



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Dean Enell, Chair

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~ MEMORANDUM ~

To: Island County Planning Commission

From: Hiller West, AICP

RE: Findings of Fact – Recommendation on Amendments to Titles 16 and 17 of the Island County Code;

Date: October 10, 2016

Summary

The Community Development Department and Prosecuting Attorney's office have continued to present to the Board and Planning Commission, proposed amendments to Titles 16 and 17 of Island County Code. These proposed amendments are intended to correct discrepancies and conflicts in Island County code, provide additional clarity, and reflect current policy in regards to uses and activities that are regulated by the code. Some of these amendments have been discussed for years, others have more recently become necessary because of changes in State law or to Island County Code.

The Island County Planning Commission is forwarding to the Board of Island County Commissioners its recommendation of approval. The proposed amendments are attached here as Exhibit "A,"

Findings

1. The Board of Island County Commissioners has directed its staff to review the Island County Code and identify sections where there is conflict or discrepancy, additional clarity is needed, or where the code does not reflect current policy.
2. The Planning Commission finds that chapter 16.06 ICC contains the requirements for subdivision approval and alteration of approved subdivisions.

3. The Planning Commission finds that chapter 16.13 ICC contains the duties and powers of the Hearing Examiner.
4. The Planning Commission finds that chapter 17.03 ICC contains the standards for the various zones in Island County, and the Land Use Standards .
5. The Planning Commission finds that adequate outreach to the local community and public was conducted by the Planning Department in accordance with ICC 16.26.080.
6. The Planning Commission finds that the proposed amendments to Titles 16 and 17 are exempt from threshold determination and EIS requirements under WAC 197-11-800(19) as procedural actions.
7. The Planning Commission conducted public workshops regarding the proposed amendments and a public hearing on August 22, September 12 and October 10, 2016. There was extensive public comment regarding the proposed amendments that was considered by the Planning Commission.
8. The Planning Commission finds that the proposed amendments to Titles 16 and 17 of Island County Code will enhance regulatory consistency, clarify the intent and meaning of the regulations, and reduce the potential for errors.
9. The Planning Commission finds that the proposed amendments to Titles 16 and 17 of the Island County Code will enhance the Code's internal consistency and that the proposed amendments are consistent with the Island County Comprehensive Plan.

Conclusion

The Island County Planning Commission has reviewed the proposed amendments to the development regulations in Titles 16 and 17 of Island County Code and recommends that the Board of Island County Commissioners adopt the proposed amendments.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70.430, this _____ day of _____, 2016 by,

Dean Enell,
Chair, Island County Planning Commission

Attachments:

Exhibit "A" – Amendments to the **Titles 16 and 17** of Island County Code