

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF ADOPTING AN)	
INTERIM OFFICAL CONTROL THAT)	ORDINANCE C-8608
REGULATES COMMERCIAL)	PLG-011-08
DEVELOPMENT WITHIN NON-)	
RESIDENTIAL RURAL AREAS OF)	
INTENSIVE DEVELOPMENT THAT ARE)	
ADJACENT TO STATE ROUTE 532)	

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 interim control is to ensure that commercial developments that are permitted during the Camano Gateway planning project are of exceptional quality and design; 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

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

Ord. No. C~~3~~²-08

PLG-011-08

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

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.

Ord. No. C~~2~~-08

PLG-011-08

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

Reviewed and approved this 18 day of AUGUST, 2008 and a public hearing on this ordinance is scheduled for the 16 day of SEPTEMBER 2008 at 6:00 P.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON



John Dear
John Dear, Chairman

Phillip Bakke
Phillip Bakke, Member

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

ATTEST:

Elaine Marlow

Elaine Marlow
Clerk of the Board

8-18-08 ORIGINAL PA/6

Ord. No. C-9608
PLG-011-08

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-08
PLG-011-08

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

Site Development Standards

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. For residential uses located on a second story, the number of dwelling units shall not exceed four (4) within any single structure.
3. A maximum thirty (30) foot setback shall be required on all lot lines that abut a road.
4. A minimum fifty (50) foot setback shall be required on all property lines that are adjacent to a non-commercial zoning designation.
5. Impervious surface coverage shall not exceed eighty (80) percent of any existing or proposed lot. The impervious surface coverage ratio shall be applied pre-development to the entire site. If subdivision is proposed as part of a development new lots may be created that exceed this standard provided that the overall project meets the coverage ratio.
6. New development shall adhere to the signage and lighting standards of ICC 17.03.180.L.

Building Standards

7. No building footprint shall exceed 4,000 square feet.
8. No building shall be greater than two stories in height.
9. The minimum roof pitch shall be at least 4:12.
10. Maximum building height shall not exceed twenty-five (25) feet. Building height shall be measured to the highest point of the building excluding architectural features such as cupolas and chimneys.
11. The primary entryway to buildings shall be architecturally accentuated through the use of color, structural enhancement, building material, and orientation.
12. Architectural style shall be consistent with the rural environment of north Camano Island. Futuristic urban architectural styles are prohibited. Architectural styles shall borrow from aspects of agricultural, residential, and traditional rural appearances.
13. Architectural styles shall not be theme based but shall be integrated in appearance and functionally (not physically) connected.

Landscaping

14. Structures, berms and/or landscaping shall be used to screen pavement used for parking, loading areas, drive-thrus, and other areas utilized by automobiles. Landscaping must be irrigated and maintained. Landscaping shall be allowed to grow in a manner that ensures that the goal of creating a visual barrier is achieved. This standard shall be applied from the vantage point of neighboring properties that are not zoned for commercial purposes and from public roads.

Ord. No. C8608
PLG-011-08

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

15. Pavement used for pedestrian purposes (including walkways and courtyards) need not be entirely screened, rather landscaping shall be used to complement these areas.
16. Parking areas shall provide adequate internal landscaping in order to provide visual breaks of paved area. Particular emphasis shall be placed on views of parking areas from the vantage of the primary entryway(s) into a development.
17. Landscaping shall complement the architecture. It is not necessary to use landscaping for screening the face of a structure because the structures will achieve a minimum aesthetic architectural standard.
18. Trees shall be located in a manner that allows future tree canopy to partially screen and/or break the massing of roofs.
19. Trees shall be located in a manner that softens the impacts of exterior lighting.
20. Lighting shall be used to accentuate landscaping features, architectural features and pedestrian walkways.
21. Walkways within parking lots shall be of a different texture or material than the parking lot itself. Application of a surficial paint to the top of asphalt is not adequate for meeting this standard.

Development proposals with multiples structures shall meet the following standards:

22. Structures shall be of varied height, color, orientation, and dimension.
23. Rooftops shall be of dark colors and/or hues and shall provide variation in material, color/hue or roof line.
24. All structures shall have a visible and functional pedestrian connection in a manner that connects the entire development.
25. Pedestrian paths shall connect to pedestrian oriented entryways into buildings.
26. Developments shall offer facilities for bicycle storage.
27. New developments shall provide an obvious pedestrian/non-motorized connection to adjacent properties.
28. Common space shall be integrated into the development. Common space shall be landscaped and designed in a manner that encourages the gathering of people by providing areas to sit, walk and gather. For office uses this may include outdoor lunch areas and for retail uses this may include public gathering spaces.