



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

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~ MEMORANDUM ~

TO: Planning Commissioners

FROM: Island County Planning & Community Development

DATE: November 21, 2017

SUBJECT: Staff will brief the Commission on projects and initiatives:

- Proposed updates to Freeland Development Regulations
- An update from the Rural Lands Regulatory Subcommittee

WORKSHOP ITEMS

Receive and Discuss updated to the Freeland Development Regulations

The adoption of a new code for Freeland will require not only the regulations themselves, but will also involve revisions to other sections of Island County Code (ICC). In many cases this will simply be adding a cross reference to the new code section(s), but others may be listing the new districts under fees or uses, adding definitions, or modified standards that are appropriate for an Urban Growth Area. The sections that have been identified by staff as requiring revisions are shown below. Staff will review these sections and proposed edits at a future meeting.

Additional Sections of ICC to be amended to implement the Freeland Development Regulations

17.03.030 - User guide.

Provide cross-reference to Freeland section for NMUGA regulations.

17.03.040 – Definitions.

Adding definitions that will be referenced in the Freeland regulations; includes but not limited to adding: hotel/motel, Articulation, Build-to, Façade, and Pedestrian-oriented space.

17.03.050 - Zoning classifications and overlays.

Listing the Freeland districts.

17.03.072 – Parks

(Potential) Are there any edits needed to ensure that park activities that are appropriate within the UGA are shown as allowed uses within NMUGA?

17.03.075 – Residential areas of more intensive rural development.

Remove Freeland from RAID list

17.03.080 - Urban growth areas (UGAs).

Provide cross-reference to Freeland section for NMUGA regulations.

17.03.155 – Mixed-use and non-residential areas of more intensive rural development.

Remove Freeland from RAID list

17.03.180 – Land use standards.

Multiple edits to reference the Freeland zoning districts

17.03.220 - Zoning amendments.

Provide cross-reference to Freeland section for rezoning within the NMUGA.

17.03.230 - Existing uses.

Provide cross-reference to Freeland section for rezoning within the NMUGA.

Appendix A – RAID and Rural Service Zone specific conditions

Remove Freeland from RAID list

Appendix B – Urban growth areas and joint planning areas.

Multiple edits to reference the Freeland zoning districts

Chapter 15.03 - Clean Water Utility, 15.03.070 - System of charges.

Listing the Freeland districts and adding a reference to 17.06 to the zoning classifications definition.

POTENTIAL - references to Freeland code sections may also be needed in the following locations:

- Chapter 11.02 - Clearing and Grading Requirements
- Chapter 11.04 - Concurrency Ordinance
- Chapter 16.06 - Land Divisions and Dedications
- Chapter 16.10 - Comprehensive Plan

- Chapter 16.15 - Site Plan Review
- Chapter 16.17 - Planned Residential Development
- Chapter 16.19 - Land Use Review Process

Receive and discuss an update from the Rural Lands Regulatory Committee.

Island County staff and consulting staff met with the Rural Lands Regulatory Subcommittee on November 15, 2017 to review codes from other communities as they relate to special and recurring events and wineries (Benchmark Studies).

As part of that review, staff identified typical practices and standards for wineries and event regulations and sought direction from the subcommittee as it related to appropriate code updates for Island County.

For wineries, staff reviewed codes from the following communities.

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- Chelan County, Washington
 - Walla Walla County, Washington
 - King County, Washington (current)
 - King County, Washington (proposed)

For event codes, staff reviewed codes from the following communities.

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- Chelan County, Washington
 - Walla Walla County, Washington
 - Snohomish County, Washington
 - Yakima County, Washington
 - San Luis Obispo, California

Discussion over various components of the subject communities resulted in some preliminary guidance for staff as they begin revisions and updates to Island County Code of Ordinances (ICC). The following summarizes some general guidance for code updates.

Wineries

- Winery, Breweries, Distilleries, and Cideries should be defined as those establishments licensed by the state of Washington to produce adult beverages such as wine, cider, beer and distilled spirits.
- Tasting rooms should be allowed as an accessory use, subject to and included in, the maximum facility size limitations.
- Remote tasting rooms should be an identified use in the ICC and provided for in Rural Areas of More Intensive Development (RAIDS).
- Wineries should be allowed in most rural zones.
- Minimum standards should be established related to the following:
 - Distance to residential;
 - Facility size; and
 - Minimum acreage.
- These standards should reflect what is occurring as part of the Island County wine industry and should be aimed at preserving rural character.
- Larger facilities should require a site plan and be subject to a Type II permit or Type III permit based on facility and parcel size.

Events

- Private events on private property that are non-revenue generating should not be subject to permitting
- Events should be differentiated by special events (less than two events a year) and recurring events (more than two events a year)
- Permit types (Type I to Type III) should be scaled to reflect differences in intensity and impacts to surrounding property owners.
- Events should be considered accessory uses to the primary land use – events that achieve a certain level of frequency to the degree that they are the primary use of the property, should be considered a Rural Event Center subject to applicable code provisions.
- Rural Event Center regulations should be reviewed for updates and potential conflicts with new proposed regulations.

Next Steps

Under the guidance and direction of the Rural Lands Regulatory Subcommittee, staff anticipates beginning code revisions over the next month and will likely bring first drafts to the Planning Commission in January 2018 for review and further development.