



**ISLAND COUNTY  
PLANNING & COMMUNITY DEVELOPMENT**

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**~ MEMORANDUM ~**

**TO: Planning Commission**

**FROM: Island County Planning & Community Development**

**DATE: September 5, 2017**

**SUBJECT: Workshop Item: Freeland Development Regulations**

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Island County has historically had a 1:1 relationship between the Comprehensive Plan Future Land Use Designations and the zoning districts (they were the same), which meant that every rezoning was technically a comprehensive plan amendment. During the 2016 periodic update, the County separated the Land Use Designations from the zoning districts, but the Freeland NMUGA was not addressed as we were still in the process of developing the zoning regulations.

At the Planning Commission meeting on August 28, 2017 the Commissioners discussed and a proposal to also separate the land use designations and zoning districts for the Freeland NMUGA. The recommended structure would make the NMUGA the single land use designation, similar to how the county groups all RAID zoning districts under a single RAID land use designation. This would mean that all rezoning within the NMUGA would be processed as a Type III rezoning (no Comprehensive Plan amendment needed). This would allow for a rezoning to be both faster and less expensive to process although, a rezoning would still be subject to review criteria. Any expansion of the NMUGA would still be processed as a Type IV, and would need to be Docketed.

Under this proposed structure, the rezoning criterion that is added to the code becomes extremely important, and at the August 28<sup>th</sup> meeting the Planning Commission recommended looking at developing criteria based on the following:

- Adjacency (limit leap-frogging)
- Distance (ie. close to center, or distance from residential or industrial)
- Size of the parcel
- Impact on the View Corridor
- Compatibility with surrounding uses

- Access to transportation / impacts on mobility (character of area)
- Infrastructure Capacity
- Minimums (not creating a lot that does not conform to the new lot size, minimum density, etc)
- Protection of open space / resources
- Consideration of Impacts (character of area)

In addition, the commission discussed creating general criteria for all rezoning requests. Staff has draft the following language for discussion purposes; additional specific criteria is currently being drafted.

**General criteria for evaluation of rezoning request.** The Hearing Examiner shall recommend to the Board of Island County Commissioners the denial or approval of each application for an amendment to the official zoning maps based on consideration of the following general factors (see also the specific zoning amendment criteria in 17.06.150(E)).

1. Compatibility of the proposed zoning classification with the existing land use plans for the surrounding area.
  - a. A rezoning will only be considered to a district currently applied to one or more adjacent parcels (no zoning will be approved that is different from the zoning for all surrounding properties). This includes rezoning related to NMUGA expansions.
  - b. No downzoning shall be allowed within the NMUGA.
2. The impact of the proposed zoning classification on available and projected traffic patterns, water and septic/sewer systems, and other public facilities and utilities.
  - a. No rezoning that would result in an increase in commercial traffic shall be allowed where such traffic must travel through residential districts (Low-Density Residential and Medium-Density Residential).
  - b. Rezoning shall not create a lot that cannot support the minimum density allowed in the requested zoning district (based on septic or sewer capacity).
3. Whether the proposed use(s) would result in a material violation of relevant policies in any elements of the Comprehensive Plan or elsewhere in this chapter.
  - a. Rezoning shall not create a non-conforming lot (size or setbacks).
  - b. Rezoning shall not create more than one zoning district on any tax parcel.
4. The suitability of the land for the types of development allowed in the proposed district.
  - a. A rezoning to a more intensive zoning district shall not take place if the property is extensively constrained with critical areas unless those areas are permanently protected from development.
  - b. The rezoning will not cause unreasonable air or water pollution, soil erosion, or adverse impacts on critical areas.

The Planning Commission will continue discussion at their September 11<sup>th</sup> meeting. Additional discussion of the draft code for Freeland will take place at successive meetings.