Exhibit A

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

This subsection will be revised to include a definition of "prime agricultural soils".

- 3.

  EDUs may be used on no more than fifteen (15) percent of the parcel and may not be used on lands containing prime agricultural soils. Prime agricultural soils are soils that have the best combination of physical and chemical characteristics for producing food, feed, food production related storage, fiber and oilseed crops and that is available for these uses. Prime agricultural soils have the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. Upon approval of a management plan the area(s) allocated EDUs zoned CA will be reclassified RA subject to the restrictions imposed by the management plan.

17.03.180(L.4) Group Homes

This subsection will be revised to include the recommended standards for group homes.

- 4.

  Daycare nurseries and group homes are permitted uses in the R, RR, RA, RF, or CA Zones and shall comply with the following standards:

  ~~a. Land use standards for home occupations~~

  The following land use standards listed below in this subsection (a) apply only to group homes :

  1. Is clearly incidental and secondary to the use of the property for residential purposes.

  2. May be conducted in the principal dwelling unit or accessory structure.

  3. The business must be owned and operated only by full-time residents of the parcel on which the proposed use is being requested.

  4. Has neither outside storage nor other exterior indication of the business or variation from the residential character of the property, with the exception that a single 2 ft. X 3 ft. sign may be placed on the exterior wall of the dwelling or within the front yard, which identifies the proposed use.

  5. No outdoor storage of goods or materials shall be permitted.

  6. There is no external or internal alteration affecting the character of the dwelling unit or accessory buildings.

8. For any group home or daycare nursery the county shall impose such reasonable conditions as may be found necessary to ensure that the activity or use does not disrupt adjacent permitted uses.

b.

The following land use standards apply both to daycare nurseries and group homes:

1. Off-street pickup and delivery spaces shall be provided commensurate with the number of individuals served by the facility so that the neighborhood will not be adversely impacted or children endangered.

~~c.~~

2. When such a use is located in or adjacent to an existing residential use, screening in the form of plantings, walls, or fencing shall be provided of such a nature and density as determined by the director as a condition of issuance of a site plan review approval or other required permit.

~~d.~~

3. Shall be located so as to minimize the amount of agricultural land loss and shall not be located on prime soils.

~~e.~~

4. Day care nurseries shall comply with the non-residential rural design, landscape, open space, screening, buffering, signage, parking, and lighting standards set forth in this section.

17.03.035 Review period established

- **How to use this chart:** This chart is intended to assist you in learning what uses may be established in the Rural Agriculture (RA) and Commercial Agriculture (CA) Zones and the type of permit that may be required. Within the columns that are labeled "permitted" and "conditional" you will see a I, II, III or IV. These numbers indicate the type of land use decision that is required in order to establish the use on a parcel zoned RA and CA. The time period established for review of land use decisions shall be as provided by RCW 36.70B.080(1). These land use decisions have the following meaning:

- I = Type I permitted use~~—One hundred twenty-day permit review~~ - ministerial decision.

- II = Type II conditional use~~—One hundred twenty-day permit review -~~ administrative decision.

- III = Type III Conditional use~~—One hundred twenty-day permit review -~~Hearing examiner decision.

- IV = Type IV conditional use—Requires Board of County Commissioner approval.

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

- C.

  Lot/density. Lot/density requirements shall be as follows:

  5.

  For lots legally created prior to or after effective date of this chapter, variations of ten (10) percent in the five (5) acre lot size may be allowed to account for special site features, unusual topography or similar factors that make strict adherence to minimum lot size impractical. Gross lot area shall include any land area that has been donated for public right-of-way or public open space.

17.03.040 Height, Building

The following definition shall be added to the list of definitions under 17.03.040:

Height, Building: Building height shall be defined and measured as provided by the most recent edition of the International Building Code (IBC).

17.03.040 Lot Area/Lot Size

Lot area or lot size means the total land area within the lot lines. Gross lot area shall include any land area required to be dedicated for public right-of-way or public open space, and/or donated for such purposes. Tidelands (land seaward of the ordinary high tide line), whether privately or publicly owned, shall not be included in the calculation of lot area. However, privately owned shorelands (non-tidal) should be included in such calculation..

16.06.070 Boundary line adjustments

(This section would provide a six month timeframe for recording of lot boundary adjustments)

- B.

Approval of a boundary line adjustment. The Planning Director shall affix an official stamp or statement to the map stating that the adjustment is consistent with this section. The approved boundary line adjustment application, map, and legal descriptions shall be recorded with the Island County Auditor within six (6) months of approval or the boundary line adjustment application approval shall expire. If the lots involved in the adjustment are in separate ownership, proper transfer of title of the property shall be recorded. The boundary line adjustment becomes final upon recording.

17.03.040 Definition of "Winery"

The following definition shall be added to the list of definitions under 17.03.040:

. . .

: "Winery" shall be defined as a business properly licensed by the State of Washington and conducted by any person for the manufacture of wine for sale.

. . .

17.03.040 Definition of "Camping"

` The following definition shall be added to the list of definitions under 17.03.040:

Camping means to live for a time in a camp, tent, or camper, as when on vacation.

An alternate definition would be the one in ICC 9.40.010 (applies only to County Parks):

Camping means erecting a tent or shelter or arranging bedding or both for the purpose of, or in such a way as will permit remaining overnight, or parking a trailer, camper, or other vehicle for the purpose of remaining overnight.

17.03.060 Kennels

Kennels are allowed in the Rural zone as a Conditional use, and are also allowed as a Home Industry under 17.03.180 and as an institutional use in ICC 17.03.180.L.10. See below.

The amendment would be to clarity the above, by stating that Kennels are allowed as a Conditional Use, subject to the standards in 17.03.180, and subject to the standards provided in ICC 17.03.180.L.10 as follows:

- **Conditional uses.**
  1.

i.

Kennel, subject to the home industry standards in ICC 17.03.180.J as well as applicable institutional uses standards in ICC 17.03.180.L.10;

. . .

17.03.040 Definition of "applicant".

The definition of "applicant" shall be revised to delete the term "for land division", as follows:

Applicant means any person who files an application ~~for land division~~ subject to review under this chapter who is either the person(s) identified in the assessor's records as the owner of the property on which the proposed activity would be located or the authorized agent of such a person.

17.03.180T.1 Small scale recreation and tourist uses.

The preamble to this section will be revised to remove the reference to the Rural zone, as the standards apply to all zones where "small scale recreation and tourist uses" are allowed.

- T.

Small-scale recreation and tourist uses. Small-scale recreational and tourist uses may be ~~conducted in the Rural Zone~~ allowed upon approval of a site plan pursuant to chapter 16.15, processed as Type II or Type III decision pursuant to chapter 16.19.

. . .

17.03.180T(5) Equestrian Centers

Breeding and rental of horses will be revised to "breeding or rental of horses". See below:

- 5.

Equestrian center—Uncovered and covered facilities for commercial boarding, training, teaching, breeding ~~and~~ or rental of horses including facilities for shows and competitive events, and riding trails. An equestrian center may be permitted when the following standards are met:

Title 16. Expiration of Permits

This section would add a new section to Chapter 16.19 Land Use Review Process that would provide an expiration period of one year for all land use permits (unless a different expiration period is specifically provided under Island County Code or Washington State statute).

16.19.185 Permit Expiration

Unless a different expiration period is specifically provided under the Island County Code or state law, land Use Permit approvals shall expire one (1) year from the date of approval, unless an extension of time of up to one (1) additional year has been requested in writing by the applicant with an explanation of the reason(s) for the requested additional time, and the request has been approved in writing by the Department.

17.03.120 Rural Center (RC) zone

ICC 17.03.120 refers to Rural Areas of More Intense Development (RAID's) but does not currently state that the RAID standards may be more restrictive than the general zoning standards. The revised language shown below would amend 17.03.120 to include this clarification, and a matrix for RAID's would be included in Appendix A.

The Planning Commission consensus was in favor of adoption of a matrix listing the various Rural Areas of Intense Development (RAID), showing the zoning and referencing the standards for each. Separate standards for each RAID are listed below, with specific zoning designations for each RAID.

- **17.03.120 - Rural Center (RC) Zone.**[16]

The Rural Center (RC) Zone is applied to existing areas of intense non-residential and mixed-use development and encompasses the logical outer boundary of the existing pattern of development.

This zone permits a range of commercial, light manufacturing and multi-family uses that serve a broad geographic area. Mixed-use structures are encouraged. All

uses within a rural center must comply with land use standards, including non-residential design landscape and screening guidelines set forth in section 17.03.180.O. Rural Areas of More Intense Development (RAID) must also comply with the table in Appendix A establishing specific standards for each RAID listed in Appendix A. In certain instances, the specific RAID standards are more restrictive than general zoning standards.

(See Matrix attached to Exhibit A)

17.03.150.G.7 Transfer of Development Rights

This subsection will be retained by Planning Commission consensus.

deleted (removed) as Island County does not have a Transfer of Development Rights program.

- **Transfer of development rights.**

  a.

  Applications for use approval to establish a receiving property for transfer of development rights granted preliminary or final approval prior to the effective date of this chapter shall continue to be recognized provided the receiving property complies with chapter 17.02.

  b.

  At the request of an owner, the county will approve the extinguishment, on a proportional basis, of a conservation easement associated with unused certificates of development rights.

17.03.180.W.3.b Setback reduction for lots under one acre in size.

This subsection will be revised to replace the term “reasonable economic use” (which is undefined) with “reasonable use”, and include a definition for “reasonable use” which is consistent with the definition of the same term in ICC 17.02B. Chapter 17.03.040 (Definitions) will also be revised to include the definition for “reasonable use”.

- b.

  A minimum setback of fifty (50) feet is established where structures may not be constructed in subarea 2. The fifty-foot setback shall be measured outside of and adjacent to the right-of-way on private or public property, on each side of the identified roadways. For lots less than one (1) acre in size, the setback may be reduced as necessary to allow reasonable ~~economic~~ use of the property as a Type II Planning and Community Development Director decision pursuant to chapter 16.19. The setback shall not be reduced to less than twenty

(20) feet unless it is necessary to achieve a reasonable use as defined in chapters 17.02, 17.02A, and 17.02B.

17.03.040 Reasonable use

Reasonable use means the logical or rational use of a specific parcel of land which a person can be expected to conduct or maintain fairly or appropriately under the specific circumstances, considering the size of the lot, the type of use or structure proposed and similar uses and structures in the general vicinity of the lot, that are permitted uses consistent with and conforming to current regulations ~~permitted or conditional use of a specific parcel of land which a person may be expected to conduct or maintain fairly and appropriately given the site specific conditions or characteristics of the parcel and uses allowed for all other properties within a similar zoning classification~~.

APPENDIX A

RURAL AREAS OF INTENSIVE DEVELOPMENT (RAID)

RAID	ZONING	STANDARDS	
Clinton		• For all property within the RR Zone, the base density shall not exceed three (3) dwelling units per acre. 2. For all land divisions and residential development greater than one (1) single family residence per existing 14,500-square foot lot or smaller the lot layout, location of streets, other improvements and building sites shall not preclude future urban development. The application for development must be accompanied by a site plan showing ultimate development of the lot or parcel at a density of at least four (4) dwelling units per acre. 3. For all development in the Rural Center (RC) Zone no building may exceed 14,000 square feet of gross floor area and multifamily uses shall not exceed twelve (12) units per acre. 4. For all non-residential development and residential development greater than one (1) single family residence per existing lot within the Clinton RAID boundaries as a condition of county approval, a development agreement must be executed in a form prescribed by the county. The development agreement must include provisions wherein the applicant agrees to participate on a fair pro-rata share basis in costs of future public facilities that are approved through the LID or ULID process.	

Freeland		• The special setback standards contained in section 17.03.060.D. shall apply to all new uses approved within 500 feet of the Nichols Brothers Boatbuilding Facility. 2. Any new non-residential development within the RC Zone that is also within the sub-basin draining into Holmes Harbor shall contribute a pro-rata, "fair" share fee to complete the surface and stormwater improvements set forth in the Island County Stormwater and Flood Hazard Management Plan. 3. For all other property within the RR Zone, the base density shall not exceed three (3) dwelling units per acre. 4. For all land division and residential development greater than one (1) single family residence per existing 14,500-square foot lot or smaller the lot layout, location of streets, other improvements and building sites shall not preclude future urban development. The application for development must be accompanied by a site plan showing ultimate development of the lot or parcel at a density of at least four (4) dwelling units per acre. 5. For all development in the Rural Center (RC) Zone no building may exceed 27,000 square feet of gross floor area and multifamily uses shall not exceed fourteen (14) units per acre. 6. For all non-residential development and residential development greater than one (1) single family residence per existing lot within the Freeland RAID boundaries as a condition of county approval, a development agreement must be executed in a form prescribed by the county. The	

		development agreement must include provisions wherein the applicant agrees to participate on a fair pro-rata share basis in costs of future public facilities that are approved through the LID or ULID process.	
Coronet Bay		Overnight lodging will be allowed as a permitted use.	
Holmes Harbor		• The maximum number of dwelling units permitted in Holmes Harbor shall not exceed the equivalent unit capacity established in the general comprehensive sewer plan approved by Island County. 2. Any new development, at a base density of up to three (3) dwelling units/acre, including development on existing lots, shall mitigate or arrange for the mitigation of the development's surface water impacts by contributing a pro rata, "fair" share fee to complete the improvements set forth in the Island County Comprehensive Stormwater and Flood Hazard Management Plan. 3. No further subdivision of the following assessor's parcel numbers shall be allowed: R22903-501-4580, R22903-459-4580, R22903-435-4480, R22903-422-4480, R22903-412-4480, R22903-400-4480 and R22903-366-4480.	
Mutiny Sands		• 1. For those parcels north of the plat of Mutiny Sands, defined on the north by Bush Point Road and on the east by Mutiny Bay Road, a density of one (1) dwelling unit per three (3)	

		acres shall be applicable.	
Ken's Corner	Rural Center	See 17.03.120	
Camano Country Club	Rural Village	See 17.03.130	
Camano Plaza	Rural Village	See 17.03.130	
Deception Pass	Rural Village	See 17.03.130	
Elger Bay	Rural Village	See 17.03.130	
Greenbank	Rural Village	See 17.03.130	
Bayview	Rural Venter	See 17.03.120	
Camano Gateway	Camano Gateway Village	See 17.03.135	
Terry's Corner	Camano Gateway Village	See 17.03.135	
Bailey's Store	Rural Service	See 17.03.140	
Camano Marine	Rural Service	See 17.03.140	

Hungtington's Grocery	Rural Service	See 17.03.140	
Midget Market	Rural Service	See 17.03.140	
Maxwelton Store	Rural Service	See 17.03.140	
Old San de Fuca store	Rural Service	See 17.03.140	
Second Chance Thrift (Camano	Rural Service	See 17.03.140	
Soundview Shopper	Rural Service	See 17.03.140	
Tyee Grocery	Rural Service	See 17.03.140	
Utsalady Store	Rural Service	See 17.03.140	