odate a limited number of guests on a personal level/special treatment/ pampering. He indicated that this is not the lucrative business that many would have one believe, but does enable many people to keep their property rather than having to give the property up. Mr. Gray pointed out that the definition proposed, the Planning Commission felt necessary to add that meals be limited to breakfast only; however, he submitted that the Health Department had the means of governing what and how often food is served. While Mr. Gray agrees with food service being for registered guests only, he asked the Board's consideration to provide for, on occasion, guests arriving late in Coupeville could be served, for example, soup/salad/sandwich.

Tom Roehl stressed that as defined, bed and breakfast is a use which is not more intense and does not create any additional impacts on service facilities, and noted his objection to the concept of others referencing a "more intense use". He asked that one definition concerning the character be stricken as a contradiction of definition of a conditional use. He also asked that under the definition of "Home Occupation", (.002.3.a) to add the words, "on-site" after individuals".

Commissioner Dunlop responded to Mr. Roehl's request under the definition of "Home Occupation", indicating that experience had shown in such situations that in residential areas there had been home occupations operating out of a waterfront home in a residential neighborhood with no other employees on-site, but came at 4:00 a.m. and started the equipment up and disrupted the neighborhood. Commissioner Dunlop pointed out that there was substantial support for bed and breakfast rooms and inns in Island County, and submitted that tourism was very desirable as a clean industry, with Island County in need of the economic benefits of tourism. He felt that supporters of bed and breakfast rooms/inns may not necessarily differentiate between "Inns" and "Rooms", and may overlook the difference of an inn or rooms in a more urban setting where there are sewers and water systems more able to handle the requirements. He noted that a "home occupation", with its conditions of definition, is not unlike the bed and breakfast room situation, but with important differences:

(1) the general public is regularly an occupant/customer of a portion of a residence;

(2) some of the County's residences have sub-standard water/sanitary supply facilities that have difficulty handling their own needs;

(3) food service of any kind to the public implies potential liability and a responsibility for Health Supervision of some sort; and

(4) some residences have inadequate parking for the available rooms.

Commissioner Dunlop felt that a reasonable solution to the situation could be achieved, and moved the following amendments be made: in Section 17.01.002 under Definitions, sub-C, parking for guest vehicles shall be accommodated on the premises with at least one space being required for each room plus one for the property owner; under Section 17. 01.005, Use Zones - Permitted Uses, Home Occupations, add, "including bed and breakfast rooms which shall register with the Island County Health Department to assure that sanitation standards are met"; and under Section 17.01.006, Conditional Uses, Line Z, delete the bottom line where bed and breakfast rooms are a conditional use. Motion, seconded by Commissioner Kemp, carried unanimously.

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

Re: Amendments to Chapter 17.01. ICC Interim Zoning Ordinance

ORDINANCE NO. PD-84-06

WHEREAS, the Island County Planning Commission held information meetings and workshops on proposed amendments to the Interim Zoning Ordinance of Island County pertaining to non-residential development; and

WHEREAS, the Island County Planning Commission held a public hearing on the proposed ordinance, as required by Chapter 36.70 RCW for official controls after advertisement and public notice; and

WHEREAS, the purpose of these amendments is to clarify procedural requirements for obtaining approval of certain types of development; and

WHEREAS, the purpose of these amendments of the Interim Zoning Ordinance is to also clarify the applicability of Conditional Use Permit requirements for certain uses; and

WHEREAS, the inclusion of Home Occupations and Bed and Breakfast Rooms in the residential zone with appropriate standards will not have significant environmental impacts, and that a Declaration of Non-Signficance dated March 6, 1984, has been promulgated.

WHEREAS, the Island County Planning Commission, after public hearing and considering testimony and exhibits presented at the public hearing and after determining that said amendments further the purposes and objectives of the Comprehensive Plan, recommended by motion, adoption of the amendments which are attached hereto as Exhibit II.

NOW THEREFORE BE IT ORDAINED, that the amendments of Exhibit II as attached hereto, are hereby passed into law as established in Chapter 17.01 of the Island County Code.

REVIEWED this 19th day of March, 1984, and set for public hearing concurrently with changes in the Comprehensive Plan, 1979; the proposed Site Plan Review Ordinance ICC 16.15, and the proposed Zoning Ordinance, 17.01 on the 2nd day of April, 1984 at 2:00 P.M.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

E. Duane Kemp, Chairman
Wm. F. Dunlop, Member
Lou A. Romeo, Member

ATTEST: Harry H. Ferrier
Island County Auditor and
Ex Officio Clerk of the Board

PASSED INTO LAW, this 16th day of April, 1984, after public hearing.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

E. Duane Kemp, Chairman
Wm. F. Dunlop, Member
Gary D. Bostrom, Member

ATTEST: Harry H. Ferrier
Island County Auditor and
Ex Officio Clerk of the Board

Approved as to Form:

Alan R. Hancock, Deputy
Island County Prosecuting Attorney

RESOLUTION: AMENDMENTS TO THE COMPREHENSIVE PLAN, PHASE II, PLANNING POLICY, AS APPROVED ON 2 APRIL 1984 (Typed for the record as Follows:)

RESOLUTION
BOARD OF ISLAND COUNTY
COMMISSIONERS

RE: Amendments to the Island County Comprehensive Plan Phase II, Planning Policy

County of Island
State of Washington
Resolution #_____

WHEREAS, policy changes have been suggested during the Island County Planning Commission development of a Plan/Zoning Strategy which was adopted on January 16, 1984, by the Board of Island County Commissioners; and

WHEREAS, said policy changes were considered in the final Environmental Impact Statement published on January 2, 1984, pursuant to adoption of said strategy; and