



ISLAND COUNTY PLANNING COMMISSION AGENDA  
March 6, 2024, at 6:00 p.m.  
BOCC HEARING ROOM, ROOM 102B, 1 NE 6<sup>TH</sup> ST COUPEVILLE, WA  
ONLINE VIA ZOOM

**Meeting to be held in the Board of Island County Commissioners Hearing Room,  
Room 102B, 1NE 6<sup>th</sup> St., Coupeville, WA and online. Interested parties can attend or join  
remotely at the link or via phone number listed below:**

Join Zoom Meeting

<https://zoom.us/j/93636892599?pwd=Y3NicFrc203OVZBTjBUenJyc21MQT09>

Meeting ID: 936 3689 2599

Passcode: 122086

**+1 253 215 8782 US (Tacoma, WA)**

Meeting ID: 936 3689 2599

Passcode: 122086

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to [PlanningCommission@IslandCountyWA.gov](mailto:PlanningCommission@IslandCountyWA.gov). Planning Commission will accept public comment for items not on the agenda. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT –
6. WORKSHOP – Emily Wildeman, Human Services, Presentation on Housing Continuum
7. WORKSHOP – Land Use Element Goals & Policies review and discussion
8. PRE-WORKSHOP – Housing Element Goals & Policies review and discussion
9. ADJOURN

Please visit our website for related documents: <https://www.islandcountywa.gov/235/Planning-Commission>

The public may submit comments in writing to Planning & Community Development at 1 NE 7<sup>th</sup> St., Coupeville, WA 98239 or [PlanningCommission@IslandCountyWA.gov](mailto:PlanningCommission@IslandCountyWA.gov).



## Island County Planning and Community Development

*Mary Engle, Director*

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### ~MEMORANDUM~

**TO:** Island County Planning Commissioners

**FROM:** Emily Neff, Long Range Planning  
Island County Planning & Community Development

**DATE:** 2/26/2024

**SUBJECT:** Planning Commission Meeting 3/6/2024

The Planning Commission meeting on March 6, 2024, will include the following items:

**Workshop:** Emily Wildeman, Island County Human Services Housing Program Manager, will present on the Housing Continuum and how people access affordable housing and emergency housing in the County.

**Workshop:** Staff will lead a discussion and review of the 2016 Land Use Element Goals and Policies with the Planning Commission.

Please consider the following questions in your review:

1. Is the Goal or Policy still applicable?
2. Does it need to be updated to reflect our current values or current reality?
3. Are we missing any Goals or Policies that need to be added?

**Pre-Workshop:** Staff will frame the request to the Planning Commission for review of the 2016 Housing Element Goals and Policies along with discussion questions and topics to be considered at our next meeting. This is a pre-workshop for the discussion to take place at the next Planning Commission Meeting.

Attachments:

- Excerpt from 2016 Island County Comprehensive Plan – Land Use Element

For more information, please contact:

Emily Neff (360) 678-7807 or [e.neff@islandcountywa.gov](mailto:e.neff@islandcountywa.gov)



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# EXCERPT FROM THE ISLAND COUNTY 2016 COMPREHENSIVE PLAN

## LAND USE CONCEPTS & CONSIDERATIONS

**Goal 1. Achieve a staged and orderly development pattern that accommodates growth, fosters a high quality living environment, and protects rural character, natural resources, and historic properties.**

**LU 1.1.** Accommodate projected population growth in a manner which protects the established character of neighborhoods, preserves rural and environmental quality, promotes physical activity, and promotes economic growth.

**LU 1.2.** Prohibit the expansion of urban services in rural areas and guide urban growth into areas with adequate planned public facilities and services.

**LU 1.3.** Encourage infill of subdivided lands and the logical expansion of urban areas.

**LU 1.4.** Prohibit urban development in rural areas.

**LU 1.5.** Ensure residential developments are planned to minimize public expenditures for public facilities and services.

**Goal 2. Assure general public health, safety, and welfare without unduly jeopardizing the rights of individuals.**

**LU 2.1.** All levels of government will coordinate planning and decision making to ensure consistency.

**LU 2.1.1.** County wide planning policies will be given priority when conflicts arise between jurisdictions.

**LU 2.1.2.** Comprehensive planning must be adaptable to changing conditions.

**LU 2.1.3.** There should be efficient interdepartmental coordination on all major programs and projects to minimize unnecessary delays in public decision making.

**LU 2.2.** Private property will not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

**LU 2.3.** Applications for County permits should be processed in a timely and fair

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manner to ensure predictability.

- LU 2.4.** Require new development (including subdivisions, site plan approvals, and other development) within UGAs to be served by public sewer and water, except within the NMUGA where demonstrated topographical constraints or other unpreventable factors could support granting variances or waivers to allow private wells and septic systems.
- LU 2.5.** New urban services and facilities shall be limited to municipal UGAs, unless service extension is necessary to respond to a documented public health hazard caused by existing development which cannot otherwise reasonably be remedied.

**Goal 3. Provide the opportunity for the intensification of development on lots in the rural area containing, or new development of, small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting but that do not include new residential development (pursuant to RCW 36.70A.070(5)(d)(ii)).**

- LU 3.1.** Provide for Small Bed and Breakfasts, Bed and Breakfast Inns, and small Country Inns in Rural land use designations, with appropriate screening, setbacks, and open space requirements. For developments in the shoreline areas, the visual impact from the water shall be considered and uses shall comply with the Shoreline Master Program.
- LU 3.2.** Provide for other small scale recreation and tourist uses in Rural land use designations, such as golf courses, model hobby parks, restaurants, wineries and breweries on parcels of an appropriate size. All activities shall be screened from the view of adjacent neighbors and the use shall not disrupt the character of any surrounding permitted uses. Residential development around golf courses, if any, must meet all requirements for residential development in the Rural land use designation.
- LU 3.3.** Continue to recognize and support the planned development of Existing Master Planned Resorts that were in existence on July 1, 1990 and developed, in whole or in part as a significant self-contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities pursuant to RCW 36.70A.362

### URBAN GROWTH AREAS (UGAS)

**Goal 4. Provide areas where urban land use activities may be concentrated in a manner which enables the efficient provision of public facilities and services.**

- LU 4.1.** Increase the proportion of growth in municipal UGAs (compared to growth in Rural areas) where adequate public facilities or services exist or can be provided in

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an efficient manner.

- LU 4.2.** Coordinate development within unincorporated municipal UGAs between the county, associated municipalities, and service providers through the following measures.
  - LU 4.2.1.** Direct urban development first to areas within municipal boundaries, and then toward the unincorporated portion of municipal UGA;
  - LU 4.2.2.** Non-urban development in the UGA should only be allowed if it will be compatible with future urban development;
  - LU 4.2.3.** Encourage annexation of unincorporated areas within municipal UGAs
    - LU 4.2.3.1.** Avoid non-contiguous annexation within the UGA;
    - LU 4.2.3.2.** Prohibit annexation of land outside the municipal UGA.
  - LU 4.2.4.** Minimize fiscal and environmental impacts of growth through urban development patterns.
  - LU 4.2.5.** When possible, use the edges of major features, such as roads and drainageways, to help provide a clear and natural boundary between urban and rural areas.
  - LU 4.2.6.** Use interlocal agreements (ILAs) as a method to guide development in the unincorporated portions of municipal UGAs.
  - LU 4.2.7.** Provide open space corridors between UGAs as shown in the Natural Resources Element of this plan.
  - LU 4.2.8.** Identify unincorporated portions of municipal UGAs and applicable municipal land use designation in the Future Land Use Map.
  - LU 4.2.9.** Regulation of development in municipal UGAs is under County jurisdiction until annexation by the associated jurisdiction, at which time the associated municipality is responsible.
  - LU 4.2.10.** The County will notify the affected municipality when applications are received for new development within municipal UGAs.
  - LU 4.2.11.** Urban Holding areas will be limited to Rural zoning standards until annexation, and are subject to review to ensure that development will not hinder implementation of transportation and utility infrastructure plans.
- LU 4.3.** Growth and development within the municipal boundaries of Oak Harbor, Coupeville and Langley must conform to their adopted comprehensive

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plans and adopted CWPPs.

- LU 4.4.** Modification of UGAs may be requested by a municipality or individual; however UGA expansion is prohibited unless reasonable alternatives have been considered, consistent with adopted CWPPs.

### **Goal 5. Joint Planning Areas (JPAs) provide an opportunity for long term planning beyond the 20 year planning horizon by reserving areas which may be necessary for future urban growth and for protection of areas of long term rural significance.**

- LU 5.1.** Provide areas within JPA for municipal Urban Growth Area expansion which will allow for the future development of urban densities in an effective manner.

- LU 5.2.** Designate JPAs overlays, determined jointly by the County and associated municipality.

- LU 5.2.1.** Designate Potential Growth Area (PGA) overlays that are appropriate for future UGA expansion.

- LU 5.2.2.** Designate overlays for areas of Long-Term Rural Significance (LRS).

- LU 5.3.** JPAs shall be illustrated in the Comprehensive Plan Land Use Map and shown in the Zoning Atlas.

- LU 5.4.** Municipal and County land use and Capital Facility Plans shall be coordinated within JPAs.

- LU 5.5.** Cities, Towns and the County shall jointly develop implementation strategies for the Open Space Corridors identified within JPAs in the Natural Lands Element of the County Comprehensive Plan.

- LU 5.6.** Development and amendment of the JPA boundaries, overlays, and joint planning processes should be coordinated between the County and associated municipalities.

- LU 5.6.1.** With narrow exceptions per CWPP, amendments to the JPA boundaries and overlays should only occur during the periodic update process.

- LU 5.7.** Land development decisions shall be managed in Joint Planning Areas to not preclude the future expansion of UGAs.

- LU 5.8.** Discourage siting of public facilities and buildings within a JPA unless their function or service area is best served by a location outside of a UGA.

### **RURAL DESIGNATIONS, RURAL AREA OF MORE INTENSIVE DEVELOPMENT (RAIDs)**

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### **Goal 6. Designate Rural Areas of More Intensive Development (RAIDs) per RCW 36.70A.070(5)(d) with non-expandable logical outer boundaries.**

**LU 6.1.** RAID land use designations are adopted as described in Section 1.5.2.1 and Table 1-7.

#### **LU 6.1.1.** In Rural Center (RC) areas:

**LU 6.1.1.1.** Require consolidated access to the highway for all adjacent RC parcels to minimize traffic disruption.

**LU 6.1.1.2.** Develop RC highway shopping and service centers as compact units to prevent highway sprawl.

#### **LU 6.1.2.** In Rural Village (RV) areas:

**LU 6.1.2.1.** Manage access to the State Highway proactively, and consider consolidating access points where feasible.

#### **LU 6.1.3.** In Light Manufacturing (LM) areas:

**LU 6.1.3.1.** Provide for light industry and manufacturing, assembling, fabrication, storage, wholesaling, distribution, auto repair/ salvage and related activities that do not entail frequent visits of clientele.

**LU 6.1.3.2.** Design and develop LM areas to have minimal environmental and community impact and require mitigation of potentially adverse impacts by the developer so that air, light, noise, and water pollution, open storage, and similar undesirable effects are controlled, contained or screened so as not to detract from surrounding uses.

**LU 6.1.3.3.** Cluster structures within LM areas and provide adequate expansion space for compatible activities.

**LU 6.1.3.4.** Manage access proactively. Require common arterial accesses, internal circulation systems, and cross connectivity. Consider consolidation of non-arterial access points where feasible.

**LU 6.1.3.5.** Protect surrounding uses from adverse effects by providing adequate landscape buffers and open space, and designating compatible surrounding uses.

#### **LU 6.1.4.** In Rural Service (RS) areas:

**LU 6.1.4.1.** Prohibit a change in use that results in a greater

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intensity than the existing use.

**LU 6.1.4.2.** Require landscaping and other site improvements, on a case by case basis, for changes or expansions to existing uses.

**LU 6.1.5.** In Airport (AP) Areas:

**LU 6.1.5.1.** Ensure compatibility with existing uses in Wes Lupien Air Park, Whidbey Air Park or Camano Island Air Field.

**LU 6.1.5.2.** Design and develop AP areas to have minimal environmental and community impact, including low levels of air, light, noise, odor and water pollution, and require mitigation of potentially adverse impacts by the developer.

**LU 6.1.5.3.** Protect surrounding uses from adverse effects by providing adequate landscape buffers and open space, and designating compatible surrounding uses with a focus on protecting critical lands, residential, rural and resource areas.

**LU 6.1.5.4.** Cluster structures within AP areas and provide adequate expansion space for compatible activities.

**LU 6.1.5.5.** Manage access proactively. Require common arterial accesses and internal circulation systems, and consider consolidation of access points where feasible.

**LU 6.1.5.6.** Implement site development standards according to the needs of each site.

**LU 6.1.5.7.** Protect existing AP areas from encroachment by incompatible land uses.

**LU 6.1.6.** In Rural Residential (RR) Areas:

**LU 6.1.6.1.** Raising of large livestock shall be provided for conditioned on the approval of an Animal Management Plan.

**LU 6.1.6.2.** A proactive planning approach shall be used for access management onto State Highway. Possible consolidation of access points should be explored.

**LU 6.1.7.** In the Camano Gateway Area

**LU 6.1.7.1.** Establish sustainable building practices, use of low impact development, reduction in water

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consumption, sensitive design, minimizing bulk and mass, participation in local economic development strategies, and reduction in traffic. Incentives should be provided to developers so that the benefits outweigh the costs.

**LU 6.1.7.2.** A proactive planning approach should be used for access management into State Highway 532. Possible consolidation of access points shall be explored consistent with Island County Code and Washington State Department of Transportation regulations.

**LU 6.1.7.3.** Mixed Uses involving a combination of Residential and Non- Residential components are encouraged, especially with long-term village residence above business activities or that are detached but functionally and physically connected to each other.

**LU 6.1.7.4.** Overnight lodging shall be designed to fit into and enhance the rural island landscape through effective design, orientation, siting, signage, lighting and landscaping. Overnight Lodging should be designed in a manner that does not utilize and distribute water resources beyond the capacity of the resources available in the RAID.

**LU 6.2.** Provide for the infill, development, or redevelopment of existing residential areas, pursuant to RCW 36.70A.070(5)(d).

**LU 6.3.** Ensure compatibility with adjacent uses through compliance with rural design guidelines.

**LU 6.3.1.** Provide for appropriate permitted and conditional uses including accessory uses.

**LU 6.3.2.** Encourage clustering of uses, where compact design promotes a physical activity and community orientation.

**LU 6.3.3.** Provide for the conditional expansion of existing businesses in a manner which protects environmental quality, rural character, unique scenic features and community amenities and values.

**LU 6.3.4.** Reflect the local knowledge, experience, preferences and character of the rural community in RAID land use designations.

**LU 6.3.5.** Ensure appropriate landscaping, screening, signing and shielded lighting to promote compatibility.

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- LU 6.4.** Consider the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards when establishing density.
- LU 6.5.** Facilitate pedestrian orientation through site design that incorporates common areas, pedestrian pathways, access to public transit, landscaping, clustering, small parks and compact design.
  - LU 6.5.1.** Encourage mixed uses, with dwelling units above businesses, in the RC, RV, RS, and CVG designations.
- LU 6.6.** Discourage public facilities and buildings unless their function or service area is best served by a location outside of a UGA.
- LU 6.7.** Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.
- LU 6.8.** Encourage shared water and wastewater services between adjacent structures.
- LU 6.9.** Provide the opportunity for the intensification of development on lots in the rural area containing existing isolated non-residential uses or new development of isolated cottage industries and isolated small scale businesses that are not principally designed to serve the existing and projected rural population and non-residential uses, but do provide job opportunities for rural residents (pursuant to RCW 36.70A.070(5)(d)(iii)).
  - LU 6.9.1.** Isolated Non Residential. The intensification of development on lots in the rural area containing existing isolated non-residential uses shall be permitted according to development standards which address impacts on surrounding properties.
  - LU 6.9.2.** Home Occupations. Allow the intensification or development of home occupations in RAIDs.
  - LU 6.9.3.** Home Industries. Allow the intensification or development of home industries in RAIDs taking into account the size of the parcel where it is permitted and the associated impacts of the use. Provided that if a home industry grows too large or adversely impacts neighbors, it shall be required to relocate to a non-residential or mixed use land use designation.

### **RURAL DESIGNATIONS, GENERAL**

**Goal 7. Encourage clustered residential development where appropriate. All residential development should preserve the community feel of an area and further the protection of rural character in Island County.**

- LU 7.1.** Standards for subdivisions and Planned Residential Developments shall

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encourage clustering to avoid or minimize the adverse impacts to the visual or physical environment while still fostering rural lifestyles and rural character by maintaining low density rural areas.

**LU 7.2.** In a cluster development, lots should be grouped on a limited portion of the site and should be smaller than those in a conventional subdivision. As a result, part of the site shall remain undeveloped while retaining the same overall number of units.

**LU 7.2.1.** Setbacks, minimum area and related dimensional bonuses shall be available in cluster developments for providing the type of land and quality open space amenities which the community most values.

**LU 7.2.2.** Provide locational criteria for cluster subdivisions.

**LU 7.2.3.** Provide for flexible building envelopes.

**LU 7.2.4.** Provide for varied spacing between buildings. In some cases allow “zero lot lines” for single family residential developments. In other cases, such as cohousing projects, provide for greater spacing in clusters to foster rural living and privacy on individual lots as well as within clusters.

**LU 7.3.** Minimize impervious surfaces.

**LU 7.4.** Provide for duplexes, triplexes and fourplexes in the Rural Residential land use district.

**LU 7.5.** Provide for a variety of residential densities.

**LU 7.6.** Limit overall area which can be developed for large lot residential development.

**LU 7.7.** Street yard setbacks shall be based on road classifications.

**LU 7.8.** Innovative development concepts will be encouraged to buffer agricultural and mineral resource lands from development.

**LU 7.9.** Lot size averaging is allowed in subdivisions and short plats.

**LU 7.10.** Designate the siting of water storage facilities by public water systems as permitted in all land use designation subject to screening requirements.

**Goal 8. Ensure Planned Residential Developments retain and incorporate natural features and open space and preserve rural character.**

**LU 8.1.** Standards for subdivisions and planned residential developments shall encourage clustering and avoid or minimize the adverse impacts to the visual or physical environment while still fostering rural lifestyles and rural character.

**LU 8.2.** Planned Residential Developments shall require a landscaping plan that requires the retention of existing native vegetation.

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**LU 8.3.** Planned Residential Developments require identification of dedicated open space areas.

**LU 8.4.** Permit the use of open space areas in Planned Residential Developments for off-site wells, septic systems, trails and walkways, and, where desired by applicants, permit trail systems through open space areas to neighboring properties as connections to other trail systems.

**LU 8.5.** Develop guidelines which require Planned Residential Developments be separated from lands designated Commercial Agriculture and Mineral Resource by dedicated open space areas or by other buffering measures. Buffers may be provided by trees, but may also be separation by distance.

**LU 8.6.** Both attached and detached housing units will be provided for in Planned Residential Developments with conditions which preserve rural character.

**LU 8.7.** Preference shall be given to PRD cluster development consisting of either attached or detached housing in the event subdivision of land occurs.

**LU 8.8.** A density bonus shall be given for PRDs as an incentive for allocation of permanent open space, provided the development meets parcel size, open space allocation, and other requirements, and there are no adverse impacts to critical areas or natural resource conservation areas. No PRD density bonus shall be given to PRDs created as part of a Farm/Forest Plan.

### **Goal 9. Maintain low residential densities to preserve rural character and to provide buffers between urban activities and agricultural and forestry uses.**

**LU 9.1.** Maintain development patterns in Rural (R) areas that provide primarily for low density rural residential use, while also considering the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards.

**LU 9.2.** Lot size averaging shall be allowed for subdivision of parcels meeting minimum size requirements, provided minimum and average parcel size and density thresholds are met as set forth in the development regulations.

**LU 9.3.** Encourage diverse economic opportunities and uses compatible with and supportive of a rural way of life as outlined under the goals and policies in this chapter for Home Occupations and Home Industries in the Rural Area.

**LU 9.4.** Residential development near designated Commercial Agriculture lands must be designed to minimize potential conflict and prevent unnecessary conversion of farm land.

**LU 9.5.** Minor or small scale agriculture activities are consistent with rural areas, support rural character, and should be protected and encouraged.

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- LU 9.6.** All non-residential uses within the Rural designation must comply with rural design guidelines to assure compatibility with adjacent uses.
- LU 9.7.** Discourage public facilities and buildings within rural areas unless their function or service area is best served by a location outside of a UGA.
- LU 9.8.** Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.

**Goal 10. Create an area where rural agricultural activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.**

- LU 10.1.** Maintain parcel patterns in Rural Agricultural (RA) areas that provide for rural agricultural and rural residential use, while also considering the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards.
- LU 10.2.** Maintain allowance and preference for PRD using clustering within RA areas whenever subdivision of land is proposed.
- LU 10.3.** Right to farm and forest measures shall protect the right to pursue farm and forestry activities.
- LU 10.4.** Measures shall be used to support roadside stands or farmers' markets which may help farmers who wish to directly market products to nearby residential areas.
- LU 10.5.** Encourage the conservation of lands suitable for agricultural use to support farming as an activity valued in the County.
  - LU 10.5.1.** Limit nonagricultural uses to lands with poor soils or areas otherwise not suitable for agricultural purposes.
  - LU 10.5.2.** Limit the allowable range of accessory uses to those allowed by state statute.
- LU 10.6.** Cooperative agricultural production and marketing will be encouraged.
- LU 10.7.** Encourage agricultural landowners to retain their lands in agricultural production and to utilize tax incentive programs.
- LU 10.8.** Support innovative public and private programs that provide farmers incentives to stay on the land.

**Goal 11. Encourage preservation of natural resources and rural character through the Earned Development Unit (EDU) system.**

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**LU 11.1.** Upon adoption of this plan, Rural Agriculture landowners will be allocated EDUs based on the time of commitment of their conservation easement in a Farm/Forest Management Plan. A schedule for the allocation of EDUs shall be shown in the development regulations with a clear relationship between number of earned units and time of commitment of conservation easement.

**LU 11.2.** EDUs may be used pursuant to an adopted Farm/Forest Development and Management Plan through boundary line adjustment, land division or PRD meeting lot size requirements.

**LU 11.2.1.** The plan will cover such items as the general location of earned development units, identify action to strengthen the farm or forest unit, shall encompass the entire farm or forest unit, shall commit at least 75% of the farm or forest unit to a conservation easement for no less than 10 years, and must protect the most productive portions of the farm or forest unit and enhance commercial productivity.

**LU 11.2.2.** All uses allowed in the Rural land use designation shall be allowed in the remaining 25%.

**LU 11.2.3.** EDUs may be used only on land that does not contain prime soils or is otherwise not suitable for farming.

**LU 11.2.4.** EDUs may be located on the Farm unit or other Rural, Rural Agriculture, Rural Forest or Commercial Agriculture lands owned by the farm or forest operator provided that at least 75% of the Farm unit is kept in a conservation easement.

### **RESOURCE LANDS**

**Goal 12.** **Ensure the long-term conservation of natural resource lands, and preclude land uses and developments that are incompatible within natural resource lands, while allowing existing and ongoing resource management operations and preserving long-term commercial viability of those uses.**

**LU 12.1.** Create an area where rural forestry activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.

**LU 12.2.** Reserve lands which because of their size, soil type, and active management are part of an essential land base for continued commercial agriculture. Assure that these lands have continued viability to serve as a resource for food, fiber, feed and forage.

**LU 12.3.** Conserve long term mineral lands to ensure the continued supply of sand, gravel, and non-renewable minerals, and their protection from urban encroachment, as well as environmental protection through appropriate siting, operation, reclamation standards and groundwater protection

measures.

**GENERAL LAND USE DESIGNATIONS & OVERLAYS**

**Goal 13. Ensure that future development in the Airport and Aviation Safety Overlay protects public health, safety and welfare.**

***Policies Applicable to All Airports:***

- LU 13.1.** Ensure that the permitting process for any new or expanding airport is subjected to a thorough review. Potential benefits will be carefully considered as will potential adverse impacts.
- LU 13.2.** Ensure that public or private development around existing airports allows the continued use of that facility as an airport. Land within aircraft approach and departure zones will be protected from inappropriate development.
- LU 13.3.** Ensure that new land uses which would attract or accommodate large concentrations of people will not be permitted to locate within approach or departure zones and/or Accident Potential Zones of existing airports.
- LU 13.4.** Help to minimize the number of people exposed to very high aircraft noise levels in areas near airports through compatible land uses. In the highest airport noise level areas open/ undeveloped space will be encouraged and land use densities shall remain low. The objective is to achieve the greatest degree of compatibility and the least public annoyance which can be attained.
- LU 13.5.** Preserve the right of airport owners and operators to continue present operations and allow for future air transportation and airport facility needs. It is also important to consider the present and future use of private property and the rights of private property owners.
- LU 13.6.** New dwellings in moderate and high aircraft noise areas will be built to a noise level reducing standard that is higher than that which is obtained by building to current minimum building code standards. Structural noise attenuation standards in the higher noise areas (NAS/OLF) will be greater than that required in moderate aircraft noise areas.
- LU 13.7.** Island County will notify the airport operator, state and federal aviation agencies, at the time of initial application, of any proposed actions or projects, which would lead to development near an airport that is not compatible with the airport's operations. The airport operator shall notify Island County, and potentially affected citizens, of any proposed operational changes which would have a significant impact on existing land uses.
- LU 13.8.** Land use proposals, structures, or objects that would interfere with the safe operation of aircraft will be examined for compatibility as defined in CFR

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Title 14, FAR Part 77 and FAA Terminal Instrument Procedures (TERPS) Chapter 12, and WA 31. The object is to permit land uses which allow safe aircraft operations as defined in the documents referenced above.

- LU 13.9.** A public site plan review is required in the event airport operations exceed an operational growth rate of 30% in 3 years which necessitates expansion of existing airport boundaries.
- LU 13.10.** Island County will require a Comprehensive Plan Amendment for the establishment of any proposed new airport.
- LU 13.11.** Require advance notification of future owners or renters of properties within noise impact areas of potentially significant noise impacts.
- LU 13.12.** Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.

### **Policies Applicable to Military Airports Only:**

- LU 13.13.** Island County will discourage residential development in Aircraft Accident Potential Zones (APZ). To protect the operational use of military airports, Island County will ensure that future development in Accident Potential Zones (APZs) around Ault Field and Outlying Field Coupeville is at the lowest possible density consistent with the underlying land use designation.
- LU 13.14.** If the Department of Defense should declare surplus any portion of NAS Whidbey Island, the County will work closely with federal and state officials, the City of Oak Harbor, and other appropriate entities to ensure that the base capital facilities are put to the best economic use, consistent with city and county comprehensive plans.
- LU 13.15.** Island County will continue to work with NAS Whidbey Island to ensure land use will remain compatible with the changing needs and uses of NAS Whidbey Island.

### **Goal 14. Provide for unique areas in the County where special review shall be required through the master plan process to protect lands and structures that have historical, archaeological or environmental significance.**

- LU 14.1.** A master plan shall be required for all developments.
- LU 14.2.** Protect lands and structures that have historical, archaeological or environmental significance while allowing a unique combination of uses that enhance, conserve or highlight these features of significance.
- LU 14.3.** Discourage public facilities and buildings unless their function or service

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area is best served by a location outside of a UGA.

- LU 14.4.*** Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.



## Island County Planning and Community Development

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# EXCERPT FROM THE ISLAND COUNTY 2016 COMPREHENSIVE PLAN

## LAND USE CONCEPTS & CONSIDERATIONS

**Goal 1. Achieve a staged and orderly development pattern that accommodates growth, fosters a high quality living environment, and protects rural character, natural resources, and historic properties.**

**LU 1.1.** Accommodate projected population growth in a manner which protects the established character of neighborhoods, preserves rural and environmental quality, promotes physical activity, and promotes economic growth.

**LU 1.2.** Prohibit the expansion of urban services in rural areas and guide urban growth into areas with adequate planned public facilities and services.

**LU 1.3.** Encourage infill of subdivided lands and the logical expansion of urban areas.

**LU 1.4.** Prohibit urban development in rural areas.

**LU 1.5.** Ensure residential developments are planned to minimize public expenditures for public facilities and services.

**Goal 2. Assure general public health, safety, and welfare without unduly jeopardizing the rights of individuals.**

**LU 2.1.** All levels of government will coordinate planning and decision making to ensure consistency.

**LU 2.1.1.** County wide planning policies will be given priority when conflicts arise between jurisdictions.

**LU 2.1.2.** Comprehensive planning must be adaptable to changing conditions.

**LU 2.1.3.** There should be efficient interdepartmental coordination on all major programs and projects to minimize unnecessary delays in public decision making.

**LU 2.2.** Private property will not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

**LU 2.3.** Applications for County permits should be processed in a timely and fair

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manner to ensure predictability.

- LU 2.4.** Require new development (including subdivisions, site plan approvals, and other development) within UGAs to be served by public sewer and water, except within the NMUGA where demonstrated topographical constraints or other unpreventable factors could support granting variances or waivers to allow private wells and septic systems.
- LU 2.5.** New urban services and facilities shall be limited to municipal UGAs, unless service extension is necessary to respond to a documented public health hazard caused by existing development which cannot otherwise reasonably be remedied.

**Goal 3. Provide the opportunity for the intensification of development on lots in the rural area containing, or new development of, small scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses, that rely on a rural location and setting but that do not include new residential development (pursuant to RCW 36.70A.070(5)(d)(ii)).**

- LU 3.1.** Provide for Small Bed and Breakfasts, Bed and Breakfast Inns, and small Country Inns in Rural land use designations, with appropriate screening, setbacks, and open space requirements. For developments in the shoreline areas, the visual impact from the water shall be considered and uses shall comply with the Shoreline Master Program.
- LU 3.2.** Provide for other small scale recreation and tourist uses in Rural land use designations, such as golf courses, model hobby parks, restaurants, wineries and breweries on parcels of an appropriate size. All activities shall be screened from the view of adjacent neighbors and the use shall not disrupt the character of any surrounding permitted uses. Residential development around golf courses, if any, must meet all requirements for residential development in the Rural land use designation.
- LU 3.3.** Continue to recognize and support the planned development of Existing Master Planned Resorts that were in existence on July 1, 1990 and developed, in whole or in part as a significant self-contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities pursuant to RCW 36.70A.362

### URBAN GROWTH AREAS (UGAS)

**Goal 4. Provide areas where urban land use activities may be concentrated in a manner which enables the efficient provision of public facilities and services.**

- LU 4.1.** Increase the proportion of growth in municipal UGAs (compared to growth in Rural areas) where adequate public facilities or services exist or can be provided in

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an efficient manner.

- LU 4.2.** Coordinate development within unincorporated municipal UGAs between the county, associated municipalities, and service providers through the following measures.
  - LU 4.2.1.** Direct urban development first to areas within municipal boundaries, and then toward the unincorporated portion of municipal UGA;
  - LU 4.2.2.** Non-urban development in the UGA should only be allowed if it will be compatible with future urban development;
  - LU 4.2.3.** Encourage annexation of unincorporated areas within municipal UGAs
    - LU 4.2.3.1.** Avoid non-contiguous annexation within the UGA;
    - LU 4.2.3.2.** Prohibit annexation of land outside the municipal UGA.
  - LU 4.2.4.** Minimize fiscal and environmental impacts of growth through urban development patterns.
  - LU 4.2.5.** When possible, use the edges of major features, such as roads and drainageways, to help provide a clear and natural boundary between urban and rural areas.
  - LU 4.2.6.** Use interlocal agreements (ILAs) as a method to guide development in the unincorporated portions of municipal UGAs.
  - LU 4.2.7.** Provide open space corridors between UGAs as shown in the Natural Resources Element of this plan.
  - LU 4.2.8.** Identify unincorporated portions of municipal UGAs and applicable municipal land use designation in the Future Land Use Map.
  - LU 4.2.9.** Regulation of development in municipal UGAs is under County jurisdiction until annexation by the associated jurisdiction, at which time the associated municipality is responsible.
  - LU 4.2.10.** The County will notify the affected municipality when applications are received for new development within municipal UGAs.
  - LU 4.2.11.** Urban Holding areas will be limited to Rural zoning standards until annexation, and are subject to review to ensure that development will not hinder implementation of transportation and utility infrastructure plans.
- LU 4.3.** Growth and development within the municipal boundaries of Oak Harbor, Coupeville and Langley must conform to their adopted comprehensive

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plans and adopted CWPPs.

- LU 4.4.** Modification of UGAs may be requested by a municipality or individual; however UGA expansion is prohibited unless reasonable alternatives have been considered, consistent with adopted CWPPs.

### **Goal 5. Joint Planning Areas (JPAs) provide an opportunity for long term planning beyond the 20 year planning horizon by reserving areas which may be necessary for future urban growth and for protection of areas of long term rural significance.**

- LU 5.1.** Provide areas within JPA for municipal Urban Growth Area expansion which will allow for the future development of urban densities in an effective manner.

- LU 5.2.** Designate JPAs overlays, determined jointly by the County and associated municipality.

- LU 5.2.1.** Designate Potential Growth Area (PGA) overlays that are appropriate for future UGA expansion.

- LU 5.2.2.** Designate overlays for areas of Long-Term Rural Significance (LRS).

- LU 5.3.** JPAs shall be illustrated in the Comprehensive Plan Land Use Map and shown in the Zoning Atlas.

- LU 5.4.** Municipal and County land use and Capital Facility Plans shall be coordinated within JPAs.

- LU 5.5.** Cities, Towns and the County shall jointly develop implementation strategies for the Open Space Corridors identified within JPAs in the Natural Lands Element of the County Comprehensive Plan.

- LU 5.6.** Development and amendment of the JPA boundaries, overlays, and joint planning processes should be coordinated between the County and associated municipalities.

- LU 5.6.1.** With narrow exceptions per CWPP, amendments to the JPA boundaries and overlays should only occur during the periodic update process.

- LU 5.7.** Land development decisions shall be managed in Joint Planning Areas to not preclude the future expansion of UGAs.

- LU 5.8.** Discourage siting of public facilities and buildings within a JPA unless their function or service area is best served by a location outside of a UGA.

### **RURAL DESIGNATIONS, RURAL AREA OF MORE INTENSIVE DEVELOPMENT (RAIDs)**

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### **Goal 6. Designate Rural Areas of More Intensive Development (RAIDs) per RCW 36.70A.070(5)(d) with non-expandable logical outer boundaries.**

**LU 6.1.** RAID land use designations are adopted as described in Section 1.5.2.1 and Table 1-7.

#### **LU 6.1.1.** In Rural Center (RC) areas:

**LU 6.1.1.1.** Require consolidated access to the highway for all adjacent RC parcels to minimize traffic disruption.

**LU 6.1.1.2.** Develop RC highway shopping and service centers as compact units to prevent highway sprawl.

#### **LU 6.1.2.** In Rural Village (RV) areas:

**LU 6.1.2.1.** Manage access to the State Highway proactively, and consider consolidating access points where feasible.

#### **LU 6.1.3.** In Light Manufacturing (LM) areas:

**LU 6.1.3.1.** Provide for light industry and manufacturing, assembling, fabrication, storage, wholesaling, distribution, auto repair/ salvage and related activities that do not entail frequent visits of clientele.

**LU 6.1.3.2.** Design and develop LM areas to have minimal environmental and community impact and require mitigation of potentially adverse impacts by the developer so that air, light, noise, and water pollution, open storage, and similar undesirable effects are controlled, contained or screened so as not to detract from surrounding uses.

**LU 6.1.3.3.** Cluster structures within LM areas and provide adequate expansion space for compatible activities.

**LU 6.1.3.4.** Manage access proactively. Require common arterial accesses, internal circulation systems, and cross connectivity. Consider consolidation of non-arterial access points where feasible.

**LU 6.1.3.5.** Protect surrounding uses from adverse effects by providing adequate landscape buffers and open space, and designating compatible surrounding uses.

#### **LU 6.1.4.** In Rural Service (RS) areas:

**LU 6.1.4.1.** Prohibit a change in use that results in a greater

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intensity than the existing use.

**LU 6.1.4.2.** Require landscaping and other site improvements, on a case by case basis, for changes or expansions to existing uses.

**LU 6.1.5.** In Airport (AP) Areas:

**LU 6.1.5.1.** Ensure compatibility with existing uses in Wes Lupien Air Park, Whidbey Air Park or Camano Island Air Field.

**LU 6.1.5.2.** Design and develop AP areas to have minimal environmental and community impact, including low levels of air, light, noise, odor and water pollution, and require mitigation of potentially adverse impacts by the developer.

**LU 6.1.5.3.** Protect surrounding uses from adverse effects by providing adequate landscape buffers and open space, and designating compatible surrounding uses with a focus on protecting critical lands, residential, rural and resource areas.

**LU 6.1.5.4.** Cluster structures within AP areas and provide adequate expansion space for compatible activities.

**LU 6.1.5.5.** Manage access proactively. Require common arterial accesses and internal circulation systems, and consider consolidation of access points where feasible.

**LU 6.1.5.6.** Implement site development standards according to the needs of each site.

**LU 6.1.5.7.** Protect existing AP areas from encroachment by incompatible land uses.

**LU 6.1.6.** In Rural Residential (RR) Areas:

**LU 6.1.6.1.** Raising of large livestock shall be provided for conditioned on the approval of an Animal Management Plan.

**LU 6.1.6.2.** A proactive planning approach shall be used for access management onto State Highway. Possible consolidation of access points should be explored.

**LU 6.1.7.** In the Camano Gateway Area

**LU 6.1.7.1.** Establish sustainable building practices, use of low impact development, reduction in water

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consumption, sensitive design, minimizing bulk and mass, participation in local economic development strategies, and reduction in traffic. Incentives should be provided to developers so that the benefits outweigh the costs.

**LU 6.1.7.2.** A proactive planning approach should be used for access management into State Highway 532. Possible consolidation of access points shall be explored consistent with Island County Code and Washington State Department of Transportation regulations.

**LU 6.1.7.3.** Mixed Uses involving a combination of Residential and Non- Residential components are encouraged, especially with long-term village residence above business activities or that are detached but functionally and physically connected to each other.

**LU 6.1.7.4.** Overnight lodging shall be designed to fit into and enhance the rural island landscape through effective design, orientation, siting, signage, lighting and landscaping. Overnight Lodging should be designed in a manner that does not utilize and distribute water resources beyond the capacity of the resources available in the RAID.

**LU 6.2.** Provide for the infill, development, or redevelopment of existing residential areas, pursuant to RCW 36.70A.070(5)(d).

**LU 6.3.** Ensure compatibility with adjacent uses through compliance with rural design guidelines.

**LU 6.3.1.** Provide for appropriate permitted and conditional uses including accessory uses.

**LU 6.3.2.** Encourage clustering of uses, where compact design promotes a physical activity and community orientation.

**LU 6.3.3.** Provide for the conditional expansion of existing businesses in a manner which protects environmental quality, rural character, unique scenic features and community amenities and values.

**LU 6.3.4.** Reflect the local knowledge, experience, preferences and character of the rural community in RAID land use designations.

**LU 6.3.5.** Ensure appropriate landscaping, screening, signing and shielded lighting to promote compatibility.

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- LU 6.4.** Consider the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards when establishing density.
- LU 6.5.** Facilitate pedestrian orientation through site design that incorporates common areas, pedestrian pathways, access to public transit, landscaping, clustering, small parks and compact design.
  - LU 6.5.1.** Encourage mixed uses, with dwelling units above businesses, in the RC, RV, RS, and CVG designations.
- LU 6.6.** Discourage public facilities and buildings unless their function or service area is best served by a location outside of a UGA.
- LU 6.7.** Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.
- LU 6.8.** Encourage shared water and wastewater services between adjacent structures.
- LU 6.9.** Provide the opportunity for the intensification of development on lots in the rural area containing existing isolated non-residential uses or new development of isolated cottage industries and isolated small scale businesses that are not principally designed to serve the existing and projected rural population and non-residential uses, but do provide job opportunities for rural residents (pursuant to RCW 36.70A.070(5)(d)(iii)).
  - LU 6.9.1.** Isolated Non Residential. The intensification of development on lots in the rural area containing existing isolated non-residential uses shall be permitted according to development standards which address impacts on surrounding properties.
  - LU 6.9.2.** Home Occupations. Allow the intensification or development of home occupations in RAIDs.
  - LU 6.9.3.** Home Industries. Allow the intensification or development of home industries in RAIDs taking into account the size of the parcel where it is permitted and the associated impacts of the use. Provided that if a home industry grows too large or adversely impacts neighbors, it shall be required to relocate to a non-residential or mixed use land use designation.

### **RURAL DESIGNATIONS, GENERAL**

**Goal 7. Encourage clustered residential development where appropriate. All residential development should preserve the community feel of an area and further the protection of rural character in Island County.**

- LU 7.1.** Standards for subdivisions and Planned Residential Developments shall

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encourage clustering to avoid or minimize the adverse impacts to the visual or physical environment while still fostering rural lifestyles and rural character by maintaining low density rural areas.

**LU 7.2.** In a cluster development, lots should be grouped on a limited portion of the site and should be smaller than those in a conventional subdivision. As a result, part of the site shall remain undeveloped while retaining the same overall number of units.

**LU 7.2.1.** Setbacks, minimum area and related dimensional bonuses shall be available in cluster developments for providing the type of land and quality open space amenities which the community most values.

**LU 7.2.2.** Provide locational criteria for cluster subdivisions.

**LU 7.2.3.** Provide for flexible building envelopes.

**LU 7.2.4.** Provide for varied spacing between buildings. In some cases allow “zero lot lines” for single family residential developments. In other cases, such as cohousing projects, provide for greater spacing in clusters to foster rural living and privacy on individual lots as well as within clusters.

**LU 7.3.** Minimize impervious surfaces.

**LU 7.4.** Provide for duplexes, triplexes and fourplexes in the Rural Residential land use district.

**LU 7.5.** Provide for a variety of residential densities.

**LU 7.6.** Limit overall area which can be developed for large lot residential development.

**LU 7.7.** Street yard setbacks shall be based on road classifications.

**LU 7.8.** Innovative development concepts will be encouraged to buffer agricultural and mineral resource lands from development.

**LU 7.9.** Lot size averaging is allowed in subdivisions and short plats.

**LU 7.10.** Designate the siting of water storage facilities by public water systems as permitted in all land use designation subject to screening requirements.

**Goal 8. Ensure Planned Residential Developments retain and incorporate natural features and open space and preserve rural character.**

**LU 8.1.** Standards for subdivisions and planned residential developments shall encourage clustering and avoid or minimize the adverse impacts to the visual or physical environment while still fostering rural lifestyles and rural character.

**LU 8.2.** Planned Residential Developments shall require a landscaping plan that requires the retention of existing native vegetation.

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**LU 8.3.** Planned Residential Developments require identification of dedicated open space areas.

**LU 8.4.** Permit the use of open space areas in Planned Residential Developments for off-site wells, septic systems, trails and walkways, and, where desired by applicants, permit trail systems through open space areas to neighboring properties as connections to other trail systems.

**LU 8.5.** Develop guidelines which require Planned Residential Developments be separated from lands designated Commercial Agriculture and Mineral Resource by dedicated open space areas or by other buffering measures. Buffers may be provided by trees, but may also be separation by distance.

**LU 8.6.** Both attached and detached housing units will be provided for in Planned Residential Developments with conditions which preserve rural character.

**LU 8.7.** Preference shall be given to PRD cluster development consisting of either attached or detached housing in the event subdivision of land occurs.

**LU 8.8.** A density bonus shall be given for PRDs as an incentive for allocation of permanent open space, provided the development meets parcel size, open space allocation, and other requirements, and there are no adverse impacts to critical areas or natural resource conservation areas. No PRD density bonus shall be given to PRDs created as part of a Farm/Forest Plan.

### **Goal 9. Maintain low residential densities to preserve rural character and to provide buffers between urban activities and agricultural and forestry uses.**

**LU 9.1.** Maintain development patterns in Rural (R) areas that provide primarily for low density rural residential use, while also considering the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards.

**LU 9.2.** Lot size averaging shall be allowed for subdivision of parcels meeting minimum size requirements, provided minimum and average parcel size and density thresholds are met as set forth in the development regulations.

**LU 9.3.** Encourage diverse economic opportunities and uses compatible with and supportive of a rural way of life as outlined under the goals and policies in this chapter for Home Occupations and Home Industries in the Rural Area.

**LU 9.4.** Residential development near designated Commercial Agriculture lands must be designed to minimize potential conflict and prevent unnecessary conversion of farm land.

**LU 9.5.** Minor or small scale agriculture activities are consistent with rural areas, support rural character, and should be protected and encouraged.

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- LU 9.6.** All non-residential uses within the Rural designation must comply with rural design guidelines to assure compatibility with adjacent uses.
- LU 9.7.** Discourage public facilities and buildings within rural areas unless their function or service area is best served by a location outside of a UGA.
- LU 9.8.** Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.

**Goal 10. Create an area where rural agricultural activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.**

- LU 10.1.** Maintain parcel patterns in Rural Agricultural (RA) areas that provide for rural agricultural and rural residential use, while also considering the long term availability of known and/or verifiable water supplies, the general suitability of the area for on-site septic systems, the presence of geologically unstable areas, and the presence of flood or tsunami hazards.
- LU 10.2.** Maintain allowance and preference for PRD using clustering within RA areas whenever subdivision of land is proposed.
- LU 10.3.** Right to farm and forest measures shall protect the right to pursue farm and forestry activities.
- LU 10.4.** Measures shall be used to support roadside stands or farmers' markets which may help farmers who wish to directly market products to nearby residential areas.
- LU 10.5.** Encourage the conservation of lands suitable for agricultural use to support farming as an activity valued in the County.
  - LU 10.5.1.** Limit nonagricultural uses to lands with poor soils or areas otherwise not suitable for agricultural purposes.
  - LU 10.5.2.** Limit the allowable range of accessory uses to those allowed by state statute.
- LU 10.6.** Cooperative agricultural production and marketing will be encouraged.
- LU 10.7.** Encourage agricultural landowners to retain their lands in agricultural production and to utilize tax incentive programs.
- LU 10.8.** Support innovative public and private programs that provide farmers incentives to stay on the land.

**Goal 11. Encourage preservation of natural resources and rural character through the Earned Development Unit (EDU) system.**

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**LU 11.1.** Upon adoption of this plan, Rural Agriculture landowners will be allocated EDUs based on the time of commitment of their conservation easement in a Farm/Forest Management Plan. A schedule for the allocation of EDUs shall be shown in the development regulations with a clear relationship between number of earned units and time of commitment of conservation easement.

**LU 11.2.** EDUs may be used pursuant to an adopted Farm/Forest Development and Management Plan through boundary line adjustment, land division or PRD meeting lot size requirements.

**LU 11.2.1.** The plan will cover such items as the general location of earned development units, identify action to strengthen the farm or forest unit, shall encompass the entire farm or forest unit, shall commit at least 75% of the farm or forest unit to a conservation easement for no less than 10 years, and must protect the most productive portions of the farm or forest unit and enhance commercial productivity.

**LU 11.2.2.** All uses allowed in the Rural land use designation shall be allowed in the remaining 25%.

**LU 11.2.3.** EDUs may be used only on land that does not contain prime soils or is otherwise not suitable for farming.

**LU 11.2.4.** EDUs may be located on the Farm unit or other Rural, Rural Agriculture, Rural Forest or Commercial Agriculture lands owned by the farm or forest operator provided that at least 75% of the Farm unit is kept in a conservation easement.

### **RESOURCE LANDS**

**Goal 12.** **Ensure the long-term conservation of natural resource lands, and preclude land uses and developments that are incompatible within natural resource lands, while allowing existing and ongoing resource management operations and preserving long-term commercial viability of those uses.**

**LU 12.1.** Create an area where rural forestry activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as the dominant characteristic.

**LU 12.2.** Reserve lands which because of their size, soil type, and active management are part of an essential land base for continued commercial agriculture. Assure that these lands have continued viability to serve as a resource for food, fiber, feed and forage.

**LU 12.3.** Conserve long term mineral lands to ensure the continued supply of sand, gravel, and non-renewable minerals, and their protection from urban encroachment, as well as environmental protection through appropriate siting, operation, reclamation standards and groundwater protection

measures.

**GENERAL LAND USE DESIGNATIONS & OVERLAYS**

**Goal 13. Ensure that future development in the Airport and Aviation Safety Overlay protects public health, safety and welfare.**

***Policies Applicable to All Airports:***

- LU 13.1.** Ensure that the permitting process for any new or expanding airport is subjected to a thorough review. Potential benefits will be carefully considered as will potential adverse impacts.
- LU 13.2.** Ensure that public or private development around existing airports allows the continued use of that facility as an airport. Land within aircraft approach and departure zones will be protected from inappropriate development.
- LU 13.3.** Ensure that new land uses which would attract or accommodate large concentrations of people will not be permitted to locate within approach or departure zones and/or Accident Potential Zones of existing airports.
- LU 13.4.** Help to minimize the number of people exposed to very high aircraft noise levels in areas near airports through compatible land uses. In the highest airport noise level areas open/ undeveloped space will be encouraged and land use densities shall remain low. The objective is to achieve the greatest degree of compatibility and the least public annoyance which can be attained.
- LU 13.5.** Preserve the right of airport owners and operators to continue present operations and allow for future air transportation and airport facility needs. It is also important to consider the present and future use of private property and the rights of private property owners.
- LU 13.6.** New dwellings in moderate and high aircraft noise areas will be built to a noise level reducing standard that is higher than that which is obtained by building to current minimum building code standards. Structural noise attenuation standards in the higher noise areas (NAS/OLF) will be greater than that required in moderate aircraft noise areas.
- LU 13.7.** Island County will notify the airport operator, state and federal aviation agencies, at the time of initial application, of any proposed actions or projects, which would lead to development near an airport that is not compatible with the airport's operations. The airport operator shall notify Island County, and potentially affected citizens, of any proposed operational changes which would have a significant impact on existing land uses.
- LU 13.8.** Land use proposals, structures, or objects that would interfere with the safe operation of aircraft will be examined for compatibility as defined in CFR

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Title 14, FAR Part 77 and FAA Terminal Instrument Procedures (TERPS) Chapter 12, and WA 31. The object is to permit land uses which allow safe aircraft operations as defined in the documents referenced above.

- LU 13.9.** A public site plan review is required in the event airport operations exceed an operational growth rate of 30% in 3 years which necessitates expansion of existing airport boundaries.
- LU 13.10.** Island County will require a Comprehensive Plan Amendment for the establishment of any proposed new airport.
- LU 13.11.** Require advance notification of future owners or renters of properties within noise impact areas of potentially significant noise impacts.
- LU 13.12.** Overlay policies and development regulations shall be implemented in addition to those associated with the underlying land use designation. When there is a conflict in policy statements or development regulations, the more restrictive shall apply.

### **Policies Applicable to Military Airports Only:**

- LU 13.13.** Island County will discourage residential development in Aircraft Accident Potential Zones (APZ). To protect the operational use of military airports, Island County will ensure that future development in Accident Potential Zones (APZs) around Ault Field and Outlying Field Coupeville is at the lowest possible density consistent with the underlying land use designation.
- LU 13.14.** If the Department of Defense should declare surplus any portion of NAS Whidbey Island, the County will work closely with federal and state officials, the City of Oak Harbor, and other appropriate entities to ensure that the base capital facilities are put to the best economic use, consistent with city and county comprehensive plans.
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# 2025 COMPREHENSIVE PLAN PERIODIC UPDATE



LAND USE ELEMENT GOALS AND POLICIES REVIEW

March 6, 2024

# Goals of Session Today

- Review the 2016 Land Use Element Goals and Policies.
- Share GMA required updates, feedback from county departments, and public feedback.
- Gather Planning Commission feedback on where changes are needed.



# GMA Updates

## Required Updates due to Changes in State Law

GMA requires policies to designate and protect critical areas; policies must use Best Available Science (BAS) RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080, WAC 365-194-900 to 925.

GMA updates related to climate resilience requires the land use element to "give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities"; and "reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools"(lists Firewise USA program, International Wildland-Urban Interface Code, and other practices) [3(1)].

GMA requires policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8), WAC 365-190-050, WAC 365-196-815.

# GMA Updates Cont.

## Required Updates due to Changes in State Law

GMA requires policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3).

GMA requires policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547.

GMA requires policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475.

# Dept Updates

## Updates Suggested by County Departments

Consider removing policies that repeat requirements in the Growth Management Act.

Consider removing redundant language and reorganization of goals and policies to improve readability.

Consider removing goal and policies that have been incorporated into Island County Code.

Specifically highlight environmental justice, health equity, and climate equity in goal and policies.

Consider zoning strategies for increasing healthcare access in rural communities.

Consider consolidation of airport related goals and policies.

# Dept Updates Cont.

## Updates Suggested by County Departments

Consider developing a countywide food system plan.

Consider hazard scenarios and emergency preparedness and response in land use zoning.

Apply the Health in All Policies framework to planning and decision making across all levels of government.

Consider environmental health utilities (septic capacity, infrastructure, drinking water) when allowing intensification.

Consider the overall vision for Planned Residential Developments and revise goals and policies accordingly.

# Public Feedback

## Summary of Public Input Received via Online Surveys Related to Land Use

Consider changes to lot size for commercial and rural center zoning to provide more flexibility for housing.

Better coordination and efficiencies in County Departments for permitting (e.g.; Health and Planning).

Consider removing exclusionary single family housing and parking minimums.

Consider transportation and vehicle emissions when zoning (e.g.; cite housing near jobs).

Maintain rural character.

Consider climate change in land use policies.

Consider better access to healthcare in zoning.

Consider updates to airport policies to support compatible uses and new technologies.

Consider a new Urban Growth Area (UGA) to support growth.

# Public Feedback Cont.

## Summary of Public Input Received via Online Surveys Related to Land Use

Consider policies friendlier to agriculture (e.g.; allow commercial/businesses uses on Ag property, and prioritize infrastructure to strengthen the food system).

Consider more flexibility in zoning for higher density housing (e.g.; more ADUs, tiny homes, and workforce housing).

Consider more flexibility in zoning for commercial development and increasing economic opportunities for retail, especially on South Whidbey.

Consider policies to protect healthy forest management and minimize loss of forest lands.

Consider more protections for land conservation and natural resources.

Consider discontinuing residential development near OLF and Ault fields.

Consider how to retain large open spaces (e.g.; stream corridors, wetlands, wildlife habitat, shoreline, etc.).

# Planning Commission Feedback

- Are Goals and Policies still applicable?
- Do any Goals or Policies need to be updated to reflect our current values or reality?
- Are we missing any Goals or Policies that need to be added?



# FEEDBACK / QUESTIONS

**VISIT OUR PUBLIC ENGAGEMENT WEBSITE:**

[WWW.ISLANDCOUNTY2045.COM](http://WWW.ISLANDCOUNTY2045.COM)

**SIGN UP TO RECEIVE COMP PLAN EMAILS:**

[CompPlan@islandcountywa.gov](mailto:CompPlan@islandcountywa.gov)





# **Human Services – Housing Continuum**

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Planning Commission Presentation  
March 6, 2024



# What is the Housing Continuum?

A community plan to organize and deliver housing and services to meet the needs of the people who are unhoused or at risk of losing their housing.

- Emergency Housing and Affordable Housing
- Island County Coordinated Entry and Crisis Response System

# **The Continuum starts with the Housing Support Center**

The Housing Support Center is a single point of entry for everyone experiencing a Housing Crisis in Island County.

# What do we do at the Housing Support Center?

- Assess and triage housing needs based on vulnerability
- Make referrals
  - In house
  - Partner agencies
- Manage waitlists
- Enter information into the Homeless Management Information System (HMIS)

Services can be accessed through phone, walk-in appointments, Julota on-line referrals and Outreach

# **Who are we talking with?**

## **People in the community who are:**

**Fleeing Domestic Violence**

**Losing their housing due to eviction or lease termination**

**Behind on their rent**

**Couch Surfing**

**Coming out of Treatment**

**Being released from the criminal justice system**

**Leaving the hospital with no where to go**

# **Where is Outreach occurring?**

Partnership through local churches

- Mission Ministries Outreach
- Misión Emanuel

SPiN Café

Food Banks

Libraries

Where the people need us to be



# What Housing makes up the Continuum?

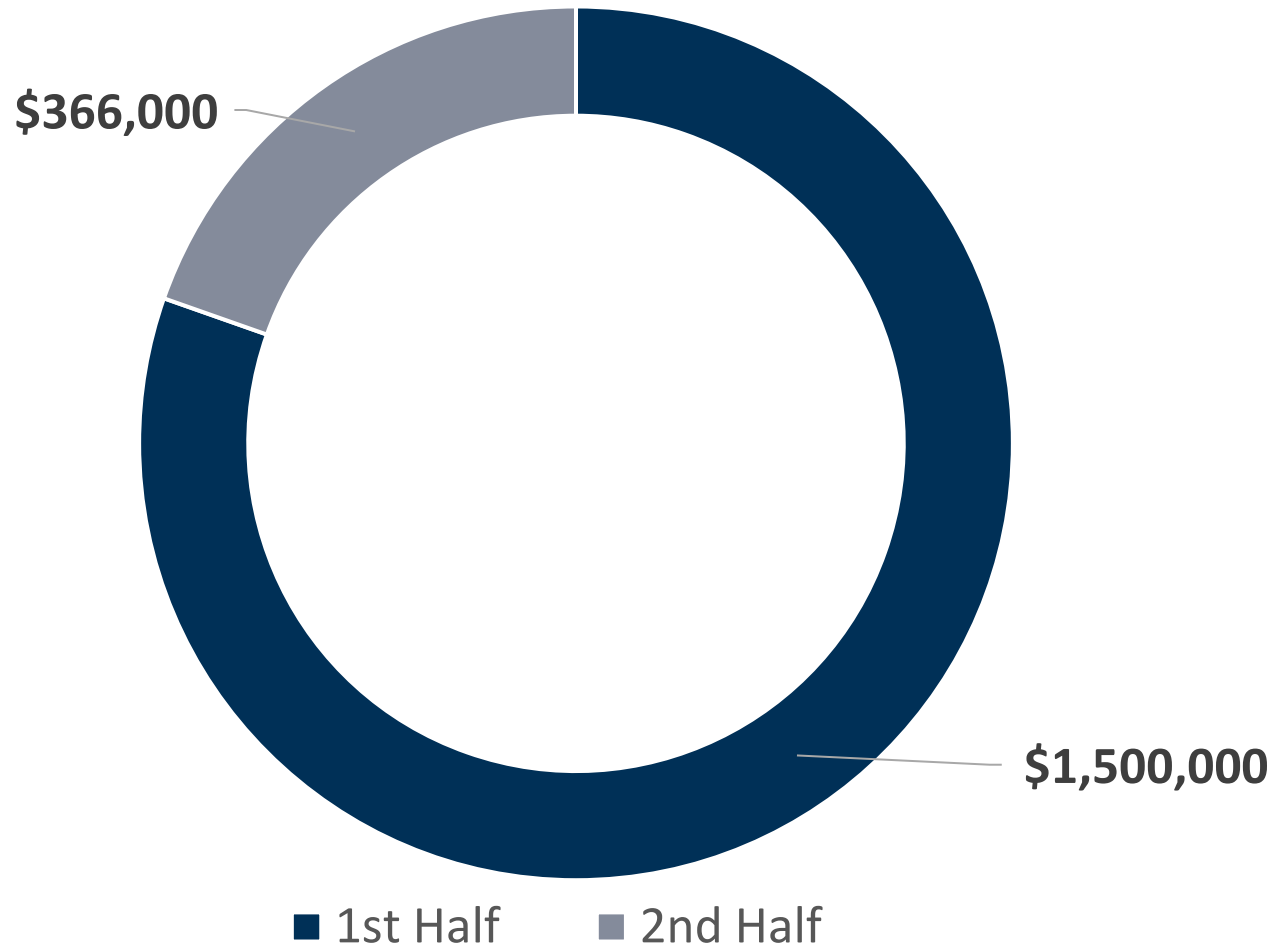
- Night by Night Shelters
- Emergency Shelters
- Transitional Housing
- Permanent Supportive Housing



# What Other Services are Provided?

- Rental Assistance
- Diversion
- Emergency Motel Stays

## Rental Assistance 2023

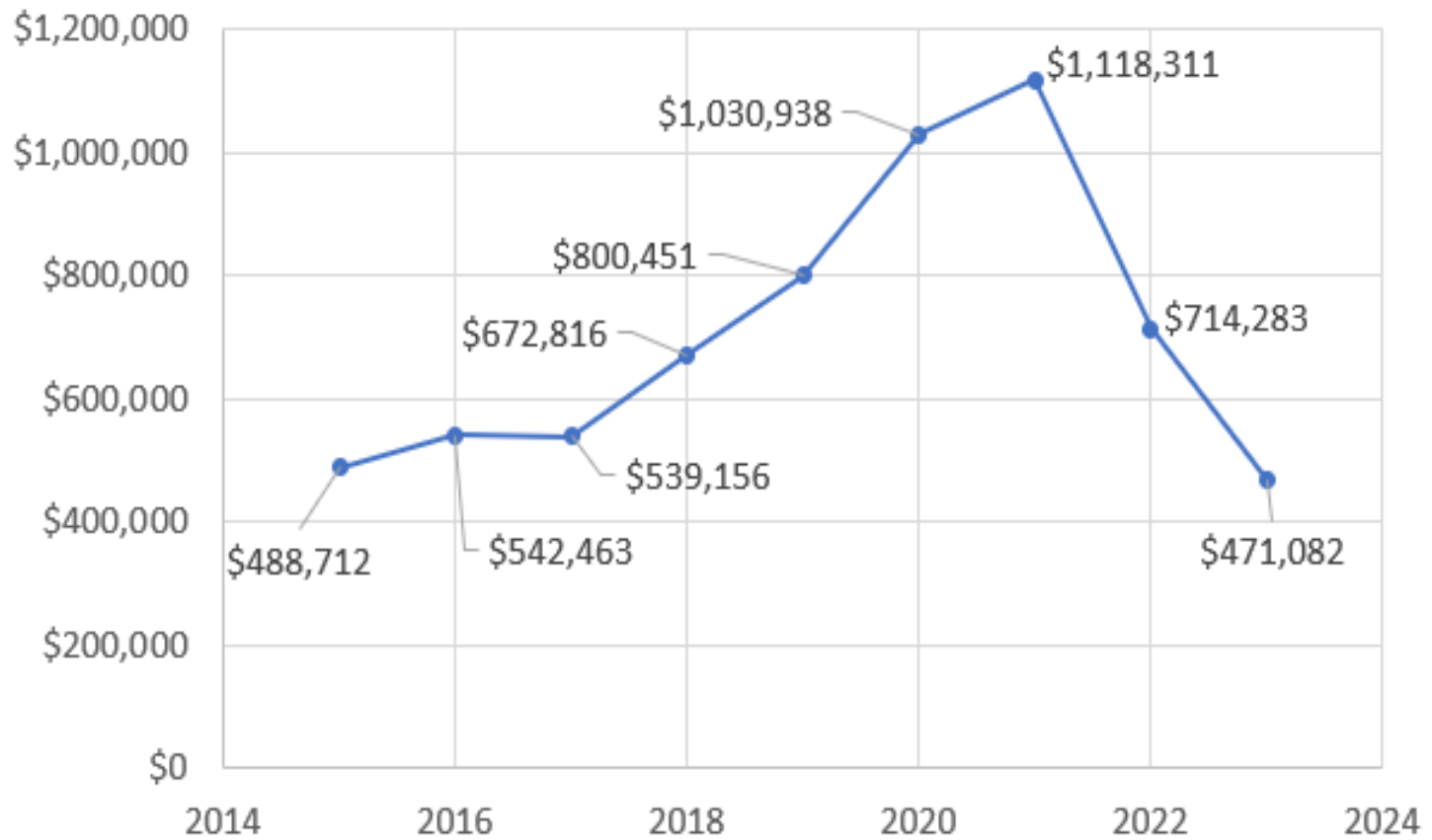


# **How is this funded?**

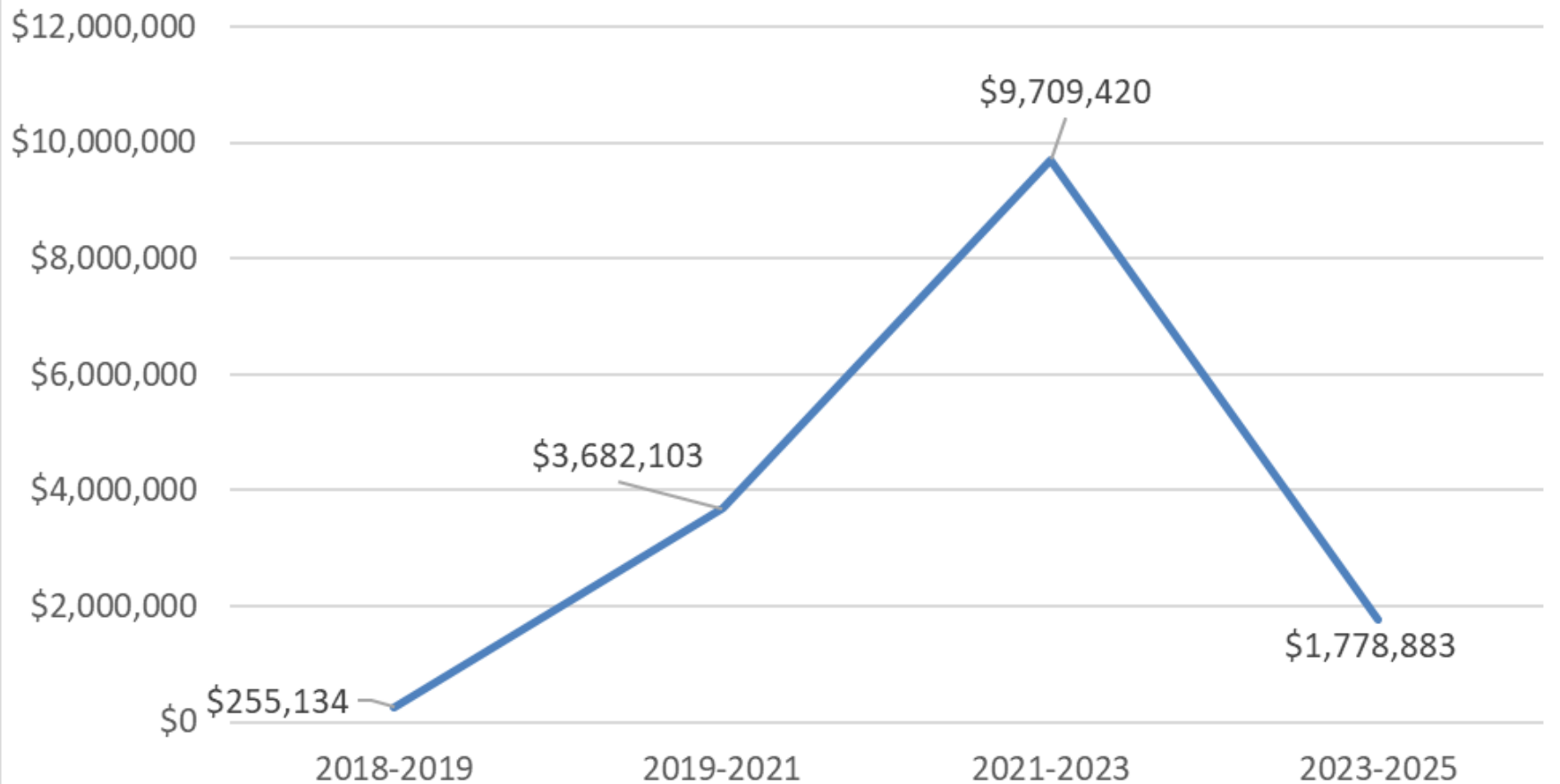
Local Document Recording Fees

Washington State Department of Commerce  
Grants

**Homeless Housing Fund Revenue over time**



### Commerce housing grants over time



# Point In Time Count

- Legislatively Mandated
- Annual count every January
- Snapshot

# **Current Affordable Housing Options**

- Subsidized Housing
- Affordable Housing
- Mobile Home Parks
- Tiny Homes
- Rooms to Rent
- RV's

**Camano currently has zero units of subsidized or affordable housing units.**

# Upcoming Affordable Housing Projects

- Camas Flats
- Generations Place
- Swantown
- Habitat for Humanity



# Questions?