

11.01.090 - Development standards.

General requirements and improvements.

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K. Pedestrian circulation.

1. **Requirements.** Sidewalks and/or surfaced walkways shall be constructed adjacent to and/or within a parcel being "developed" in a ~~an~~ [municipal urban growth area](#), [non-municipal urban growth area](#), and in a rural area of intensive development where subcommunity plans have been adopted and so dictate, as provided for below:
 - a. All commercial/industrial development contiguous to highway, arterial, and collector streets.
 - b. Residential development—Contiguous to external highway, arterial, and collector streets. Internal pedestrian ways shall be provided in accordance with an approved plan to separate pedestrian and motor vehicular traffic.
2. **Trail and bikeway systems.** Consistent with the Island County Comprehensive Plan, [Freeland Subarea Plan, and Island County Non-Motorized Trails Plan](#), trail and bicycle systems may be required to implement adopted plans.
3. **Construction standards.** Material and construction for sidewalks, trails, and bikeways adjacent to county roads shall conform with the standard specifications or approved alternatives.
4. **Construction.** Unless earlier installation is required by the Island County Engineer, required sidewalks shall be installed in conjunction with either the construction of an adjacent road or the construction of a building structure. That portion of any required sidewalks adjacent to any lot shall be constructed prior to issuance of a certificate of occupancy for a building constructed on such lot.

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11.02.180 - Disclosure statement.

Pursuant to the requirements of this chapter, no person shall sell, lease, or offer for sale or lease any property within a geologically hazardous area that has been the subject of a geotechnical report required by this chapter, unless the prospective buyer or lessee has been given notice substantially as follows:

To: _____

The Property at _____ is located within [a] geologically hazardous area. Geologically hazardous areas include areas susceptible to the effects of erosion, sliding, earthquake, or other geologic events. They pose a threat to the health and safety of citizens when incompatible residential, commercial, industrial, or infrastructure development are sited in areas of a hazard. Geologic hazards pose a risk to life, property, and resources when steep slopes are destabilized by inappropriate activities and development or when structures or facilities are sited in areas susceptible to natural or human-caused geologic events.

Some geologic hazards can be reduced or mitigated, but not eliminated by engineering, design, or modified construction practices so that risks to health and safety are acceptable. Island County has placed certain restrictions on development and use of geologically hazardous areas.

Before purchasing or leasing the above property, you should consult the Island County Zoning Ordinance chapter 17.03 [or the Freeland Zoning Code Chapter 17.06 ICC, as applicable](#), the Island County Critical Area Ordinance ~~e~~Chapter 17.02 [ICC](#), the Island County Grading Ordinance ~~e~~Chapter 11.02 [ICC](#), and any previously issued permits/geotechnical reports to determine restrictions, if any, which have been placed on the subject property.

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