 11, 15, 16 & 17 and Appendix A and B. The vast majority of these edits are simply to reference the new code – Chapter 17.06—and adding new definitions. We have also moved the definitions from Chapter 16 to Chapter 17 (adding a cross reference in 16) and resolved any differences. A few minor changes include removing outdated text, updating the list of Comprehensive Plan Elements referenced in 16.10.010, and removing the UGA & JPA maps (Appendix B). Where moves were made from 16 to 17, they are noted as black underlines. New text is signified by green underlines, and deleted text is crossed out in red text.

There is one outstanding issue to be resolved, as planning and public works staff are looking at what edits need to be done to the sight distance triangle requirements to accommodate the urban standards and smaller lots in Freeland (including the Business Village build-to requirements).

The draft Subarea Plan revisions have a few minor edits for clarification and to keep the Plan more general than the code (allowing flexibility to make changes to code without a plan amendment, if needed).

Enclosures:

- A - Proposed changes to Island County Code to implement the new Freeland Zoning Code (GMA Item #13789)
- B – Proposed revisions to the Freeland Subarea Plan, Introduction and Chapter 1 – Land Use (GMA Item #13789)

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