



Memorandum

TO: County Council
FROM: Cliff Strong, Senior Planner, Planning and Development Services
THROUGH: Steve Roberge, Asst. Director
DATE: July 25, 2023
SUBJECT: Home-Based Businesses – Changes to Exhibit A

Council's Planning & Development Committee discussed the draft Home-Based Business (HBB) regulations on 7/25/23 and moved to have staff work on three issues regarding Type IV HBBs, explained herein.

1. 20.80.970(5)(a) – Consider allowing on parcels smaller than 10 acres if comprised of smaller parcels in contiguous ownership.

Councilmember Elenbaas raised the issue that in the Ag district some parcels have been created through an agricultural short plat (WCC 21.04.180), which allows smaller lots for farmstead home sites. It was suggested that this could be solved if Type IV HBBs would be allowed on lots smaller than 10 acres if located on contiguously owned parcels comprising at least 10 acres.

Staff Response: Staff thinks this to be reasonable, though would be concerned if a parcel is sold and bring the total below 10 acres. Thus, we have crafted the following language:

The parcel size shall not be less than 10 acres, though said "parcel" may be comprised of smaller parcels in contiguous ownership. However, if any parcel(s) is/are sold so that a minimum of 10 acres in contiguous ownership no longer exists then the permit issued for the Home-Based Business shall become null and void.

2. 20.80.970(5)(d) – Consider allowing amplified music for more than one hour.

Councilmember Elenbaas raised the issue that allowing amplified music for only one hour seems onerous, given that weddings, receptions, and other similar events often last longer.

Staff Response: It should be noted that the most common complaint PDS receives from neighbors of event location is that of noise. However, and though there is language that would allow amplified music for longer periods if a noise study is provided, staff has revised the language to allow it between the hours of 9 AM and 9 PM.

Amplified music for events shall comply with the Class A Residential source to Residential Receiving Property Standards of WAC 173-60-040. Amplified music is only permitted between the hours of 9:00 AM and 9:00 PM. Amplified music may be permitted outside of these hours if requested, however; a noise study may be required.

3. 20.80.970(5)(e) – Consider allowing events for longer than from 12 PM to 9 PM.

Councilmember Elenbaas raised the issue that allowing events only between the hours of 12 PM to 9 PM seems onerous.

Staff Response: Staff has revised to hours to between 9 AM and 10 PM.

Events are prohibited prior to 9:00 AM and after 10:00 PM.

4. One additional change that staff is proposing is to move 20.80.970(1)(f) into each of the rules for Types I – III HBBs, as having a prohibition on customers/clients before 7 AM and after 8 PM would not work for Type 4 HBBs, given Council's recommendations.