

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON**

IN THE MATTER OF ADOPTING AN)	
INTERIM OFFICAL CONTROL THAT)	ORDINANCE C-77-08
REGULATES COMMERCIAL)	PLG-010-08
DEVELOPMENT WITHIN NON-)	
RESIDENTIAL RURAL AREAS OF)	
INTENSIVE DEVELOPMENT THAT ARE)	
<u>ADJACENT TO STATE ROUTE 532</u>)	

WHEREAS, State Route 532 serves as the primary gateway to Camano Island; and

WHEREAS, the Board of Commissioners finds that this main thoroughfare warrants special consideration with respect to the development regulations that govern commercial development; and

WHEREAS, the Board finds that it is appropriate to initiate an evaluation of the development regulations applicable in those non-residential Rural Areas of Intensive Development identified in ICC 17.03.155 that are located along State Route 532; and

WHEREAS, the purpose of this evaluation is to consider the appropriateness of the types of land uses that may be permitted and the regulations that govern such aspects as design, building size, landscaping, density, minimum lot size, setbacks, site coverage ratios, signage, and building height; and

WHEREAS, the Board directs Planning and Community Development to initiate this evaluation and to forward suggested amendments to the Planning Commission for public review; and

WHEREAS, the Board finds that it is appropriate to adopt interim official controls that regulate all commercial development located along State Route 532 while the Department and Planning Commission proceed through the process of evaluating and deliberating on amendments to the development regulations; and

WHEREAS, the purpose of this moratorium is to ensure that there is not a rush to the counter that would vest development applications and therefore undermine the evaluation and public review process; and

WHEREAS, RCW 36.70A.390 provides County's with the authority to adopt a moratorium, interim zoning map, interim zoning ordinance, or interim official control without holding a public hearing; and

WHEREAS, RCW 36.70A.390 further states that if a County adopts a moratorium, interim zoning map, interim zoning ordinance, or interim official control without first holding a public hearing that the County shall hold a public hearing within at least sixty days of its adoption; and

Ord. No. C-71-08

PLG-010-08

Interim regulations for non-residential RAIDs located adjacent to SR 532

WHEREAS, pursuant to WAC 197-11-880, the County SEPA official has determined that this ordinance is exempt from SEPA review as an emergency ordinance; **NOW, THEREFORE**,

IT IS HEREBY ORDAINED that these regulations, attached hereto as Exhibit A, shall apply to all new commercial development located within the non-residential Rural Areas of Intensive Development identified in ICC 17.03.155 that abut State Route 532.

BE IT FURTHER ORDAINED that this interim official control shall be in effect for a period of either six months or as soon as permanent rules are adopted whichever occurs earlier.

6-16-08 BOCC MEETING

Ord. No. C-71-08

PLG-010-08

Interim regulations for non-residential RAIDs located adjacent to SR 532

Reviewed and approved this 16 day of JUNE, 2008 and a public hearing on this ordinance is scheduled for the 4 day of AUGUST, 2008 at 6:00 p.m.
AT THE CAMANO MULTI-PURPOSE BLDG.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

John Dean
John Dean, Chairman

Phillip Bakke
Phillip Bakke, Member

Wm. L. McDowell
Wm. L. McDowell, Member



ATTEST:

Elaine Marlow
Elaine Marlow
Clerk of the Board

6-16-08 BOCC MEETING

Ord. No. C-71-08

PLG-010-08

Interim regulations for non-residential RAIDs located adjacent to SR 532

Exhibit A

(Interim controls that apply to non-residential rural areas
of intensive development located adjacent to State Route
532)

Ord. No. C-71-08

PLG-010-08

Interim regulations for non-residential RAIDs located adjacent to SR 532

Camano Gateway RAID

1. The minimum lot size shall be 14,500 square feet or the minimum Lot size required by County Health Department requirements, whichever is larger.
2. No building footprint shall exceed 2,000 square feet. The gross floor area of any single building shall not exceed 4,000 square feet.
3. No building shall be greater than two stories in height. The second story of any building shall not include non-residential uses.
4. For residential uses located on a second story, the number of dwelling units shall not exceed four (4).
5. The minimum roof pitch shall be at least 4:12. The roof pitch ratio must be met on all roof lines and shall extend to the peak of the roof.
6. Maximum building height shall not exceed twenty-five (25) feet. Building height shall be measured to the highest point of the building.
7. Where multiple buildings are proposed on a single lot, each building shall be setback at least one-hundred fifty (150) feet from each other.
8. For newly created lots, a minimum seventy-five (75) foot setback shall be required on all side and rear yard lot lines and all newly created internal access easements. The setback shall be shown on the face of the plat.
9. Impervious surface coverage shall not exceed twenty (20) percent of the lot. Newly created lots shall meet this standard.
10. The minimum open space ratio shall be eighty (80) percent of the lot. Newly created lots shall meet this standard.

Terry's Corner RAID

1. The minimum lot size shall be 14,500 square feet or the minimum Lot size required by County Health Department requirements, whichever is larger.
2. No building footprint shall exceed 2,000 square feet. The gross floor area of any single building shall not exceed 4,000 square feet.
3. No building shall be greater than two stories in height. The second story of any building shall not include non-residential uses.
4. For residential uses located on a second story, the number of dwelling units shall not exceed four (4).
5. The minimum roof pitch shall be at least 4:12. The roof pitch ratio must be met on all roof lines and shall extend to the peak of the roof.
6. Maximum building height shall not exceed twenty-five (25) feet. Building height shall be measured to the highest point of the building.

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PLG-010-08

Interim regulations for non-residential RAIDs located adjacent to SR 532

7. Where multiple buildings are proposed on a single lot, each building shall be setback at least one-hundred fifty (150) feet from each other.
8. For newly created lots, a minimum seventy-five (75) foot setback shall be required on all side and rear yard lot lines and all newly created internal access easements. The setback shall be shown on the face of the plat.
9. Impervious surface coverage shall not exceed twenty (20) percent of the lot. Newly created lots shall meet this standard.
10. The minimum open space ratio shall be eighty (80) percent of the lot. Newly created lots shall meet this standard.

Camano Marine RAID

1. The minimum lot size shall be 14,500 square feet or the minimum Lot size required by County Health Department requirements, whichever is larger.
2. Where multiple buildings are proposed on a single lot, each building shall be setback at least fifty (50) feet from each other.
3. For newly created lots, a minimum twenty-five (25) foot setback shall be required on all side and rear yard lot lines and all newly created internal access easements. The setback shall be shown on the face of the plat.