

**MEMO TO:** City Council  
**FROM:** Michael Davolio, AICP  
**SUBJECT:** Proposed Zoning Ordinance Amendments  
**DATE:** June 9, 2015

Over the course of the past several months I have had the opportunity to review and apply the City's Zoning Ordinance in a variety of different applications. During that time, I have determined that, while the overall ordinance is well-written and suited to serve the City's needs, there are several places where amendments are warranted. And while it would be appropriate to propose many of those changes upon completion of the Comprehensive Plan update that the City is now undertaking, there are a number of issues where more immediate attention is desired.

At their meeting on June 3, 2015, the Planning Advisory Board voted unanimously to forward the attached package of amendments to the City Council for your action. A brief description of each issue follows:

**18.10; Fairgrounds Overlay District.** The current wording is quite specific, limiting the operation rights to the Island County Fair Association. In light of changed management, less specific language is proposed.

**18.01.040; Definitions.** The city has had specific inquiries from prospective breweries and wineries, which are not provided for anywhere in the Ordinance. The staff has adopted a very loose definition of "restaurant" to enable applicants to proceed, but more specific language to permit these uses is desired.

The term, "street setback" can be confusing when applied to a property whose frontage is on a private way. "Front yard setback" is a more commonly-used term. The language is clarified to indicate where the term is applied.

The staff has also received an inquiry from a group that wishes to develop a "wellness retreat." While the concept appears to be one that would fit well in the community, there is currently no provision that would permit such a development.

**Section 18.09.010; Land Use Table** is revised to reflect the changes noted above.

**Section 18.22.020; Landscape Design and Tree Retention** is proposed to be amended to enable the staff to more easily process applications for tree removal. For example, the current definition of "City Forester" provides only for a volunteer position. In addition, as the City has no official City Forester on retainer, it is often difficult to process applications in a timely manner. The proposed changes would allow (but not require) the staff to accept written recommendations from a certified arborist selected by the applicant or the city from the list of qualified personnel kept by Island County.

c: Mayor Fred McCarthy