

**ISLAND COUNTY COMMISSIONERS' WORK SESSION SCHEDULE
MARCH 6, 2024**

Meetings are available remotely. Those interested in attending the meetings by computer, tablet, or smartphone may use the following link: <https://tinyurl.com/ICWorkSession>
or for voice only, **Dial by your location:** (253) 215-8782
Meeting ID: 957 0144 6335 **Passcode:** 969196

9:00 a.m.	Coroner
9:15 a.m.	County Administration
10:45 a.m.	Information Technologies
11:05 a.m.	Public Works
11:25 a.m.	Budget
11:40 a.m.	Commissioners

NOON BREAK

1:00 p.m.	Planning & Community Development
2:45 p.m.	Public Health

The Board of County Commissioners meets routinely in Work Session the first three Wednesdays of each month. Work Sessions are held in the Annex Building, Board of County Commissioners' Hearing Room, #B102, 1 NE 6th Street, Coupeville, WA.

Work Sessions are public meetings that provide an informal workshop format opportunity for the Board to review ongoing items with departments or to meet with other agencies, committees, or groups to discuss specific topics of mutual interest. Items are typically reviewed at Work Session before being scheduled on the agenda for the Board's regular Tuesday business meetings.

While Work Sessions do not have time set aside for verbal public comment, written public comment is welcomed and can be directed to the Clerk of the Board by submitting comments to CommentBOCC@islandcountywa.gov. If you have questions regarding public comment, you may call (360) 679-7385. Written public comments are considered a public record.

Times for each department are approximate; a time slot scheduled for a specific department may be revised as the Work Session progresses. Because of the workshop format and time sensitivity, certain items, topics, and materials may be presented that are not included in the published agenda. **If you are interested in reviewing those documents, please contact the Clerk of the Board at (360) 679-7354.**

NOTE: Audio recordings are posted within 48 hours of the meeting date. To listen to the recording visit the [Agenda Center](#) on the Island County website.



ISLAND COUNTY CORONER

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Shantel Porter, Coroner

Amount of time requested for agenda discussion. 15 minutes

Agenda Item No.: 1

Subject: Coroner Facility Use Fees

Description: Coroner Facility Use Fees

Attachment: Memorandum

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable



Island County Coroner

Shantel Porter, Coroner

1 NE 7th Street, Coupeville, WA 98239

Ph: Whidbey 360-678-7289 | Camano 360-387-3443 | S Whidbey 360-321-5111

Email: S.Porter@islandcountywa.gov | www.islandcountywa.gov

MEMORANDUM

March 7, 2024

TO: Board of Island County Commissioners
FROM: Shantel Porter, Coroner
CC: Michael Jones, County Administrator
RE: 2024 Budget – Facility Use Fees

Historically, the Coroner's Office has used the facilities at a local funeral home to conduct autopsies and to store the remains of deceased individuals. The operations of the County Coroner's Office have been subsidized by this local business. Wallin-Stucky Funeral Home has approached my office with a proposal to begin charging the County for the use of their facility and services we receive. See Attachment A – Use of Facilities Proposal.

I have researched the fees that other counties without morgues pay for similar services, and the fees proposed by Wallin-Stucky are comparable. While receiving services for free has been positive from a county cost perspective, it is not reasonable for the expenses of this governmental responsibility to be carried by a private business without compensation.

I am advising the Board of this issue because the 2024 Budget did not account for these fees as they have not been paid historically. I anticipate a cost of \$15,000-\$25,000 in 2024 depending on the number of autopsies conducted. I've consulted with the Budget and Risk Director, and she is tracking the topic for inclusion in a 2024 Budget amendment later in the year. No action is needed currently. The 2025 Budget proposal will include this cost as it will be an annual expense that grows over time in relation to the County's population.

It should be noted, that Wallin-Stucky is the only funeral home in Island County that has facilities that are adequate to serve this need. Our alternative is to either move to an out-of-county vendor or to build our own morgue. I do not recommend using an out-of-county facility as it would reduce efficiency and delay answers for grieving families. There are benefits related to having a morgue, such as reducing scheduling conflicts, improved efficiency, eliminating long term costs, as well as eliminating the potential for conflict of interest. In the future the County may wish to explore this alternative. In the near term we will need to plan to pay for services rendered by Wallin-Stucky or another vendor.



WALLIN-STUCKY FUNERAL HOME

1811 NE 16th Avenue #A
Oak Harbor, Washington 98277
Phone: (360) 675-3447
Fax: (360) 682-2359
wallinfuneralhome.com

January 25, 2024

Use of facilities proposal
Wallin Stucky Funeral Home
Owner: Bryan Stucky

Use of facilities per autopsy.....\$300

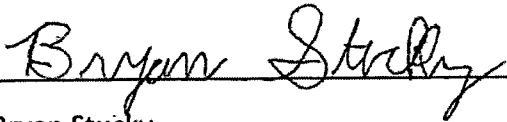
Includes: Use of Wallin Stucky Funeral Home preparation/embalming room (subject to availability) on an as needed basis, basic laundry service, funeral home staff to release deceased to other funeral home or facility (when directed by the Island County Coroner office) during regular business hours, and 10 days of storage/refrigeration of deceased from time of placement into the facility.

Additional refrigeration/storage.....\$35 per day

Storage fee to begin on the eleventh day after the decedent has been brought into the care of Wallin Stucky Funeral Home. This will be capped at a maximum of \$1,000.

The Island County Coroner office will continue to be provided with storage for their tools, equipment, personal protective equipment, computer etc...at no charge.

These costs shall be good for a period of 3 years from the acceptance of the proposal.


Bryan Stucky



ISLAND COUNTY COUNTY ADMINISTRATION

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Michael Jones, County Administrator

Amount of time requested for agenda discussion. 90 minutes

DIVISION: Administrative

Agenda Item No.: 1

Subject: DRAFT Comprehensive Economic Development Strategy

Description: A discussion of the draft Comprehensive Economic Development Strategy to provide Board direction to the preparer in order to facilitate delivery of a final draft for consideration for adoption by the Board of County Commissioners.

Attachment: Memo from Jennifer Noveck, PhD, Draft Comprehensive Economic Development Strategy

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 2

Subject: Resolution C-____-24 Formation of a Jail Replacement Steering Committee

Description: A review copy of a draft resolution that forms an ad hoc steering committee to oversee action towards replacement of the jail to facilitate making recommendations to the Board of County Commissioners on jail facility needs, jail design, jail siting, and jail funding options.

Attachment: Draft Resolution

Request: *(Check boxes that apply)*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

Agenda Item No.: 3

Subject: **Draft Resolution C-____-24 Establishing a policy for care of unclaimed indigent remains**

Description: A review copy of a draft resolution to supersede existing resolution C-80-93 and adopt a new policy for the care of unclaimed indigent remains, with the changes primarily being related to the procurement of services and the payment for services rendered.

Attachment: **Resolution C-80-93, Draft Resolution C-____-24**

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input checked="" type="checkbox"/> Other: <u>Direction on draft</u> |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

To: Board of Island County Commissioners

cc: Michael Jones, County Administrator; Sharon Sappington, Executive Director, Economic Development Council for Island County

From: Jennifer Noveck, Ph.D., managing consultant

Date: February 26, 2024

RE: March 6, 2024 Island County CEDS 2024-2029 Work Session

Related Attachments: (1) Island County Comprehensive Economic Development Strategy 2024-2029 DRAFT as of February 26, 2024 and (2) CEDS Update and March 6, 2024 Work Session Presentation

In March-April 2023 the Board of Island County Commissioners voted in favor of cost-sharing the development of an Island County Comprehensive Economic Development Strategy (CEDS) with the Town of Coupeville and the Cities of Langley and Oak Harbor. Island County contracted with the Economic Development Council (EDC) for Island County to oversee and supervise the project. The EDC contracted with myself to serve as a consultant and project manager. We are attending the March 6, 2024 work session in order to answer any lingering questions regarding the CEDS process, requirements, or benefits, to provide you with an update on the work completed to date, to seek your feedback and input on the CEDS draft prior to it going to public comment, and to discuss your preferences regarding the evaluation framework.

In order to provide context to the discussion, I will first provide a brief overview and update on:

- What is a CEDS? What is the process? What are the requirements?
- Update on the timeline and deliverables completed to date
- CEDS review committee members and meetings to date summary
- Stakeholder engagement to date summary

This will be followed by time dedicated to getting feedback and input from the BOCC regarding each section of the CEDS draft (Sections 1-5, with a particular emphasis on Sections 3+4). Due to limited time, this part of the discussion will be run under the assumption that everyone has read and reviewed Sections 1-5 prior to the work session. Feedback should be focused on addressing the substantive content and economic development priorities. Less important is feedback regarding typos, grammar, tone, formatting, or visualizations, as those will be thoroughly addressed prior to the public comment period and adoption by resolution and during document production.

Additional feedback and comments are welcome via email (bullet points or in document comments and track changes, whatever is most convenient for you) and can be submitted **by March 13, 2024 EOB** to Jennifer Noveck at ceds@edcislandcounty.org.

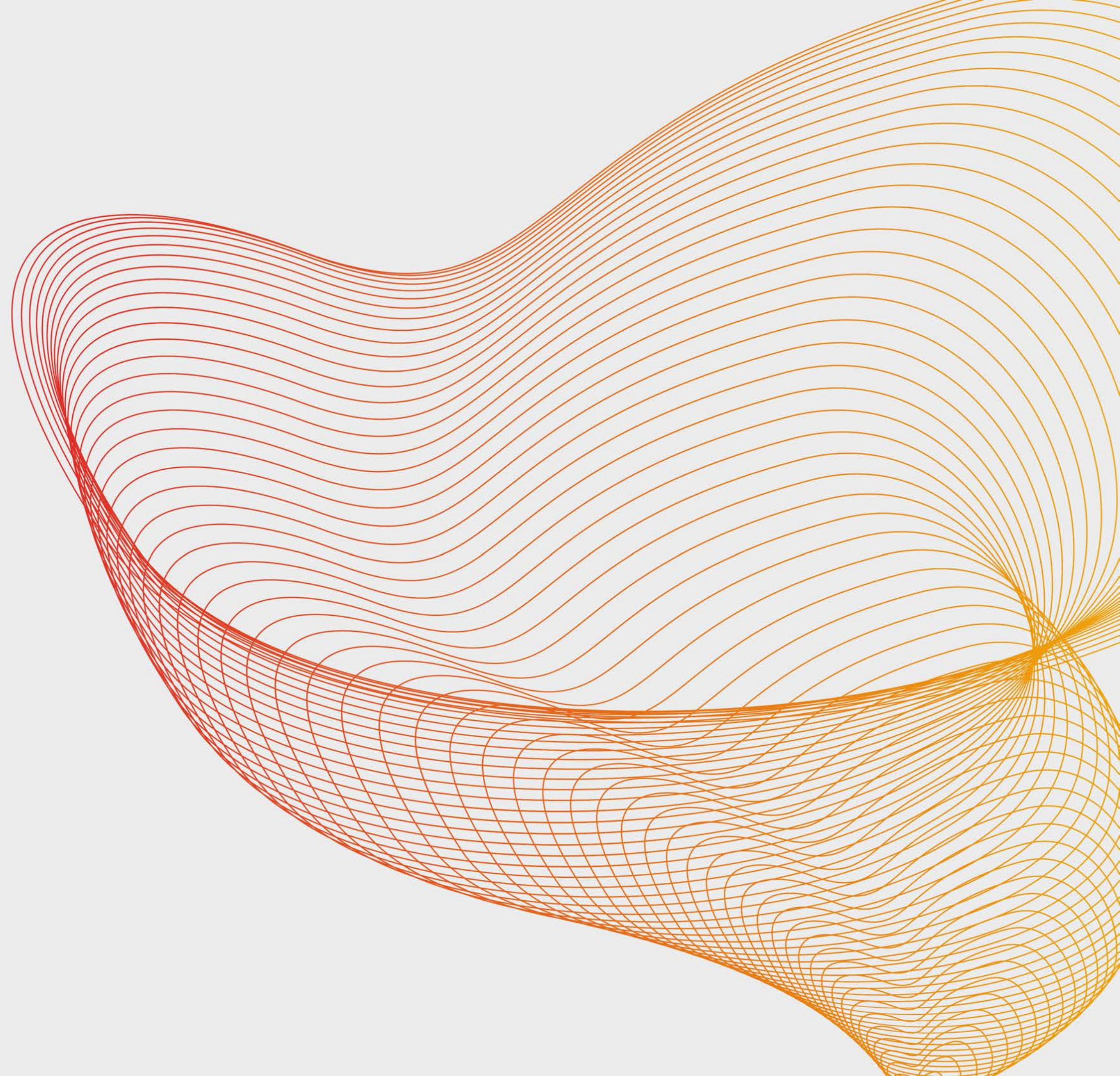


Island County Comprehensive Economic Development Strategy (CEDS): Board of Island County Commissioners Work Session Presentation



March 6, 2024

Jennifer Noveck, Ph.D.



March 6, 2024

Agenda



Provide a brief overview of:

- What is a CEDS?
- CEDS Process / EDA Requirements
- Timeline + Deliverables Completed To Date
- Review Committee
- Stakeholder Engagement

Discussion and feedback from the Board:

- Vision, Goals, Sub-Goals
- Action Plan
- Proposed Evaluation Plan

The Island County CEDS is generously funded by:



City of
Langley Washington



March 6, 2024

Work Session Goals



- To answer any lingering questions regarding the CEDS process, requirements, or benefits
- To provide the Board with an update of the work completed to date
- To get the Board's feedback and comments on the draft to date in preparation for the upcoming public comment period
- To discuss the Board's preference for evaluation

What is a CEDS?



According to the EDA (2023), **a CEDS is**

- a strategy-driven plan for regional economic development
- the result of a regionally-owned planning process designed to build capacity and guide the economic prosperity and resiliency of a region

Key Features:

- Local, inclusive, consensus-based process
- Using data + stakeholder input identifies key trends, patterns in a region
- Creates Goals, Sub-Goals, and an Action Plan based upon those inputs

Key Benefits:

- Makes public agencies in Island County eligible for EDA funding
- Increases likelihood of obtaining other state + federal funding
- Enables a more effective + efficient use of resources

CEDS vs. Comp Plan



- Guidelines and requirements are set by the Economic Development Administration (EDA) (federal)
 - Voluntary, consensus-based, locally-developed, though required in order to access EDA funding
 - Workforce Development
 - Infrastructure
 - Disaster Recovery
 - Mandatory Components (13 C.F.R. § 303.7): Economic Background Summary, SWOT Analysis, Action Plan, Evaluation Framework, Economic Resilience
- Guidelines and requirements are set by the Growth Management Act (GMA) (WA state law)
 - Some cities and counties are required to enact comp plans under the GMA, while others choose to do so voluntarily
 - Mandatory Elements: Land Use, Housing, Capital Facilities, Utilities, Rural Development (counties only), Transportation, Ports (mandatory for cities with port revenue over \$60mil), Climate Change and Resiliency

CEDS Process



Q2 2023 (April – June 2023) – all tasks completed

- April – May 2023 Review Committee established
- SWOT survey available to the public May 1 – October 31, 2023
- 1st meeting held on June 13, 2023

Q3 2023 (July – September 2023) – all tasks completed

- 2nd meeting held on July 13, 2023
- 3rd meeting held on August 10, 2023
- 4th meeting held on September 14, 2023
- Targeted stakeholder outreach July–October 2023
- Data sources reviewed by analyst July–September 2023
- Finalized SWOT results, revised overarching goals based on feedback, developed draft sub-goals

2023-2024 Timeline + Deliverables to Date



Q4 2023 (October – December 2023) – all tasks completed

- 5th meeting held on October 12, 2023
- 1st draft sent to Review Committee on October 30, 2023
- 6th meeting held on November 9, 2023
- 2nd draft sent to Review Committee on November 17, 2023
- 7th and 8th Review Committee meetings scheduled
- Met with multiple stakeholders to discuss Action Items

Q1 2024 (January – March 2024)

- 3rd draft sent to Review Committee on January 31, 2024
- 7th meeting held on February 8, 2024
- 4th draft sent to Review Committee, Board + EDA on February 26, 2024
- March 6 Board Work Session
- 30-day public comment period to start approx. March 18, 2024

2023-2024 Timeline + Deliverables to Date

Q2 2024 (April – June 2024)

- Complete public comment period
- Incorporate public comment feedback as appropriate
- Revised draft to Review Committee
- Final Review Committee meeting
- 2nd Work Session, if needed in June 2024
- Adoption by resolution by end of June 2024

Q3 2024 (July – August 2024)

- Press release + social media announcements
- 2 month buffer for delays and remaining work

2023-2024 Timeline + Deliverables to Date

Review Committee Members



Magi Aguilar, Executive Director, Oak Harbor Chamber of Commerce
Karen Bishop, Former Conservation District Manager, Ebey Road Farms
Kelli Bragg, Camano Island Library Manager, Sno-Isle Libraries
Bristol Carter, Project Manager, EDC for Island County
Michael Clyburn, Clinton Community Council
Joshua Engelbrecht, Associate Planner, Town of Coupeville
Darren Greeno, Interim Vice President for Academic Affairs, Skagit Valley College
Patricia Griffin, Project Manager, EDC for Island County
Jackie Henderson, Councilmember, Town of Coupeville + Tourism Committee Chair
Loren Imes, Master Gardener, WSU Extension
Jill Johnson, Board of Island County Commissioners
John Lanier, Senior Long Range Planner, Island County
Steve McCaslin, Economic Development Coordinator, City of Oak Harbor
Jessica McCready, Executive Director, Camano Chamber of Commerce
Chris Michalpoulous, Executive Director, Port of Coupeville
• **Mary Hogan**, Project Manager, Port of Coupeville
Todd Morrow, Executive Director, Island Transit
Angi Mozer, Executive Director, Port of South Whidbey
Meredith Penny, Director of Planning, City of Langley
Sharon Sappington, Executive Director, EDC for Island County
John Sternlicht, CEO, Economic Development Alliance of Skagit County
• **Aaron Weinberg**, Economic Development Manager, EDASC
Brian Tyhuis, Community and Planning Liaison Officer, NAS Whidbey Island

As of February 26, 2024

Past Review Committee Members



- **Gary Clark**, Former Executive Director, Economic Alliance Snohomish County (Served May – December 2023)
 - This position is currently not filled
- **Donna Keeler**, Former Director of Planning, Town of Coupeville (Served May – October 2023)
 - Joshua Engelbrecht, Associate Planner, now serving
- **Mark Rentfrow**, Former City Administrator, City of Langley (Served July – December 2023)
 - Meredith Penny, Planning Director, returned to serving (Served May – June 2023)

Thank you for your service!

Stakeholder Engagement

- SWOT Analysis – Required by EDA
 - Online survey (181 responses, 75 answering as residents not biz)
 - Jurisdiction responses (County, Cities, Town, Ports)
 - Interview responses
- Interviews (80 interviews, 46F/34M, 7 BIPOC individuals, 3 veterans)
 - Solicited over 300 stakeholders directly via email
 - 21 N.Whidbey
 - 14 C. Whidbey
 - 28 S. Whidbey
 - 8 Camano
 - 9 Island-wide representation/service
- Additional outreach conducted + ongoing to
 - Spanish-speaking businesses
 - Tagalog-speaking businesses
 - Other underserved businesses

Feedback Priorities

1. **Substantive feedback:** What **content** (data, figures, topics) should and should not be in this document?
2. **Economic development focused feedback:** All feedback should be oriented to economic development, with a focus on major economic sectors and actors.

Less important for today, as these are issues that will be addressed in future drafts and final production of the document:

- Typos, grammar, tone
- Visualizations
- Formatting, look of the document



Section 1.2: Process

- All sections are required sections per the EDA
- Page 2-4 of current draft
 - Intro
 - CEDS Purpose, Process, Committee
 - Review Committee description
 - Stakeholder engagement description
- Any questions?
- Any comments?
- Is it clear? Concise?
- Anything missing?

Section 1.3 Geography

- Pages 4–5 of current draft
- Includes basic description of Island County's location within the Puget Sound
 - Map that shows the 4 planning areas
- Notes on where UGAs, NMUGAs, RAIDs are located
- Notes rural zoning is the largest zoning classification
- Transportation and gateways issue addressed in infrastructure section
 - Any questions?
 - Any comments?
 - Is it clear? Concise?
 - Anything missing?

Section 1.4 Infrastructure

This section currently includes the following sub-sections and can be found on pages 5–13:

- Water
- Sewer and Septic Systems
- Energy
- Internet + Cellular/5G
- Transportation
- Blue Economy Infrastructure (Ports + Marinas)
- Housing
- Childcare
- Any questions?
- Any comments?
- Anything missing?

Section 1.5 Economic Conditions

This section currently includes the following sub-sections and can be found on pages 13–19:

- Population demographics
- Race + ethnicity demographics
- Age demographics
- Local edu infrastructure + attainment
- Employment + wages
- NASWI description + impact
- Island County business + industry
- Agriculture
- Oak Harbor OZ
- Tourism
- Creative Economy
- Any questions?
- Any comments?
- Anything missing?

Section 2: Regional SWOT

- Any comments on the Strengths?
 - Any comments on the Weaknesses?
 - Any comments on Opportunities?
 - Any comments on Threats?
-
- Note: Additional information regarding stakeholder engagement to be added to a longer appendix

Section 3: Vision, Goals, Sub-Goals

Any final comments on vision?

Any final comments on the overarching goals?

Any final comments on sub-goals?

- Anything missing?
- Anything we want to delete due to lack of staff or local control?
- Any rewording?

Section 3: Action Plan

- All sub-goals have at least one
 - Action Item (deliverables / milestones)
 - Partners responsible
 - Timeline
- Worked closely with County, City, Town, Port, Review Committee members to identify Action Items
 - Items staff are already approved and authorized to conduct
 - Items in other approved plans
- Goal of being under local control, staff and funding for Action already identified and secured

Section 4: Evaluation Framework

Per the EDA, the Evaluation Plan should answer the questions:

- How are we doing?
- What can we do better?

Should consider using “traditional” metrics

- Unemployment + job growth (ESD)

But also “non-traditional metrics”

- Household income, per capita income, wages (ESD)

Metrics selected should be important + relevant to the region

Section 4: Evaluation Framework

- CEDS, and alternative substitute documents, including Comp Plans, are most often **rejected** by the EDA because they lack enforcement and evaluation mechanisms
- CEDS documents sit on the shelf without evaluation and monitoring mechanisms
 - Whatcom County as an example
 - A CEDS progress report example
- Review options & discuss preferences

CEDS Project List

- **Jurisdictions and public agencies** were asked to submit CEDS Projects that meet the following criteria by 3/11/24 EOD
- Projects on the list should include
 - Focused on and related to ***economic development***
 - ***Priority*** projects in the next five years
 - Projects you will be applying to County/State/Federal funding
 - Projects you will be applying to EDA funding
- Project list should ***not*** include
 - Basic maintenance / jurisdictional responsibilities to constituents
 - One off projects without a regional benefit
 - Your entire CIP /CSHIP

Next Steps



- Send Jennifer any additional edits and comments to be incorporated prior to the public comment period **by 3/13/2024 EOB**
- Public comment period to start **the week of 3/18/2024**, for 30 days
- Incorporate public comments, send revised draft to the Review Committee **by 4/30/2024**
- Final Review Committee meeting in May 2024
- Tentative: Return for another Board work session in June 2024
- **Adoption by resolution by end of June 2024**

Contact Us



info@edcislandcounty.org



www.iscoedc.com/ceds

Jennifer Noveck, Ph.D. is contracted to manage the CEDS Process by the EDC for Island County. Questions, comments, appts:



ceds@edcislandcounty.org





Thank You!



*Special thanks to the generous funders of
the Island County CEDS:*



City of
Langley Washington



ISLAND COUNTY

Comprehensive Economic Development Strategy (CEDS) 2024-2028



February 26, 2024

Draft Prepared by Jennifer Noveck, Ph.D.
Consultant to the Economic Development Council
for Island County



City of
Langley Washington



This project is generously funded by Island County, the Town of Coupeville, and the Cities of Langley and Oak Harbor.

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Section 1. Summary Background

1. Introduction

In April 2023, Island County voted to cost-share the development of a Comprehensive Economic Development Strategy (CEDS) for Island County with the Town of Coupeville, and the Cities of Langley and Oak Harbor. [The Economic Development Council \(EDC\) for Island County](#) was selected to oversee the project and manage the contracted consultant. The EDC was selected as it is the only countywide economic development organization in Island County and the EDC is also [the associate development organization \(ADO\)](#), a Washington State Department of Commerce designation, for Island County. This is

the first time that Island County has developed a CEDS document or undertaken a countywide economic development strategy. The purpose in completing this process is to promote a more efficient, stable, programmatic approach to development in Island County and to fulfill Economic Development Administration (EDA) requirements in order to access funding opportunities.

2. CEDS Purpose, Process, and Review Committee

According to the EDA (2023), a CEDS is a strategy-driven plan for regional economic development and is the result of a locally-owned planning process designed to build capacity and guide economic prosperity and resiliency in the region. The purpose of a CEDS document is threefold. First, having an active and up to date CEDS provides Island County, and all of the public agencies within it, with the opportunity to access EDA funding opportunities for infrastructure, workforce development, and resiliency. These are relatively large pools of funding for critically needed projects. Second, having a strategy allows development in Island County to be more programmatic and less ad hoc. Finally, the CEDS leverages existing strategies and plans, while also increasing alignment between them.



Figure 1: The CEDS Cycle and Stakeholder Engagement Process.

Figure 1 above illustrates the CEDS cycle and stakeholder engagement process. The CEDS cycle begins with the EDA, which issues guidance. The EDA engages with federal stakeholders and identifies strategic investment priorities. Each region has a local representative that public agencies, such as the County, work with on an array of programs and funding opportunities, including CEDS planning.

The EDA provides content guidelines for preparing a CEDS but also allows the flexibility for a CEDS to emphasize strategies or issues important to a region as long as the process and outcomes do not conflict with the guidelines. As neither Island County nor any other jurisdiction within the county received EDA funding to prepare the CEDS, nor is Island County part of an EDA-designated economic development district (EDD), this CEDS document is considered an “alternative CEDS” and a “non-EDA funded CEDS.”

While a CEDS report must be updated every five years to remain eligible to compete for EDA funding, a county is not mandated to do so if it does not plan to seek funds in any given year, or if it does not wish to have an overall economic development strategy. However, many states, including Washington, require counties to have an approved strategy in order to be eligible for certain funding programs that support local economic development. Island County could also eventually require that projects be linked to the CEDS

goals and priorities for its own Rural County Economic Development (RCED) fund applications. There are also many other federal funders who either require projects be part of a regional strategy or who award more points to projects that are a part of a regional strategy. Having a CEDS, therefore, provides Island County with many potential financial benefits and economic development opportunities.

One requirement of the EDA for all CEDS is that a Review Committee be developed in order to advise and inform the process and the document. Island County CEDS Review Committee was created in May 2023 and is scheduled to hold eight meetings over the 14-month planning period (April 2023 – June 2024), in which they provided extensive input and feedback to the every aspect of CEDS report. Broad stakeholder engagement is another requirement of the CEDS process and as such extensive stakeholder engagement was conducted among Island County residents, businesses, and nonprofits via a SWOT survey and in-depth one-on-one interviews with key stakeholders.

The 2024-2028 report development was led by the EDC, the project was managed and report written by Jennifer Noveck, Ph.D., overseen by the CEDS External Review Committee, and informed by broad stakeholder engagement within the community throughout the process. The Review Committee included representatives from Island County, the Town of Coupeville, the Cities of Langley and Oak Harbor, Port of Coupeville, the Port of South Whidbey, Naval Air Station Whidbey Island (NASWI), Clinton Community Council, Washington State University (WSU) Extension Island County, Skagit Valley College (SVC), Sno-Isle Libraries (Camano Island Branch), Island Transit, Camano Chamber of Commerce, and the Oak Harbor Chamber of Commerce.

Recognizing the vital importance of Island County's economic and geographic connections to Skagit and Snohomish Counties, the Review Committee also included leadership from the Economic Alliance for Snohomish County (EASC) and the Economic Development Alliance for Skagit County (EDASC). Additionally, the Executive Director of the EDC and both Project Managers were also on the committee. Review committee members are listed below.

Island County CEDS 2024-2028 Review Committee

Magi Aguilar, Executive Director, Oak Harbor Chamber of Commerce
Karen Bishop, Former Conservation District Manager, Ebey Road Farms
Kelli Bragg, Camano Island Library Manager, Sno-Isle Libraries
Bristol Carter, Project Manager, EDC for Island County
Michael Clyburn, Clinton Community Council
Joshua Engelbrecht, Associate Planner, Town of Coupeville
Darren Greeno, Interim Vice President for Academic Affairs, Skagit Valley College
Patricia Griffin, Project Manager, EDC for Island County
Jackie Henderson, Councilmember, Town of Coupeville + Tourism Committee Chair
Loren Imes, Master Gardener, WSU Extension Island County
Jill Johnson, Commissioner, Board of Island County Commissioners
John Lanier, Senior Long Range Planner, Island County
Steve McCaslin, Economic Development Coordinator, City of Oak Harbor
Jessica McCready, Executive Director, Camano Chamber of Commerce
Chris Michalopoulos, Executive Director, Port of Coupeville
Mary Hogan, Project Manager, Port of Coupeville¹

¹ Serves as an alternate when the Executive Director cannot attend.

Todd Morrow, Executive Director, Island Transit
Angi Mozer, Executive Director, Port of South Whidbey
Sharon Sappington, Executive Director, EDC for Island County
John Sternlicht, CEO, Economic Development Alliance of Skagit County
Aaron Weinberg, Economic Development Manager, EDASC²
Brian Tyhuis, Community Planning and Liaison Officer, Naval Air Station Whidbey Island

Former Island County CEDS 2024-2028 Review Committee Members

Garry Clark, Former Executive Director, Economic Alliance of Snohomish County³
Donna Keeler, Former Planning Director, Town of Coupeville⁴
Mark Rentfrow, City Administrator, City of Langley⁵

The CEDS Review Committee met seven times between June 1, 2023 – February 8, 2024. The committee is scheduled to meet one additional time March 1 - June 1, 2024. The Review Committee reviewed and provided detail feedback and input on: committee composition, SWOT survey, SWOT results, sectors of focus, stakeholder outreach list, priorities coming out of the SWOT results, as well as the vision, goals, sub-goals, action plan, evaluation framework, resiliency planning, and multiple drafts of the full document.

Stakeholder engagement ran from May 1, 2023 through February 15, 2024 and involved:

- A public SWOT survey that was open from May 1 - October 23, 2023, resulting in 181 responses
- Targeted stakeholder outreach to over 300 businesses and nonprofits that occurred from August - November 2023, resulting in 80 interviews (30 to 60 minutes each)
- Soliciting input and feedback on sector and jurisdictional SWOT analyses, vision, goals, sub-goals, strategic priorities, and the action plan
- A 30-day public comment period running from March to April 2024

Additional information on the stakeholder process, including SWOT results, interviews, and the public comment period can be found in Appendices 2-5.

As part of the planning process, the consultant met with the EDA Region X representative, reviewed CEDS best practices, and identified multiple relevant examples of CEDS in other communities in Washington and the United States. Local reports, strategies, plans, and other relevant documents that were consulted for this report can be found in Appendix 6.

3. Geography

Island County is on the land of the Upper Skagit, Tulalip, dx^wsəq^wəbš (Suquamish), and sdhubš (Snohomish) tribes and people past and present.⁶ The settled islands of Island County include Camano and

² Serves as an alternate when the Executive Director cannot attend.

³ A member of the Review Committee from June 1 – December 31, 2023.

⁴ A member of the Review Committee from June 1 - October 21, 2023.

⁵ A member of the Review Committee from September – December 2023.

⁶ Drawn from [Native Land Digital](#), a mapping tool. The tool notes in its disclaimer that it does not represent or intend to represent official or legal boundaries of any Indigenous nations. To learn about definitive boundaries, contact the nations in question.

Whidbey Islands. County jurisdiction also includes the small islands of Ben Ure, Smith, Deception, Strawberry, Baby, Minor, and Kalamut. Island County shares borders with Skagit and Snohomish Counties to north and east and the San Juan Islands and the Olympic Peninsula are to the west. Island County has a total land area of 208 square miles, making it the second smallest county in the state of Washington.

According to the [Island County's Comprehensive Plan \(2016\)](#), rural zoning is the largest zoning classification in Island County and 33% of rurally zoned land is undeveloped. As shown in **Figure 2**, there are four planning areas in Island County, which is also useful when considering regional economic, demographic, and environmental characteristics: Camano Island, North Whidbey, Central Whidbey, and South Whidbey.

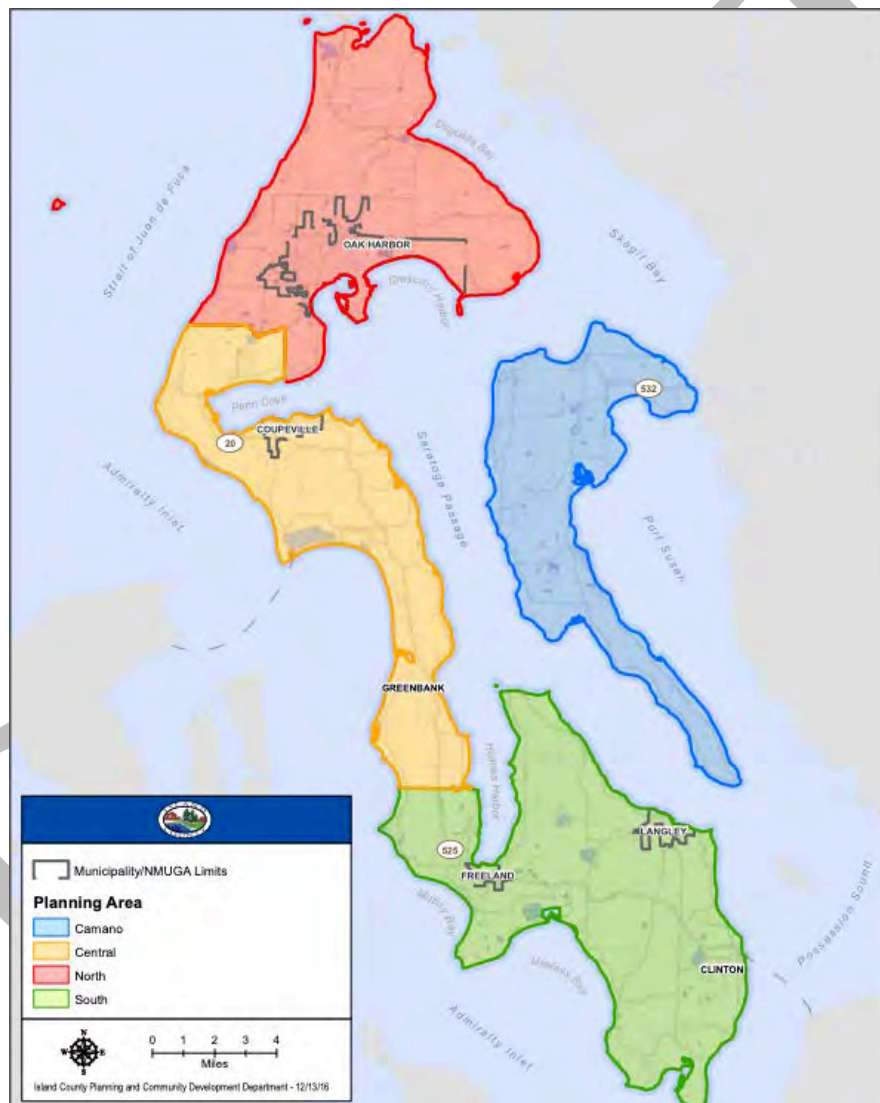


Figure 2: This map shows the four county planning areas, which are also Census Sub-Divisions. Camano Island is shown in blue, North Whidbey in red, Central Whidbey in yellow, and South Whidbey in green (Island County Planning and Community Development 2016).

There are two incorporated cities and one incorporated town (or urban growth areas) (UGAs) in Island County: the cities of Langley and Oak Harbor and the Town of Coupeville. There is one designated Non-Municipal Urban Growth Areas (NMUGAs), Freeland, as well as multiple Rural Areas of More Intense Development (RAIDs).

NMUGAs are areas where urban growth “will be encouraged and supported with urban levels of service, but are not incorporated.” RAIDs “permit the infill, development or redevelopment of preexisting rural communities outside of UGAs at a greater density than typical rural development” (Comprehensive Plan 2016, p. 6).

4. Infrastructure

Decaying or insufficient infrastructure is Island County’s biggest challenge and Island County’s biggest opportunity, according to public, private, and nonprofit stakeholders at the local, county, state, and federal level.

In particular, ensuring access to potable water, addressing aging septic systems, expanding sewage services, improving access to high-speed internet, reducing car traffic, and increasing the reliability of the ferry would greatly enhance economic resiliency and opportunities for development in Island County. The utilities and transportation sectors create living wage jobs in Island County, so investments have the added benefit of spurring job growth.

Water

The Environmental Protection Agency (EPA) designates Island County as a sole source aquifer system. This means that the majority of Island County, including Camano Island and unincorporated Whidbey Island, is reliant upon groundwater as a potable water source. The entire county is part of the Island County Watershed or [Water Resource Inventory Area \(WRIA\) 6](#).

The majority of the potable water infrastructure in Island County is privately owned property. The notable exceptions are the municipal systems owned and operated by the Cities of Langley and Oak Harbor and the Town of Coupeville. The City of Oak Harbor operates the largest municipal water system in the county. The water is primarily sourced from Anacortes (via the Skagit River) through two pipelines. The City of Oak Harbor owns the pipelines and uses this source to supply the city and NASWI.

Accordingly, there are two options to acquire water in Island County: access the public water supply or individual well. This means connecting to an existing water system (only available within Coupeville, Langley, and Oak Harbor UGAs), use a permit-exempt well if the project meets the limits under Washington state law. In addition to the fact it is a sole source aquifer, Washington State Department of Ecology (2023, p. 2) notes that surface water closures, precipitation levels, and seawater intrusion may impact availability of water in Island County.

Developed shorelines and peninsular regions of Island County have been experiencing seawater intrusion (and thus potentially salinization of the water supply) for many years (Comprehensive Plan 2016, p.17-23). Island County has therefore proactively managed its water resources, including its groundwater resources, for which it has developed resource evaluation and management policies. This includes agency review of any project in Island County that involves Island County groundwater resources. The GMA also has a water adequacy requirement for building permits and subdivisions.

Additionally, much of South Whidbey and Camano Island populations are supplied potable water by local water districts, systems, or wells. According to [Camano Water Association](#) (2023), they are one of more than 300 water systems on Camano Island. In addition to associations, according to the Washington Association of Sewer and Water Districts (WASWD) (2023) there are 19 official Sewer and Water Districts in Island County, which serve an estimated 13.8% of population water, and 2.2% with sewer services. Well construction and permitting is monitored and governed by the [Washington State Department of Ecology's Well Construction and Licensing Office](#). Ecology also maintains a [mapping database](#), which logs water wells, resource protection wells, decommissioned wells, as well as multiple other well types.

Island County's [Drinking Water program](#) oversees and coordinates well and water systems review and approval for individual and public water systems, which includes wells serving only one single family residence, or two residences on the same property, as well as Group B (<15 connections <25 people per day) public water systems. Group A (>=15 connections, >=25 per day for 60 or more days per year) systems are regulated by Washington State Department of Health.

In terms of protecting water as natural resource, the county collects, monitors, and analyzes multiple sources of water quality data, which is available for the public to access at the [Island County Hydrogeology Dashboard](#).⁷ This is where data related to water quality and water level monitoring are housed in order to monitor trends in groundwater quality, availability, as well as to estimate future groundwater capacity. Expanding efforts to survey water systems infrastructure is another opportunity for sustainable groundwater management. The Island County Public Health Board has a Water Resources Advisory Committee (WRAC), which can be activated at the Board's discretion and as their expertise is needed.

[Sewer and Septic Systems](#)

While most new development within UGAs is required to be served by public sewer and water, approximately 72% of Island County residents use an onsite sewage (septic) system ([Island County On-Site Sewage Program 2023](#)).⁸ Island County has an [Onsite Sewage System program](#), which provides education, advisory, and permitting services for owners of septic systems and septic professionals. There is concern that many homes in Island County have aging or decaying septic systems. In 2007, Island County implemented the [Homeowner Septic Training \(HOST\)](#) program, which allows those who are not adjacent to a marine shoreline with simply gravity systems to become certified to inspect their own septic. The State Health Code requires annual inspection of all systems with a pump, and every three-year inspection of gravity only systems. Island County Public Health is currently developing a plan to push educational materials and videos out to property owners to further the understanding of the serious risks involved with septic systems that have aged beyond their designed lifespan.

Three potential opportunities to allay reliance upon septic systems came up in SWOT results and stakeholder interviews. One opportunity is to plan for a sewer installation in Freeland, which is the County's only NMUGA and currently has a Public Water and Sewer District, which has the authority to annex and create Utility Local Improvement Districts (ULIDs). The second option is a sewer installation in Clinton. Clinton is quite similar to Freeland in terms of land use and has potential as a gateway, but also lacks a sewer installation and has been experiencing problems with aging septic systems, stormwater management, and

⁷ PFAS contamination of wells and groundwater is a concern of many citizens in Island County. See [Goldstein-Street \(2023\)](#) and [Stensland \(2022\)](#).

⁸ Exceptions occur in NMUGAS where constraints can support granting waivers to allow private wells and septic systems (Comprehensive Plan 2016, p. 55).

slope stability (Comprehensive Plan 2016, p. 34). Although Clinton is a RAID, the County has previously identified it as being a location to potentially designate as a NMUGA, which would set the stage for sewer system development. Finally, there is also opportunity to incentivize alternatives to single family systems, include LOSS and Step Systems that support density and reduce risk of pollution in unincorporated Island County. The comprehensive wastewater study, which is currently underway, will outline opportunities to expand sustainable solutions. Overall, expanding access to potable water and sewage facilities are major opportunities and challenges for Island County moving forward.

Energy

Washington State's [Energy Strategy](#) (2020) was enacted into law in 2020 and was designed to provide a roadmap for meeting the state's greenhouse gas emission limits. The law commits the state to limits of 45% below 1990 levels by 2030, 70% below 1990 levels by 2040, and 95% below 1990 levels with net zero emissions by 2050 (p.15). As for electricity, which accounts for 16% of the state's emissions, the law requires electric to be 100% clean by 2030 and by 2050 providers are required to roughly double reliable output.

Whidbey and Camano Island residents and businesses get their power from two sources: Puget Sound Energy (PSE) and Snohomish County Public Utility District (SNOPUD). Whidbey Island gets electrical service from PSE, whereas Camano Island is served by SNOPUD. PSE serves approximately 37,000 commercial and residential locations on Whidbey Island and operates and maintains approximately 600 miles of overhead facilities and 500 miles of underground cables. SNOPUD operates and maintains 203.5 miles of overhead and 99.89 miles of underground cables on Camano Island.

Washington's [Clean Energy Transformation Act \(CETA\)](#) was passed in May 2019 and committed Washington State to have an electricity supply free of greenhouse gas emissions by 2045. In response, [PSE \(2021\)](#) and the [SNOPUD \(2021\)](#) have developed a Clean Energy Implementation Plans (CEIP), which provide a four-year roadmap to guide their investments and clean energy priorities for 2022-2025. For PSE, the plan includes a goal to have coal-free electricity by 2025, with 63% of electric supply being sourced from renewable or non-emitting resources, to be carbon neutral by 2030, and by 2045 to have 100% clean electricity. PSE also has updated its clean energy milestones in its [Integrated Resource Plan \(IRP\)](#) and [10-year Clean Energy Action Plan \(CEAP\)](#).

Because the SNOPUD's current portfolio does not include any carbon emitting sources, they have already met the requirement to have clean electricity. Their [CEIP \(2022\)](#) sets an energy efficiency target and are focused on acquiring conservation, demand response, and energy storage. The SNOPUD's [IRP \(2021\)](#) similarly outlines these goals.

In terms of the fuel mix that is used to generate electricity, PSE and SNOPUD have a different mix of fuel sources, found in **Table 1** below.

Fuel Type	PSE	SNOPUD
Coal	23%	0%
Hydroelectric	24%	84%
Natural Gas	27%	0%

Fuel Type	PSE	SNOPUD
Nuclear	<1%	11% ¹
Other ²	1%	0%
Solar	1%	0%
Unspecified	14%	4%
Wind	9%	2%
Total	100%	100%

Table 1: Electricity Fuel Mix for [PSE \(2020\)](#) and [Snohomish PUD \(2021\)](#). 1: Provided by Bonneville Power Administration (BPA). 2: Other includes biomass non-biogenic, and petroleum.

The details of this energy transition are important to pay attention for many reasons, but especially as Island Transit transitions to zero emissions and many residents and businesses acquire electric vehicles. Island County need additional charging station infrastructure to accommodate these changes, which will also ultimately put additional pressure on PSE and SNOPUD's existing electrical grids.

Both utility providers have completed several projects in recent years to improve service to Island County customers. For example, in 2016 PSE completed its Maxwellton substation to provide backup power to its Langlely substation. This project also included installing additional distribution lines and rebuilding an existing transmission line ([PSE 2015](#)). Between 2007-2019, PSE's vegetation management crews trimmed and removed trees along 129 miles of transmission lines across Whidbey Island, as fallen trees and tree limbs were historically the main cause of power outages on the island ([PSE 2023](#)).

To increase reliability in Stanwood and Camano Island, the SNOPUD built a new double bank substation and has plans to rebuild another. Twin City Substation, which was completed in 2022, replaced the now decommissioned North Starwood Substation. They also plan to rebuild the North Camano Substation by 2025 ([SNOPUD 2023](#)).

Continued improved reliability and reduction of outage hours, as well as reducing the number of consumers impacted by each outage, are goals of both utility providers and critical to economic development in Island County.

Internet

The Washington State Broadband Office (WSBO) was established by the Washington State Legislature in 2022 and was tasked with promoting access, achieving download/upload speeds for businesses, residents, and communities. It is the goal of the state of Washington that:

- By 2024: 25/3 megabits per second (Mbps) scalable to all residences and businesses
- By 2026: 1/1 gigabit per second (Gbps) for all anchor institutions
- By 2028: 150/150 Mbps for all residents and businesses

Additionally, WSBO is currently leading a state planning process to develop a Five-Year Action Plan and State Digital Equity Plan. The [Internet for All Initiative \(2023\)](#) is intended to create reliable, high-speed internet across the state, ensuring that people not only have internet access, but the tools and skills required to take advantage of the benefits of connectivity and inclusion.

Island County's Broadband Action Team, coordinated by the Island County Commissioners and led by Island County Commissioner Janet St. Clair, have identified and outlined under and unserved areas of the county in Island County's Broadband and Digital Equity Local Action Plan (2023).

According to the Local Action Plan (2023, p. 6) there are 8,829 unserved entities in Island County, mostly in rural, unincorporated areas. About 50% of Camano Island is served at 100/20 Mbps or above. Whidbey Island is 93% served. (Local Action Plan 2023 p.9-10). Unserved areas in Island County typically fall along the coastline. These unserved areas include central Whidbey in rural areas outside of Coupeville to Fort Ebey State Park, parts of north Whidbey, north Camano (Gateway), and south Camano. The middle of Whidbey Island struggles with service and while only three percent are completely unserved, 33% are underserved. The Plan (2023, p.10) also notes that some data sets suggest there are more significant underserved areas in south Camano Island than previously assessed. Hard-to-serve underserved areas are usually neighborhoods of 20-plus homes served by aging copper or coax or end-of-street outages due to the limitations of the infrastructure and the capacity of the network architecture.

NASWI is only ten percent served through commercial carriers while remaining on-base infrastructure is owned and managed by the Department of Defense. This technology is separate from, and not accessible to, local civilian infrastructure.

The plan also notes constraints to future broadband development in Island County, which include the combination of difficult topography, isolated locations, and prohibitive costs. Many areas are heavily treed, making terrestrial and wireless service difficult. In more rural areas with lower population densities, these geographic challenges make most service delivery cost prohibitive (Local Action Plan 2023, p. 10).

Internet connectivity and improved reliability and speed are a major opportunities and priorities for Island County. This is especially true given the increase of remote and hybrid work options, as well as the needs of businesses, residents, schools, hospitals, and emergency services, all of which rely upon the internet to conduct large portions of their business and activities.

Transportation

Island County can be accessed via State Route 20 over Deception Pass, State Route 532 to Camano or the Washington State Ferries (WSF) system via the [Mukilteo-Clinton](#) and the [Port Townsend-Coupeville](#) ferry routes. State Route 525 highway serves Mukilteo and becomes the terminus of SR 526 before taking its ferry route to Clinton on Whidbey Island. SR 525 traverses Whidbey Island's interior.

Island County has unique transportation challenges. This is in part due to being environmentally fragile islands, and in part due to being two disconnected islands. For example, in order to travel between Whidbey and Camano Islands, without personal water or aircraft, the options are to take the Clinton-Mukilteo Ferry from Whidbey and travel through Snohomish County to get to Camano or drive north and cross the Deception Pass Bridge, then travel through Skagit and Snohomish Counties to get to Camano. It takes a minimum of 90 minutes to travel less than five miles.

Currently the Mukilteo-Clinton ferry has two boats ([Suquamish](#) and [Tokitae](#); both vehicle and passenger ferries that allow a maximum of 144 vehicles). The Port Townsend-Coupeville route has just one boat ([Salish](#); a vehicle and passenger ferry that allows a maximum of 64 vehicles). All three are propelled by diesel. The unreliability of these ferries, particularly when compared to the past, is presenting a major challenge to businesses and residents in Island County, especially those on Whidbey Island.

Island County founded the [Island Regional Transportation Planning Organization \(IRTPO\)](#) in 2016, which carries out joint transportation efforts by Island County, municipalities, ports, Island Transit, Washington State Department of Transportation (WSDOT), and major employers.

Island Transit serves [Whidbey and Camano Islands](#). Island Transit is the business name for the Island County Public Transportation Benefit Area (PTBA), and it is a municipal corporation.⁹ Island Transit's [Transit Development Plan \(TDP\)](#) identifies how the agency has and will meet local and state long range priorities for public transportation through capital improvements, operating changes, and other programs. The plan also addresses how to fund such programs. The TDP aligns with Washington's transportation system goals ([RCW 47.04.280](#)), and supports regional and local comprehensive planning and economic objectives within Island County.

Recent federal and state funding allocations and bills provide tremendous opportunities for Island County's transportation infrastructure. At the federal level, the Bipartisan Infrastructure Law, also known as the [Infrastructure Investment and Jobs Act \(IIJA\)](#), provides unprecedented levels funding for infrastructure. [The Move Ahead Washington State](#) investment package also provides historic levels of state funding. Both provide funding for local transit agencies, such as Island Transit.

As discussed in the following **Section 1.5 on Economic Conditions**, transportation, as well as many of the other utilities described in this section, creates 2,000 jobs in Island County (Figure 7). Developing infrastructure capacity is therefore a major opportunity in Island County.

Blue Economy Infrastructure

Island County also has two port districts: [The Port of Coupeville](#) (POC) and the [Port of South Whidbey](#) (POSW). In Washington State, port commissions establish long-term strategies for a port district, including creating policies to guide development, growth, and operations of the port. A port district's primary goal is economic development and family wage jobs that encourage prosperity throughout the port's district ([WPPA About Our Ports 2023](#)). Therefore, port districts are unique and special economic actors in the Washington State economy.

The Port of Coupeville's district boundaries range from the north side of Penn Cove, wraps around the west side of Penn Cove, encompasses all of Coupeville, and extends south through Greenbank South past Classic Road, just north of Freeland. The POC manages and maintains [the Greenbank Farm](#) and [the Coupeville Wharf](#), which is currently undergoing a rehabilitation project. It is currently in the planning and permitting phase of their broadband project, which is projected to bring broadband to 1043 homes in Central Whidbey. Details of these and other POC projects can be found in their updated [Comprehensive Scheme of Harbor Improvements and Strategic Plan for 2010-2026](#).

⁹ The PTBA is authorized by [RCW 36.57A](#) and is a separate governmental entity from Island County.

The Port of South Whidbey's district covers from south of Classic Road, including Freeland, Clinton, and Langley. The POSW owns and maintains several facilities, including the [South Whidbey Harbor in Langley](#), the [Whidbey Island Fairgrounds and Events Center](#), the associated [Fairgrounds Campground](#), the [Humphrey Road Ferry Parking Lot](#), the [Bush Point Boat Ramp](#), [Possession Beach Waterfront Park](#), and [Clinton Beach Park, Pier and Dock](#). The POSW is currently working on updating its [Comprehensive Scheme](#), which was adopted in 2014. POSW is currently considering an affordable workforce housing project as part of its plan for improvements to the Whidbey Island Fairgrounds and Events Center.

Additionally, there are several marinas in Island County. Near Deception Pass, there are two marinas in Cornet Bay, [Deception Pass Marina](#), which is privately owned, and [Cornet Bay Marina](#), which is operated by Deception Pass State Park. The Port of South Whidbey's Harbor at Langley is also a marina.

Oak Harbor Marina is the largest marina in Island County. 77% of the tenants are from Island County, including 49% percent from Oak Harbor. The City of Oak Harbor currently has a marina improvement project to redevelop a boat repair and storage facility and to dredge the marina, which they believe will increase revenue and jobs via increased dry boat storage and improved repair and maintenance services, which will ultimately make Oak Harbor Marina a full service marina.

Oak Harbor was awarded a \$675,000 RCED grant and is in the process of purchasing the Mariner's Haven property and business. The city is contributing an additional \$75,000. The last time the marina was dredged was 2010-2011, when 20,000 cubic yards of material were removed for \$2,750,000 ([City of Oak Harbor RCED Grant Presentation 2023](#)).

Housing

Washington State estimates that 1.1 million new homes need to be built in the next 20 years. [House Bill 1220 \(HB 1220\)](#) amends the GMA housing goal to "plan and accommodate" housing affordable to all income levels. HB 1220 directs the Department of Commerce to provide existing and future housing needs for communities in Washington, including units for moderate, low, very low and extremely low-income households, and for emergency housing, emergency shelters and permanent supportive housing.

The housing availability and affordability crisis in Island County is acute. In terms of availability, according to the 2020 Census, 41,922 housing units were counted in Island County. The Census Bureau (2017-2021) estimated that 73.2% of housing units were occupied, which is higher than a rate of 63.6% owner occupation in Washington State.

The Washington State Department of Commerce's [Housing All Planning Tool](#) (HAPT) indicates that a total of 8,717 housing units will need to be built within the 2025 – 2045 planning period in Island County. This is based on 2045 population projection adopted by the Island County Board of County Commissioners in Resolution C-85-23, PLG-011-23. This requires building an average of 435 housing units per year, distributed across the four Island County jurisdictions.

Additionally, those homes must be built to accommodate all income levels and thus must be affordable to various income levels. **Figure 3** below breaks down the distribution of homes needed in the next 20 years based on income bracket.

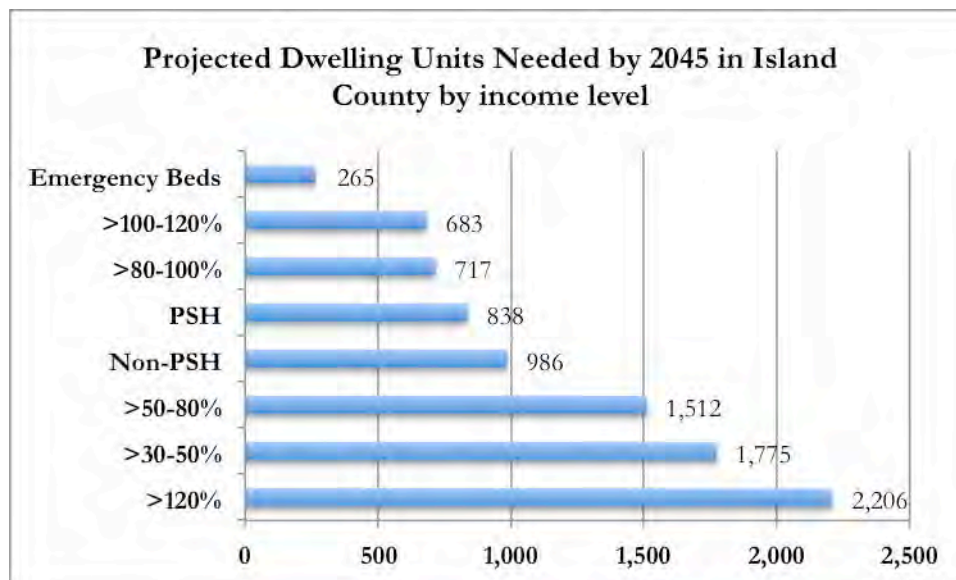


Figure 3: The breakdown of total housing needed by 2045 in Island County (Washington State Department of Commerce, March 2023). PSH indicates permanently supportive housing units. Emergency beds is a count of the beds needed, whereas all other categories is a count of the dwelling units.

According to **Figure 4**, which illustrates Census Bureau (2022) data on the number of units permitted 1980-2021, the year with the most permits issued in Island County was 1990, with 838 single family units permitted, and 230 multifamily units permitted. The next highest year was 2004, which saw 698 single-family units permitted, and 192 multifamily units permitted.



Figure 4. This figure shows the number of permits issued for the number of housing permits issued in Island County, broken down by multifamily and single family units (Census Bureau 2022).

Starting in 2005 the number of permits issued annually declines to its lowest point in 2011, when only 164 single-family units were permitted and zero multifamily units. In fact, between 2008-2015, only 2

multifamily units were permitted in all of Island County. Since 2016, 181 multifamily units have been permitted, however 116, or 64%, of those permits were issued in 2020 alone.

The real estate market in Island County, like the rest of Northwest Washington, has experienced significant increases in prices coupled with low vacancy rates and product availability. For example, in September 2023 88 homes were sold. This is down from 141 homes in September 2022, a decrease of 37.6% ([Redfin Market Insights 2023](#)). In September 2018, the median sale price for a home in Island County was \$364,500. In January 2020, right before the onset of the COVID-19 pandemic, the price had dropped to \$340,000. However, the price has grown tremendously each year since 2020. By January 2021, the median sale price was up to \$442,000. The highest price in the last five years occurred in August 2023, when the price hit \$660,000 (16.8% year-over-year growth). The median sale price current stands at just below this high at \$652,500, which is still a 16.9% increase year-over-year.

As cost has increased, the number of days on the market for many homes has decreased. This was particularly acute during the COVID-19 pandemic. From August 2020 to July 2022, the median number of days a house was on the market in Island County did not exceed 10 days in any month. As of September 2023, the median days on the market was up to 23, which is 5 more days than September 2022 ([Redfin Market Insights 2023](#)).

Childcare

As with housing, the childcare crisis is a national issue that is impacted by affordability, availability, as well as worker and funding shortages. On September 30, 2023, one third or 70,000 of America's childcare programs that were supported by American Rescue Plan Act (ARPA) funding, lost ARPA funding. The Century Foundation (2023) issued a report titled "Childcare Cliff: 3.2 Million Children Likely to Lose Spots with End of Federal Funds." This report predicts that many programs will close and more than three million children will lose their childcare spots. The childcare workforce was deeply impacted by the pandemic and is also expected to lose another 232,000 jobs if the Century Foundation's predictions are true.

According to their findings, if this happens and more parents are forced to leave their jobs, the loss in tax and business revenue will cost states an additional \$10.6 billion in lost economic activity. Additionally, parents will lose \$9 billion in earnings **annually** across the United States.

5. Economic Conditions and Statistical Description

Population demographics

As of July 1, 2022, Island County's population was estimated to be 86,625. In 2010, the population was 78,506, meaning that there was approximately a 10.34% increase in population (Census 2023). Of that population 11,948 are veterans (Washington State Department of Veteran Affairs 2022). Island County therefore has the highest number of veterans per capita of any county in Washington State (15.6% versus a state average of 8.3%).

Twenty-eight percent or 24,403 of Island County's population reside in Oak Harbor and approximately 68% (59,280) of the population lives in unincorporated areas. Camano Island, which is unincorporated, is home to an estimated 17,073 people (Census 2023). **Figure 5**, below, shows population density by census tract in Island County.

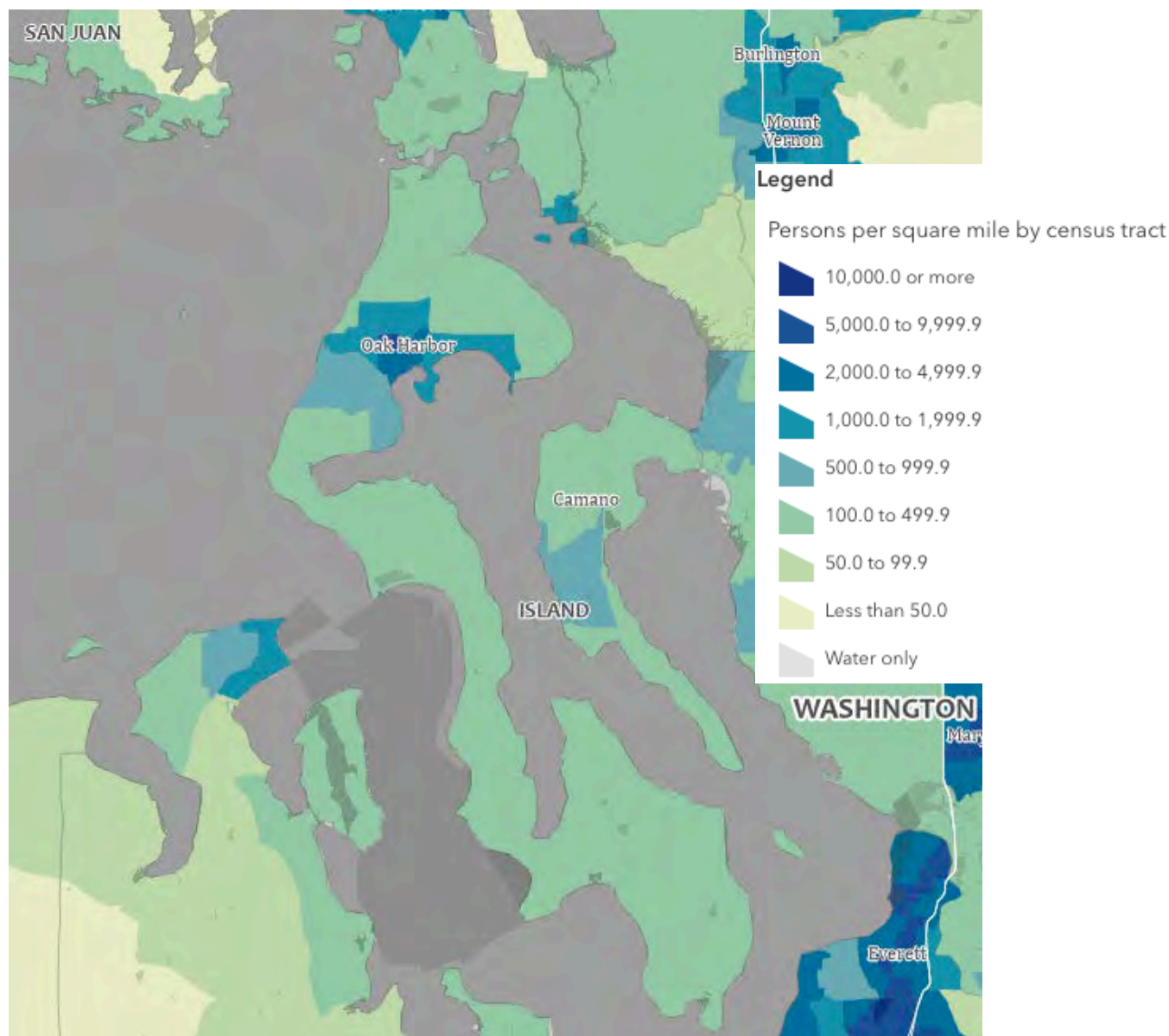


Figure 5: This map shows Island County’s population density by census tract. Darker blue indicates higher population density. Lighter green to yellow indicates lower population density.

Race and ethnicity demographics

84.8% of Island County’s population self-identified as “white - alone” (Census 2020). This is higher than Washington state, which is 76.8% white. However, Island County is more diverse than its closest neighbors, including Skagit County (89.8% white), Whatcom County (85.5% white) and San Juan County (93.4% white). 8.7% of the Island County population identified as Hispanic or Latino, 5.3% identified as Asian, 5.2% identified as being two or more races, 3.3% identified as Black or African American, and 1.5% identified as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander. Island County is also linguistically diverse. The ACS (2022) also found that in 21.1% of Island County homes speak a language other than English at home.

Age demographics

When examined at the county level, Island County's population is aging. As of 2020, 27% of Island County's population was over 65 years of age, in comparison to 16.8% in Washington State (Census 2023). In comparison to Washington State, Island County has fewer people under 18 and more people over 65.

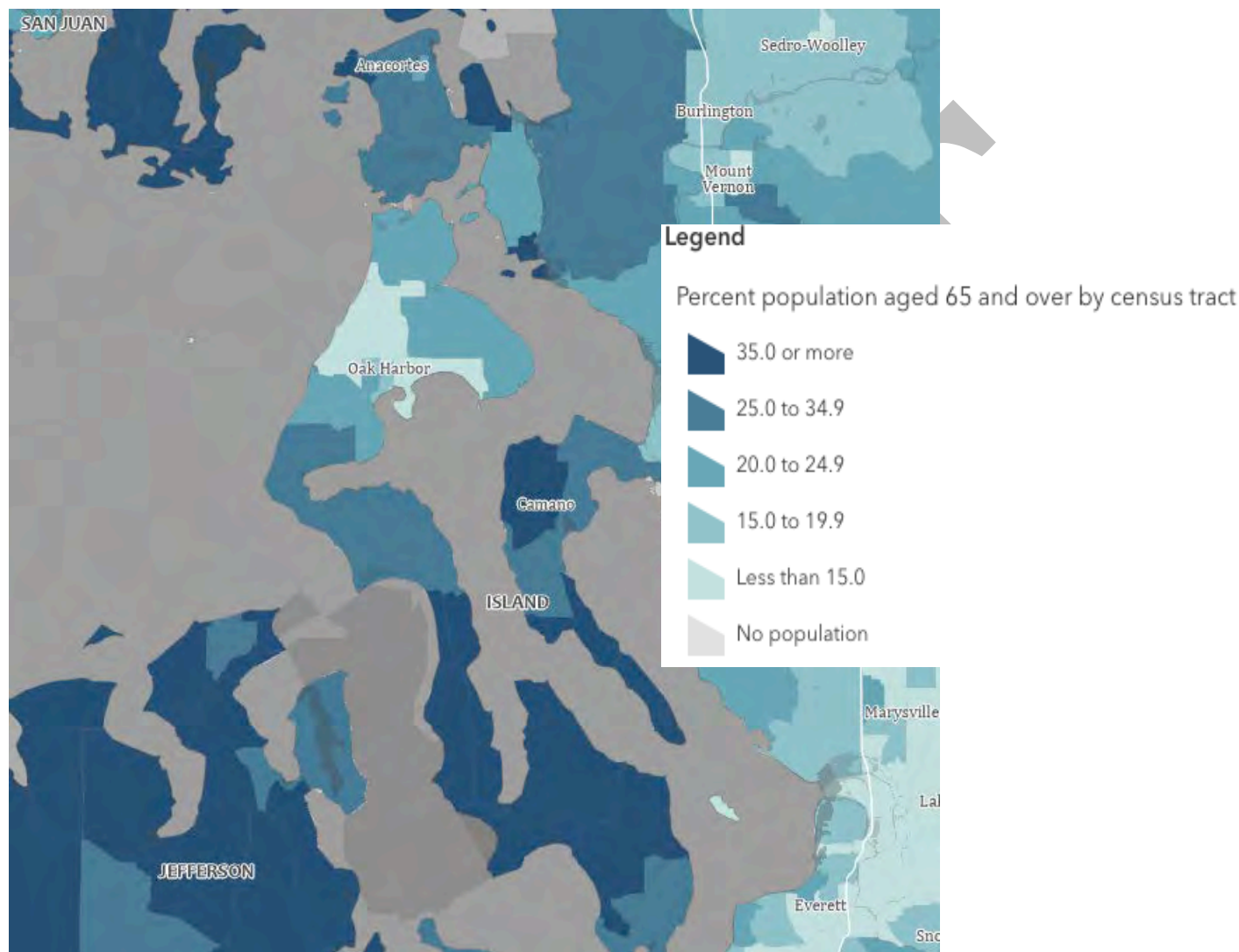


Figure 6: This map shows the percentage of population over 65 years of age by census tract. Darker blue indicate a higher percentage of people over 65, lighter blue indicates fewer (Census Bureau 2020).

However, it is important to note that not everywhere in Island County is aging. In Oak Harbor, 10.8% of the population was under 5, 28.6% was under 18, and only 12.4% were over 65 years of age. This means that Oak Harbor has more people under 18 and less people under 65 than the rest of Washington. This is the reverse of the countywide trend and can at least be partially explained by the influence of NASWI, which brings many young families onto Whidbey Island. This means that the aging population in Island County is actually concentrated in particular areas – with 35% of the population in central and south Whidbey Island and north and south Camano Island being 65 or over.

Given this mixture of age groups, the median age in Island County is 45 years old (Census 2023). The age of Island County's population is an important consideration for workforce development efforts as well as business succession planning. [Project Equity \(2023\)](#) reports that approximately 68,700 businesses with 682,000 employees in Washington State owned by people who plan to retire in the near future.

Local education infrastructure and attainment

Island County is well educated. 36.7% of the population over 25 years of age holds a bachelor's degree or higher. 27.5% have some college, 20% have a high school diploma or equivalent, and 12.9% have an associate's degree (Census Bureau 2020).

Island County has three school districts: [Coupeville School District](#), [Oak Harbor School District](#), and [South Whidbey School District](#). Camano Island students attend the [Stanwood-Camano School District](#), which is technically in Snohomish County. The four districts combined have a total of 12,824 students enrolled for the 2023-2024 school year (OSPI 2023). There are currently 14 Career and Technical Education (CTE) Skills Centers in Washington State. CTE Skills Centers provide instruction in preparatory programs that are either too expensive or too specialized for school districts to operate individually. Sno-Isle TECH Skills Center, located in Everett, currently offers technical training for Island County high school students. Neither Whidbey nor Camano Island currently has its own Skills Center.

There is a broad range of options for adult and post-secondary education programs in Island County, ranging from technical training and certificates to graduate programs. There are five institutions that currently work within Island County: [Embry-Riddle Aeronautical University \(ERAU\)](#), [Skagit Valley College \(SVC\)](#), [Washington State University \(WSU\) Extension](#), Grand Canyon University (GCU), and Columbia College. Island County residents also regularly access [Bellingham Technical College \(BTC\)](#) and [Western Washington University](#), for needs that cannot be fulfilled SVC, WSU Extension or online.

Employment and wages

As of September 2023, Island County's civilian labor force count was at approximately 36,607, with employment at 35,223 (not seasonally adjusted) and unemployment was at 3.8% (ESD 2023). These figures excludes active-duty military personnel and farm workers.

The highest unemployment rate on record for Island County was 15.8%, which occurred in April 2020. By the end of 2020, it had returned to 7%. In 2023, the unemployment rate hovered between a high of 6.2% in February to a low of 3% in June. While this may be evidence of recovery from impacts of COVID-19, stakeholder outreach indicated that businesses in all industries continue to suffer from serious ongoing labor shortages, many even having to curtail business hours due to a lack of staff.

As shown in **Figure 7**, below, the largest sector in terms of number of jobs in Island County is the services sector. There are 15,580 jobs, including trade, transportation, and utilities (2,680), information and finance (890), professional and business services (1,590), education and health services (2,500), leisure and hospitality (2,470), and government (4,590). Government comprises the largest of all service providing sub-sectors, with state and local governments employing 3,340 people, of which 1,550 of those are employed at state and local education institutions. The largest of the educational institutions is Oak Harbor School District, which employs approximately 1,248 people, including substitute teachers (EDC 2022).

	Nonfarm employment, not seasonally adjusted						
	2022	2021		2020		2019	
Industry Title	November	December	November	December	November	December	November
Total Nonfarm 1/	17,640	17,480	17,250	16,430	16,670	17,340	17,390
Total Private	13,050	13,090	12,880	12,050	12,260	12,600	12,610
Goods Producing	2,060	1,990	1,960	1,920	1,930	2,030	2,000
Mining, Logging, and Construction	1,420	1,340	1,320	1,200	1,200	1,220	1,210
Manufacturing	640	650	640	720	730	810	790
Service Providing	15,580	15,490	15,290	14,510	14,740	15,310	15,390
Trade, Transportation, and Utilities	2,680	2,620	2,600	2,730	2,740	2,680	2,700
Retail Trade	2,190	2,280	2,260	2,160	2,180	2,060	2,080
Information and Financial Activities	890	920	910	840	860	820	810
Professional and Business Services	1,590	1,690	1,680	1,470	1,460	1,300	1,300
Education and Health Services	2,500	2,410	2,410	2,350	2,340	2,410	2,440
Leisure and Hospitality	2,470	2,510	2,390	1,870	2,060	2,470	2,490
Government	4,590	4,390	4,370	4,380	4,410	4,740	4,780
Workers in Labor/Management Disputes	0	0	0	0	0	0	0
Federal Government	1,250	1,230	1,230	1,280	1,290	1,310	1,320
State and Local Government	3,340	3,160	3,140	3,100	3,120	3,430	3,460
State and Local Government Education	1,550	1,420	1,420	1,270	1,280	1,590	1,620

Figure 7: Nonfarm employment, not seasonally adjusted from ESD (2023). In addition to farm employment, these numbers exclude active-duty military personnel at NASWI.

For good producing sectors, there are just 640 manufacturing jobs and 1,420 jobs in mining, logging, and construction. Manufacturing jobs have not fully rebounded to pre-pandemic numbers for manufacturing, which in December 2019 was at 810 jobs. According to (ESD 2023), this “delayed drop in manufacturing employment was consistent with the statewide pattern,” which was caused by a decline in employment in the aerospace sector.¹⁰

As for wages, according to ESD (2023)’s profile for Island County, the 2020 average annual wage was \$46,301, which is below the state average annual wage of \$50,834. Similarly, the median hourly wage is less than the state median wage (\$23.32 versus \$29.28, adjusted for inflation). The median household income was \$72,066 in 2019, which is also below the state median of \$78,687 but above the national median of \$65,712.

Personal income, which includes earned income, investments, and government payments, is below the state and national trend. In 2020, Island County’s per capita personal income was \$59,200. Washington State’s per capita income was \$67,126 and the national per capita income was \$59,510. It is important to note, however, that Island County’s per capita personal income is the sixth highest (of 39) in the state.

It is important to note that while ages are lower than state averages, wages in and of themselves are not the, but rather the rapidly rising cost of living due to inflation, increased housing costs, increased childcare costs, and increased cost of other essential goods such as food and gas.

There are three important features of Island County’s economy that are not captured by this data. First, there is a great deal of commuting off/on Island for work. This includes approximately 900 Island County residents who commute to Snohomish County to work at Boeing (EDC 2022). Second, there has also been an increase in remote work since the onset of the COVID-19 pandemic in March 2020. Finally, ESD’s data on nonfarm and covered employment estimates do not include military or agriculture employment figures.

¹⁰ Last updated in May 2022 by the regional labor economist.

Given the importance of NASWI and agriculture to Island County's economy, both will be covered separately in the following sections.

Naval Air Station Whidbey Island

The largest employer in Island County is Naval Air Station Whidbey Island (NASWI). Construction on NASWI started in 1941, which generated an influx of construction jobs, Navy personnel, and highly skilled workers. NASWI currently employs approximately 10,800 workers, of which 8,700 are considered active duty military and 2,100 are either civilians or federal contractors (EDC 2022). NASWI is the only naval aviation support installation in the Pacific Northwest and provides facilities, services, and products to the naval aviation community and all organizations using the air station. The NASWI installation is located in North Whidbey and is approximately 8,030 acres.

According to the [NASWI Economic Impact Assessment \(2018\)](#), the installation's contribution to the regional economy in 2017 alone totaled \$1.04 billion and generated 12,925 jobs in Island and Skagit Counties, of which 9,078 were military and civilian personnel.¹¹ This number has since increased to 10,800 (EDC 2022). An estimated additional 3,847 jobs were stimulated by base operations and maintenance, personal and visitor spending.

NASWI's industry output, which totaled \$488 million in 2017 includes: \$246 million in payroll, \$235 million in operations and contracts, and \$7 million in visitor spending. Additionally, NASWI's economic activity in 2017 is estimated to have generated \$35 million in state and local tax revenue (\$21 million payroll taxes, \$13 million in taxes associated with operations and maintenance, and \$787,000 from visitor spending).

According to the Washington State Department of Commerce, NASWI is the third most profitable installation in Washington, with an estimated economic impact of \$5.92 billion. JBLM and Naval Base Kitsap are tied for first at \$6.1 billion each. ([Choose Washington: Military & Defense 2023](#)). Needless to say, NASWI is a critical part of Island County and Washington State's economy.

Island County Industry Snapshot

According to the 2021 Economic Survey: Business Patterns, there are 1,895 employers in Island County, with 12,760 employees and an annual payroll of \$577 million. The top ten largest contributors to payroll, organized by sector, are shown in **Table 2** below.

Sector	# of Establishments	Annual Payroll	# of Employees
Healthcare and social assistance	174	\$129.5 million	2,470
Construction	372	\$88.3 million	1,493
Retail trade	220	\$77.2 million	2,369
Accommodation and food service	158	\$50.5 million	1,686

¹¹ Data used for this assessment is for the Region of Interest (ROI), which is Island and Skagit Counties. Disaggregated data for just Island County is not available. Washington State will be completing an updated economic impact assessment of the state's defense industry in 2024-5.

Sector	# of Establishments	Annual Payroll	# of Employees
Professional, scientific, and technical services	175	\$47 million	744
Manufacturing	67	\$34.4 million	709
Finance and insurance	79	\$26.8 million	332
Other services (not public)	172	\$23.4 million	769
Transportation and warehousing	27	\$20.2 million	421
Administrative and support and waste management and remediation services	123	\$17.6 million	436

Table 2. County Business Patterns. 2021. US Census Bureau. Economic Surveys. Island County, WA.

Healthcare and social assistance make up the largest portion of payroll in Island County, accounting for \$129.5 million annually and 2,470 employees. The second largest contributor to payroll is construction, which has an annual payroll of \$88.3 million and 1,493 employees. Retail trade is the third largest payroll with \$77.2 million paid annually. However, average wages in retail are significantly lower than healthcare or construction, with 2,369 employees.

While there are under 1000 employees working in manufacturing in Island County the manufacturing sector has the sixth highest payroll in Island County, generating \$34.4 million annually (Census Bureau 2021).

Agriculture on Whidbey and Camano Islands

Agriculture on Whidbey and Camano Islands is a vital part of Island County's economy and culture. Local food system resiliency, and food systems that are ecologically, economically, and socially sustainable and equitable, are key to food security.

According to the [USDA's \(2017, p. 1-2\)](#) profile for Island County, in 2017 there were 390 farms in Island County, totaling 15,850 acres, with an average farm being 41 acres. 96% of all farms in Island County were considered family farms, 22% hired farm labor, and 27% sold directly to consumers.¹²

Of the agriculture land in Island County in 2017, 43% was being used as cropland, 20% as pastureland, 21% as woodland, and 15% was other uses. Of the 15,850 acres, only 1,911 acres were irrigated. 11% of Island County farms were no till, 5% reduced till, 11% used cover crops, 7% were intensive till, and only 4% of Island County farms were organic.

Table 3 below shows the breakdown of farms by size. The vast majority of Island County farms are small.¹³ 84% of all farms in Island County are 49 acres or less.

¹² As soon as the updated data is available, it will be swapped out (and compared). The anticipated release date from USDA in February 2024.

Farm Size	Number of Farms	Percent of Total
1 to 9 acres	113	29%
10 to 49 acres	213	55%
50 to 179 acres	42	11%
180 to 499 acres	19	5%
500 to 999 acres	3	1%

Table 3. Number of farms by farm size. USDA County Profiles: Island County, WA (2017).

According to ESD’s Agricultural Workforce Statistics (2023), of the 390 farms in Island County, only 34 establishments and 153 jobs are considered “covered employment,” meaning that workers are covered by state unemployment insurance¹⁴. The number of covered jobs supported by the sector has not only recovered since jobs hit a low of 93 in 2020 (lower than 2012 numbers), but 60 new jobs have been added. This is important to note, both because covered jobs are growing and because it highlights the fact that many of Island County’s farmers are not covered by unemployment insurance. Interviews within the sector also confirmed that many farmers may also be unable to maintain decent healthcare insurance, and those that do have insurance often do not have the time to access care. The USDA (2017, p.2) also found that only 86% of the 390 farms had internet access, leaving 54 farms unconnected.

When the USDA releases its updated County profiles in 2024 many farmers who were interviewed as part of stakeholder engagement suspect that there will be some major changes. According to the Agriculture Resources Committee/Island County (ARCIC), sales data from Whidbey Island Grown Food Hub, which was established in summer 2020, is showing tremendous growth. The Food Hub currently sells products for 50 direct-to-consumer farmers and total sales in 2022 was \$433,099. The Food Hub saw a 58% increase in their year-to-date sales as of July 2023. Similarly, Bayview Farmer’s Market’s year to date total sales was \$536,236 in July 2022 and \$631,236 in July 2023, an 18% increase in sales.

In order to take advantage of the myriad opportunities within agriculture, Island County’s agriculture sector requires slaughter and food processing infrastructure. This is currently missing and causing a lot of problems for farmers.

Embrace Whidbey and Camano Islands: Transformational Tourism

Integrally related to agriculture and the natural beauty and landscape of Whidbey and Camano Islands, tourism is a key sector in Island County. Visitors come to Whidbey and Camano for its great four season recreation opportunities, beautiful views, amazing and myriad events, abundant options for agritourism and local farm stand trails, and importantly, to visit family, friends, and NASWI. Tourism has guaranteed

¹³ The USDA does not measure farm size by acreage. To be considered a ‘small family farm’ a farm has to have a gross cash farm income (GCFI) of \$350,000 or less ([USDA Family Farms](#) 2017). In Island County in 2017, only 12 out of 390 farms had sales valuing over \$100,000. All 390+ farms are considered small by this definition.

¹⁴ ESD works with the BLS to conduct a Quarterly Census of Employment and Wages (QCEW). This data is finalized approximately eight months after each quarter.

economic impacts to multiple sectors, including but not limited to agriculture, the creative economy, lodging, retail, restaurants, and transportation.

According to data provided by [Embrace Whidbey and Camano Islands \(2023\)](#), trips to Whidbey and Camano Islands have increased by 48.6% and visitor days have increased by 39.6% when comparing pre-pandemic (February 2018 - March 2020) to present (April 2020 - August 2023) trends.¹⁵ The average length of stay has slightly decreased to 1.3 days and the number of unique visitors decreased by 19% to Island County during the same time period. This is likely due to the fact that Island County has many repeat visitors as well as local visitors who do not necessarily stay overnight. The largest market for both islands are Snohomish, Skagit, and King Counties, followed by Island County (within Island trips), and Whatcom County. Since February 2018, when data first becomes available, Island County saw anywhere from 511,800 to 1.2 million visitors monthly.

When examining the demographics of visitors, 33.4% of all visitors are 45-64 years of age, 28.6% are 25-44, 28.1% are 65 or over, and 9.9% are 16-24. Of these visitors, 42.5% have an income of over \$100,000, 25.7% have an income up to \$50,000. These trends reflect the fact that many retirees are traveling to Whidbey and Camano Islands, some for day trips, some to visit their second homes. However, there are also many young families who are visiting Island County, which could be an impact of NASWI or it could be adult children visiting parents who are aging place.

In 2021 the locations within Island County that were most traveled to were: Whidbey Island, Oak Harbor, Camano Island, the Clinton Ferry, Clinton, Coupeville, and [Deception Pass State Park](#), which is the most visited state park in Washington State.

Given the large number of visitors and the huge economic impact of the tourism industry in Island County, the County Tourism Board undertook the process of creating a tourism strategy, or a [Destination Regeneration Plan](#), which is focused upon transformational travel and regenerative tourism.

[Creative Economy](#)

According to Washington State Department of Commerce, the creative economy in Washington is vast and growing. The creative economy includes creative technology, music and performing arts, visual arts, as well as many other sectors and professional occupations. Whidbey and Camano Islands are home to artists of every sort (filmmakers, writers, painters, potters, woodworkers, sculptors, actors, musicians, etc.). Therefore, investing in and supporting the creative economies on both islands should be considered a major economic opportunity.

As with tourism, gauging the economic impact of the creative economy is difficult. Washington State's [Creative Economy Strategic Plan 2022](#) update notes that the state's creative economy brought in \$71 billion

¹⁵ This data comes from [Datafy](#), which many Washington State tourism agencies are using to try to better understand the economic impact of tourism in their area. Datafy collects data on traffic using cellphone data (location services and application data) and transaction data (credit cards). These are all linked to a unique identifier on an individual smartphone, which allows Datafy to track individual locations and spending while in those locations.

in 2021 alone, growing by 17% from 2020 to 2021.¹⁶ This data is drawn from [Creative Vitality Suite](#), a creative economy database and application.

That also means that Washington's creative economy is 10.3% of the state's GDP, which makes it the #1 sector in the United States in terms of contributions to GDP. California's creative economy comes in at 2nd, with only a 7.5% contribution to GDP ([Choose Washington: Creative Economy 2023](#)). Washington State Department of Commerce recognizes this opportunity and thus the creative economy is considered a key sector and high-growth industry and has created many programs and funding opportunities.

Some jurisdictions of the county have already moved forward with supporting this vital industry by supporting Creative District Communities. Langley has its own Creative District, branded as [Langley Creates](#). The [Whidbey Island Center for the Arts](#) (WICA) serves as Langley Creates fiscal administrator. WICA is the largest arts organization in the area and located in the center of the Creative District. Its mission is to support homegrown economic opportunities by supporting and growing the local creative economy. Coupeville also recently supported the creation of the Coupeville Creative District. [The Pacific Northwest Art School](#) will serve as its fiscal administrator. [ArtsWA](#) provides Creative Districts with specialized resources, grant opportunities, technical assistance, training, and networking with other Creative Districts, as well as data analyses to track the progress of creative economies.

[Oak Harbor Opportunity Zone](#)

[Opportunity Zones](#) are federal census tracts that are eligible for certain types of investment. Investors can defer paying taxes on capital gains that are invested in Qualified Opportunity Funds, which are then invested in distressed communities. In Island County, the only Opportunity Zone is in Oak Harbor. The governor of each state is allowed to designate up to 25% of the total eligible census tracts as Opportunity Zones. In Washington, the Governor designated a total of 139 Opportunity Zones ([Department of Commerce 2023](#)).

Section 2. SWOT Analysis and Asset Mapping

1. Regional SWOT Analyses

To meet EDA requirements, a SWOT analysis was conducted using multiple forms of stakeholder engagement. SWOT analyses are often used as a strategic planning assessment tool, by private, public and nonprofit actors. According to the International Economic Development Council (IEDC), a SWOT analysis "should aim to provide a clear picture of community assets that are important to local businesses, as well as community weaknesses that need to be addressed" (pg. 16).

Inputs for the analysis for Island County was gathered in three ways. First, there was a public SWOT analysis survey open May 1 to November 1, 2023, that resulted in 181 responses. Second, SWOT analyses inputs were gathered from every partner with jurisdictional authority, including the governments Island County, the Town of Coupeville, the Cities of Langley and Oak Harbor, as well as the Port of Coupeville and Port South of Whidbey. Third, other entities such as the Camano Chamber of Commerce, Langley

¹⁶ This should not be surprising given that two musicians and a single film - Taylor Swift, Beyoncé, and Barbie - generated an estimated \$8.5 billion to the American economy in Q3 2023 (Morgan Stanley 2023). That report was issued out before Taylor Swift: The Eras Tour movie was released.

Chamber of Commerce, and Oak Harbor Chamber of Commerce, Island Transit, Sno-Isle Libraries (Camano Branch), as well as other private, public, and nonprofit stakeholders provided direct inputs into the SWOT regional analysis.

The consolidated regional SWOT analysis results are listed below in **Figures 8-11**.



Figure 8: Island County SWOT Analysis: Strengths.

Weaknesses

Infrastructure

- Lack of affordable housing
- Lack of affordable childcare
- Inadequate supply of commercial + industrial buildings
- Freight challenges
- No shovel ready business parks
- Inadequate potable water supply
- Inadequate sewage treatment options
- Aging septic
- Aging marinas
- WSDOT ferries unreliable
- High reliance on ferry+ bridge access
- Areas of county without internet or cellular service
- Unreliable, slow, expensive internet
- Limited medical facilities + providers
- EV charging gaps
- Off ferry traffic flows + speeds

Regulatory

- Lack of consistency in regulatory interpretations
- Permitting times can be long, resulting in increased costs

Environment

- Many critical areas (steep slopes, shorelines, habitats)
- Increases cost of building
- Increases difficulty of building

Workforce

- Very low unemployment rate
- Labor shortages + retention issues across sectors
- Limited trade workers (construction, plumbers, electrician, HVAC)
- Commuting off-island for work
- High rates of turnover
- High cost of living
- Lack of opportunities for NASWI spouses
- Lack of opportunities for veterans

Community

- Limited nightlife
- Small youth population in S. Whidbey
- Perceptions of differences between regions
- Lack of mental health resources

Figure 9: Island County SWOT Analysis: Weaknesses.



Figure 10: Island County Regional SWOT Analysis: Opportunities.

Threats

Climate + Disaster Preparedness

- Sea level rise, shoreline erosion
- Threat of floods, earthquake, tsunami, other disasters
- Wildfires, smoke from wildfires
- Lack of emergency coordination
- Lack of insurance coverage (homes + businesses)
- Lack of grid redundancies
- Salinization of water supply
- Salinization of soil
- Loss of trees, shade

Regulatory

- Federal reallocation of defense funding (closure or reduction of funding to NASWI or Boeing)
- Increased interest rates

Infrastructure

- Unreliable ferry system
- Potable water + sewage access not guaranteed
- Limited number of gateways

Inflation + Rising Costs

- Increasing labor costs
- Increasing input costs
- Increasing cost of living
- Increasing housing + childcare costs

Figure 11: Island County Regional SWOT Analysis: Threats.

Industry SWOTs for fourteen industries were developed for Island County via stakeholder engagement with local business owners. Business owners participated either by emailing in written responses to the SWOT survey or by scheduling 30-60 minute interviews with the consultant. Results can be found in Appendix 4.

2. Priorities

Drawing on the regional SWOT results, the industry-level SWOTs, and extensive stakeholder engagement, including over 80 key stakeholder interviews, several high priority issues currently affecting business and economic development Island County were identified:

A lack of social and economic infrastructure including

- Available, affordable, quality housing
- Available, affordable, quality childcare
- Wages inconsistent with the cost of living and inflation
- Labor shortages in multiple sectors

A lack of physical infrastructure

- All utilities, but in particular sewer, water, and internet
- Lack of redundancies for critical infrastructure
- Lack of industry-specific infrastructure (e.g. food processing, licensed slaughter)
- Unreliable and inconsistent ferry service

In addition to identifying economic, physical, and social infrastructure needs, stakeholders consistently expressed their desire to protect the environment and natural beauty of Island County. These concerns ranged from shorelines and sea level rise to the broader impacts of climate change and tourism on the islands to everyday conservation of Whidbey and Camano Island's natural environment. The SWOT clearly demonstrates that the public believes that Island County's biggest asset is its geographic location and beauty. It is important to note this key consensus, as climate resilience is directly related to economic resilience.

The Action Plan that follows reflects these priorities.

Section 3. Action Plan

1. Vision

The CEDS External Review Committee envisions “a robust and diverse economy that leverages existing community assets, establishes, upgrades, and maintains resilient critical infrastructure, supports business and workforce vitality, sustainably manages natural resources, promotes equity and inclusivity, and increases resident quality of life.”

2. Goals and Sub-goals

Drawing on the SWOT analyses, regional priorities outlined in other strategies, plans and reports, immense stakeholder engagement, as well as a thorough review of CEDS and economic development best practices, below are the goals and sub-goals.

Please note that the numbering and category of the goal or sub-goal is not an indication of priority. All of these goals are critically important to Island County's economy. The intention of numbering is simply to make discussion of the goals and sub-goals easier.

1. Improve and develop resilient critical infrastructure.

1. Improve and expand water and wastewater infrastructure.
2. Improve and expand cellular and internet services to unserved and underserved areas and populations.
3. Improve and expand local emergency services to all areas of Island County.
4. Advocate for consistent and reliable ferry services.
5. Promote the use of Public Transportation (Island Transit) and Active Transportation (pedestrian, bicycle, other).
6. Improve roads throughout Island County for all users.
7. Explore and support options to increase energy resiliency.
8. Explore programs and expansion opportunities for solid waste, recycling, and composting services.
9. Maintain existing healthcare services and facilities and explore opportunities for generating additional and varied healthcare services and facilities, including mental health services, with a focus on unserved and underserved communities.
10. Work with public, private, and nonprofit partners to inform, assist, and invest in the development of affordable housing choices for all income levels.
11. Promote and support affordable and accessible quality childcare options for all income levels.

2. Support existing local businesses and community assets, increase diversification, and promote Island County as an attractive business environment.

1. Support local governments and economic development service providers in creating responsive, helpful, and expedient services and resources.
2. Promote Island County as a great place to do business.
3. Continue to support existing businesses.
4. Explore options to recruitment employers that complements and leverages the existing industry mix and aligns with local values.
5. Promote and support innovation and value-added upgrading in key economic sectors of agriculture, construction, military / defense, marine trades, tourism, and advanced manufacturing.
6. Strengthen, better define, and build entrepreneurial resources in order to create opportunities for mentoring, financing, exporting, legal and tax services, and networking.
7. Support the creation of shovel-ready commercial, residential, and industrial sites in locations that are not in critical areas or habitats.
8. Continue to support Embrace Whidbey and Camano Islands (county-wide Tourism).
9. Explore options to conduct or participate in economic impact studies for key sectors of Island County's economy.
10. Promote and support the development of local financial resources and financial literacy for businesses.

3. Align quality education and skills training programs with employer needs and create living wage job opportunities in Island County.

1. Continue to participate in regional workforce partnerships and organizations.
2. Address ongoing labor shortages in several industries by focusing on unserved and underserved worker groups.

3. Improve educational attainment outcomes and create opportunities for all to prosper.
- 4. Sustainably manage the natural beauty and resources of Island County.**
 1. Prioritize actions for climate resilience.
 2. Support, promote, and educate the public on required adaptations to sea level rise.
 3. Develop additional local incentives for forest, wetland, and farmland conservation.
 4. Support and promote the development of the Green and Blue economies.
 5. Support opportunities for salmon habitat restoration and rehabilitation.
 6. Support and promote improvements to Island County's public lands, reserves, and parks.
 7. Prepare for population growth and in-migration.
 8. Increase disaster preparedness among small business owners and entrepreneurs.
- 5. Deepen collaboration and coordination between Island County and regional partners.**
 1. Further develop relationships with regional economic development agencies and strategic associate development organization (ADO) partners.
 2. Explore opportunities for collaboration and business support in Stanwood and Anacortes.
 3. Explore opportunities for developing the creative economy across Snohomish, Skagit, and Island Counties.
 4. Explore opportunities to enhance disaster preparedness and resiliency between Island, Skagit, and Snohomish Counties.
 5. Explore additional opportunities for equipment and technology sharing between Island, Skagit, and Snohomish Counties.

3. Action Plan

Goal 1: Infrastructure	Action / Deliverables	Partners / Collaborators	Timeline
1. Improve and expand water and wastewater infrastructure.	<ol style="list-style-type: none"> 1. Complete a comprehensive study of wastewater infrastructure to determine where alternative systems, such as Large Onsite Sewage Systems (LOSS) and Step Systems, to single family onsite systems can benefit and support housing and climate resiliency. 2. Request funding from the Legislature to conduct a comprehensive study of existing water system infrastructure and hydrogeological monitoring system upgrades. 3. Strengthen adaptive management approaches to addressing aging single-family septic infrastructure. 4. Adopt best available science for quality improvement and water quality monitoring. 5. Take regulatory action on failing systems impacting sensitive ecosystems, shorelines, and aquifer recharge zones. 6. Update groundwater protection, drinking water, and wastewater codes to improve stewardship of water resources. 	<p>Actions 1.1.1-1.1.6: Island County, Washington State Department of Commerce (Defense Community Compatibility Account) (DCCA), Defense Community Infrastructure Program (DCIP) under the Department of Defense Office of Local Defense Community Cooperation</p> <p>Support: Port of South Whidbey</p>	<p>Ongoing + Long-term</p>
2. Improve and expand cellular and internet services to unserved and underserved areas and populations.	<ol style="list-style-type: none"> 1. Continue to work with local partners to implement the Washington Statewide Broadband Act goals locally. <ol style="list-style-type: none"> 1. By 2024: 25/3 Mbps scalable to all residences and businesses. 2. By 2026: 1/1 Gbps speed for all anchor institutions. 3. By 2028: 150/150 Mbps 2. Advocate for improved 5G cellular coverage throughout Whidbey and Camano Islands. 3. Support Whidbey Telecom's route expansion through Whidbey Island. <ol style="list-style-type: none"> 1. Partner with Whidbey Telecom to expand fiber from Green Bank Farm to Admiral's Cove. 2. Partner with Port of Coupeville and Ebey's Reserve for the route segment that runs from Admirals' Cove to Ebey's Reserve (passing 1400 residents). 3. Implement the middle mile grant, which includes 	<p>Action 1.2.1-1.2.2: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Port of South Whidbey, Port of Coupeville, Island County Broadband Action Team, Whidbey Telecom</p> <p>Action 1.2.3: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey, Ebey's Landing National Historic Reserve, Island County Broadband Action Team, Whidbey Telecom, conservation districts</p> <p>Action 1.2.4: Island County, Island County Broadband Action Team</p>	<p>1.2.1.1: End of 2024 1.2.1.2: End of 2026 1.2.1.3: End of 2028</p> <p>Action 1.2.2-1.2.5: Ongoing + long-term</p>

	<p>fiber facilities from Admiral's Cove drop off point through Oak Harbor, Keystone Ferry, and wraps around NASWI.</p> <p>4. Support expansion and improved reliability.</p> <ol style="list-style-type: none"> 1. Support connection to key commercial areas of Camano Island, including the airport business park. 2. Submit Community Connect Grant for South Camano, if successful implement South Camano expansion project. 3. Continue to file relevant challenges to FCC where local data and experience do not match. <p>5. Advocate for affordable, quality internet connections throughout Island County.</p>	<p>Action 1.2.4.2: FiberCloudNW (Whidbey Telecom subsidiary)</p> <p>Action 1.2.5: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey, Island County Broadband Action Team</p>	
3. Improve and expand local emergency services to all areas.	<ol style="list-style-type: none"> 1. Increase resiliency by updating communications, the network, power, and water supply. 2. Update and expand the critical infrastructure GIS inventory database for Island County. 3. Collaborate with County Planning during the Comprehensive Plan updates to ensure alignment between elements and County Emergency Management Plan (CEMP) and County Natural Hazards Mitigation Plan (NHMP). 4. Explore options for solar powered micro grid as a backup source for the Langley area. 	<p>Actions 1.3.1-1.3.2: Island County Emergency Management</p> <p>Action 1.3.3: Island County (Emergency Management, Planning)</p> <p>Action 1.3.4: City of Langley, Port of South Whidbey</p>	<p>Actions 1.3.1-1.3.2: Ongoing & long-term</p> <p>Action 1.3.3: short-term (2025 Comp Plan Update)</p>
4. Advocate for consistent reliable ferry services to all areas.	<ol style="list-style-type: none"> 1. Collaborate with all available partners to work with WSDOT to re-establish reliable ferry schedules, particularly the Port Townsend-Coupeville, and Mukilteo-Clinton routes. 2. Implement a trial, proof-of-concept passenger only ferry service for tourist season. 3. Provide long-term passenger only ferry service. 	<p>Action 1.4.1-1.4.3: Island County, Island Transit, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey, Washington State Department of Transportation</p>	<p>Action 1.4.1-14.3: Ongoing + Long Term</p>
5. Promote the use of Public Transportation (Island Transit) and Active Transportation (pedestrian,	<ol style="list-style-type: none"> 1. Develop an Active Transportation Plan. 2. Support the implementation of the Island Regional Transportation Plan Update 2024-2028. 	<p>Action 1.5.1: City of Oak Harbor, Town of Coupeville</p> <p>Action 1.5.2: Island County, Island Transit, Town of Coupeville, City of</p>	<p>Action 1.5.1: Short Term (2024-2025) for City of Oak Harbor; Medium Term (2025-2028)</p>

bicycle, other).	<ol style="list-style-type: none"> Incentive public transportation options through community planning approaches. Improve, expand, and promote multimodal transportation facilities and infrastructure. 	<p>Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey, EDC for Island County</p> <p>Action 1.5.3: Island County, Island Transit, Town of Coupeville, City of Langley, City of Oak Harbor</p> <p>Action 1.5.4: Island County, Town of Coupeville, City of Langley, City of Oak Harbor</p>	<p>for Town of Coupeville</p> <p>Action 1.5.2: Ongoing + Long Term (2024-2028)</p>
6. Improve roads throughout Island County for all users.	<ol style="list-style-type: none"> Improve Crawford Road. Identify roads for improvement in Clinton and Freeland that improve safety, create business opportunities, and enhance resiliency. Develop a Comprehensive Safety Action Plan for Island County. Identify projects for Safe Streets for All grant program. Identify improvements to the State routes to improve safety, mobility, resilience and business opportunities. Adopting a level of service criteria that includes pedestrian multi-modal transportation. 	<p>Action 1.6.1: Island County</p> <p>Action 1.6.2: Island County, Clinton Community Council</p> <p>Action 1.6.3: IRTPO</p> <p>Action 1.6.4: City of Oak Harbor</p> <p>Action 1.6.5: WSDOT, Island County</p> <p>Action 1.6.6: City of Langley</p>	<p>Ongoing + Long Term</p>
7. Support options to increase energy resiliency.	<ol style="list-style-type: none"> Continue to work with Puget Sound Energy and Snohomish County PUD to identify options to improve energy reliability and reduce outage times. Replacement of fuel tanks at the Port of Coupeville. Support the development of level 3 and 4 electric vehicle charging stations throughout Island County. Support Island Transit's transition to Zero Emissions. Support local efforts to establish distributed energy systems such as micro grids. Support organizations that assist local residents and businesses transition from fossil fuel sources of heating, 	<p>Action 1.7.1: Island County, Island Transit, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey</p> <p>Action 1.7.2: Port of Coupeville, Town of Coupeville, Department of Archeology and Historic Preservation, Department of Ecology</p> <p>Action 1.7.3-4: Island County, Island Transit, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey</p> <p>Action 1.7.5-6: City of Langley</p>	<p>Ongoing + Long Term</p>

	cooling, cooking, and electricity.		
8. Explore programs and expansion opportunities for solid waste, recycling, and composting services.	<ol style="list-style-type: none"> Expand and modernize the Coupeville Solid Waste Transfer Center. <ol style="list-style-type: none"> Seek grant and legislative funding for expansion. Plan for expansion of Camano Solid Waste Transfer Center, including acquisition of new site. 	Action 1.8.1-2: Island County	Ongoing + Long Term
9. Maintain existing healthcare services and facilities and explore opportunities for generating additional and varied healthcare services and facilities, including mental health services, with a focus on unserved and underserved communities.	<ol style="list-style-type: none"> Support the expansion of behavioral health services and increase the number of beds at the Ithua Stabilization Center. Continue to support the Opportunity Council's related work. Continue to support the STEPS program related work. Expand integrated physical and behavioral health services and care linkages through coordinate mobile outreach, which includes community-based mental health providers, public health nurses, and outreach workers. Strengthen behavioral health services available at school districts by advocating for increased staffing by the Northwest Education Services District (NWESD) and the Washington Office of Superintendent of Public Instruction (OSPI). Support continued growth of WhidbeyHealth Behavioral Health programs and Rural Health Clinic (RHC) services. Continue to provide Community Health Worker training to existing staff and partners to grow the network in Island County. 	<p>Action 9.1: Island County</p> <p>Action 9.2: Island County, Opportunity Council</p> <p>Action 9.3: Island County, STEPS</p> <p>Action 9.4: Island County, Help Me Grow, Partners for Young Children, North South Accountable Community of Health Action</p> <p>Action 9.5: Island County, NWESD, OSPI</p> <p>Action 9.6: Island County, WhidbeyHealth</p> <p>Action 9.7: Island County</p>	Ongoing + Long Term
10. Work with public, private, and nonprofit partners to inform, assist, and invest in the development of affordable housing choices for all income levels.	<ol style="list-style-type: none"> Fully utilize all available tools, resources, and funding streams available for affordable housing at the local, state, and federal level. <ol style="list-style-type: none"> Explore options to direct .09 funds towards infrastructure and programs that support affordable housing development. Explore utilizing REET 2 funds for affordable housing. 	<p>Action 1.10.1: All public, private, and housing-focused nonprofit stakeholders</p> <p>Action 1.10.1.1-2: Island County</p> <p>Action 10.2: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of</p>	Ongoing + Long Term

	<ol style="list-style-type: none"> Continue to support the active affordable housing projects (Swanton Road, Camas Flats, LIHI, and Generations Place (2nd & DeBruyn)). Work to incentivize and mandate affordable housing. Support inclusive and mixed-use zoning changes. Explore and support options for employer-assisted workforce housing. Explore options to identify housing for seasonal workers. Evaluate options to encourage the development of long-term ADU and DADUs. Continue to develop stronger relationships with contractors and builders through events such as the Builders Listening Session. Pursue development of workforce housing at the Fairgrounds. 	<p>South Whidbey, Island Roots Housing / Goosefoot Community Fund</p> <p>Action 1.10.3-1.10.4: Island County, Town of Coupeville, City of Langley, City of Oak Harbor</p> <p>Action 1.10.5-1.10.8: Island County</p> <p>Action 1.10.7: Town of Coupeville</p> <p>Action 1.10.9: Port of South Whidbey</p>	
11. Promote and support affordable and accessible quality childcare options for all income levels in Island County.	<ol style="list-style-type: none"> Fully utilize all available tools, resources, and funding streams available for affordable, quality childcare at the local, state, and federal level. Support the Opportunity Council's coordinated entry work, including support for childcare providers. Increase opportunities and technical assistance for Whidbey Island childcare program expansion. Expand training options and support available for community members interested in starting a childcare business. 	<p>Action 1.12.1: Island County, Town of Coupeville, City of Langley, City of Oak Harbor</p> <p>Action 1.12.2: Island County, Opportunity Council</p> <p>Action 1.12.3-1.12.4: Island County, Town of Coupeville, City of Langley, City of Oak Harbor</p>	Ongoing + Long Term

Goal 2: Business Support	Actions / Deliverables	Partners / Collaborators	Time
1. Support local governments and economic development	<ol style="list-style-type: none"> Explore options and create a plan for the stabilization of planning departments throughout Island County, which includes a strategy for reducing turnover. 	Action 2.1.1: Island County, Town of Coupeville, City of Langley, City of Oak Harbor	Ongoing + Long-Term

<p>service providers in creating responsive, helpful, and expedient services and resources.</p>	<ol style="list-style-type: none"> 2. Create a plan to increase the consistency in interpretation of policies. 3. Explore options for a public information campaign to educate the public and business owners on regulatory policies. 4. Explore options for expedited, transparent permitting process for green, sustainable projects, especially those related to affordable or worker housing. 5. Review the County events code with a goal of simplifying and modifying to account for small businesses. 6. Review and streamline County codes around food processing and farm stand permitting. 7. Collaborate with Island County by sharing information and expertise on projects and topics related to economic and business development. 	<p>Action 2.1.2: Island County, Town of Coupeville</p> <p>Action 2.1.3: Island County, City of Oak Harbor</p> <p>Action 2.1.4: Island County, City of Oak Harbor, Town of Coupeville</p> <p>Actions 2.1.5-2.1.6: Island County, ARCIC</p> <p>Action 2.1.7: EDC for Island County, City of Oak Harbor</p>	
<p>2. Promote Island County as a great place to do business.</p>	<ol style="list-style-type: none"> 1. Continue to maintain and update County and regional economic information and data, such as the County profile and industry data, on the EDC's website. 2. Continue to collaborate with San Juan, Skagit, and Whatcom County ADOs to market Northwest Washington as an attractive location for businesses. 	<p>Actions 2.2.1-2.2.2: EDC for Island County</p>	<p>Ongoing</p>
<p>3. Continue to support existing businesses.</p>	<ol style="list-style-type: none"> 1. Conduct business outreach and monitoring efforts to identify and address challenges and opportunities faced by businesses. 2. Provide information to businesses on such resources as access to funds, business growth, and educational programs and opportunities. 3. Provide referrals to partner agencies as appropriate. 4. Advocate for existing major employers and strengthen public understanding of their value to the local economy. 5. Continue to support Port tenants and businesses. 	<p>Actions 2.3.1-2.3.5: EDC for Island County</p> <p>Action 2.3.5: Port of Coupeville, Port of South Whidbey</p> <p>Action 2.3.6: Goosefoot Community Fund</p> <p>Action 2.3.7: Oak Harbor Chamber of Commerce, Oak Harbor Main Street Association, City of Oak Harbor</p>	<p>Ongoing</p>

	<ol style="list-style-type: none"> Develop business-specific workshops on an as needed basis. Continue to host Business Builder Seminars. 		
4. Explore options for recruitment of employers that compliments and leverages the existing industry mix and aligns with local values.	<ol style="list-style-type: none"> Provide interested businesses from outside the county with site location and other pertinent information. Proactively market Island County to potential businesses and industries utilizing website and networking opportunities. Follow up on discovered opportunities including lead generation from the state. Provide expertise and input in specific projects such as the designated Opportunity Zone in Oak Harbor. Create shovel ready sites and a diverse building supply for businesses that align with local needs and values. 	<p>Actions 2.4.1-2.4.4: EDC for Island County, City of Oak Harbor</p> <p>Action 2.4.5: Island County, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey (Fairgrounds)</p>	Ongoing + Long term
5. Promote and support innovation and value-added upgrading in key economic sectors of agriculture, construction, military / defense, marine trades, tourism, and advanced manufacturing.	<ol style="list-style-type: none"> Support leveraging local funds to increase food-processing infrastructure. Complete feasibility study for meat and poultry processing facilities in Island County. Support the development and improvement of commercial kitchens for value-added food processing and food truck usage. Support the development of an Island County food systems study and plan. Continue to support food recovery programs. Continue to work with NABC to promote agriculture business resources and funding opportunities. Provide space for distribution of agricultural products, the marine trades, and tourist lodging. Improve infrastructure for advanced manufacturing. 	<p>Action 2.5.1: ARCIC, NABC, USDA</p> <p>Action 2.5.2: ARCIC</p> <p>Action 2.5.3: Goosefoot Community Fund, Port of South Whidbey</p> <p>Action 2.5.4: Island County, Town of Coupeville, ARCIC</p> <p>Action 2.5.5: City of Langley, Langley Zero Waste</p> <p>Action 2.5.6: EDC for Island County, Goosefoot Community Fund</p> <p>Action 2.5.7: Port of South Whidbey</p> <p>Action 2.5.8: Island County, City of Oak Harbor, Port of South Whidbey</p>	Ongoing + Long-term
6. Strengthen and better define and build	<ol style="list-style-type: none"> Build out the Entrepreneurship Ecosystem Initiative. 	Actions 2.6.1-2.6.2: EDC for Island County	Ongoing + Long-term

<p>entrepreneurial resources in order to create opportunities for mentoring, financing, exporting, legal and tax services, and networking.</p>	<ol style="list-style-type: none"> 1. Explore and take advantage of future entrepreneurship funding opportunities. 2. Continue to expand entrepreneurship work on Camano Island. 3. Explore options for expanding local entrepreneurship lending programs. 2. Continue to host entrepreneurship programs and workshops. 		
<p>7. Support the creation of shovel-ready commercial, residential, and industrial sites in locations that are not in critical areas or habitats.</p>	<ol style="list-style-type: none"> 1. Identify remaining buildable lands that are already appropriately zoned for industrial and commercial development. <ol style="list-style-type: none"> 1. Identify remaining building lands that are already appropriately zoned for residential and RAID and identify infrastructure gaps. 2. Explore options for expanding DeLaurentis Airport business sites. 3. Promote and advertise the retail space openings at the Greenbank Farm and Port of Coupeville Wharf. 4. Support development of Industrial North. 	<p>Action 2.7: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey</p> <p>Action 2.7.1: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, conservation districts</p> <p>Action 2.7.2: Island County, Ebey's Landing National Historic Reserve</p> <p>Action 2.7.3: Port of Coupeville</p> <p>Action 2.7.4: Island County, City of Oak Harbor, Oak Harbor Chamber of Commerce, NASWI</p>	<p>Ongoing + Long-term</p>
<p>8. Continue to support Embrace Whidbey and Camano Islands (county-wide Tourism).</p>	<ol style="list-style-type: none"> 1. Participate, support, and promote Washington State's Eat Local First campaign. 2. Support and promote farm and sea-to-table marketing. 3. Explore options to support and create marketing campaigns for Whidbey and Camano Island grown and made products. 4. Support and promote environmentally responsible, sustainable, economically impactful events throughout Island County. <ol style="list-style-type: none"> 1. Explore options to identify key events, impacts, and return on investments. 5. Explore options to support the creative economy, with a particular emphasis on: <ol style="list-style-type: none"> 1. Langley Arts District 	<p>Actions 2.8.1-2.8.3: Embrace Whidbey and Camano Islands</p> <p>Actions 2.8.4-2.8.5: Embrace Whidbey and Camano Islands, Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Arts Districts, ArtsWA</p> <p>Action 2.8.4.1: Embrace Whidbey and Camano Islands</p> <p>Action 2.8.6: EDC for Island County</p>	<p>Ongoing + Long-term</p>

	2. Coupeville Arts District		
	6. Provide support to County Tourism Committee.		
9. Explore options to conduct or participate in economic impact studies for key sectors of Island County's economy.	1. Explore options to conduct an economic impact study for the agriculture sector. 2. Collaborate with the South Sound Military Community Partnership (SSMCP) and the Lt Governor's Office on the statewide defense / military sector economic impact assessment. 3. Explore options to conduct economic impact studies related to Port business.	Action 2.9.1: ARCIC Action 2.9.2: Island County, City of Oak Harbor, NASWI Action 2.9.3: Port of South Whidbey	Ongoing + Long-term
10. Promote and support the development of local financial resources and financial literacy for businesses.	1. Continue to market and advertise opportunities for Whidbey Island Local Lending (WILL). 2. Continue to offer financial literacy workshops for businesses on Whidbey and Camano Island. 3. Design and offer business specific workshops and trainings.	Action 2.17.1: EDC for Island County Action 2.17.2: EDC for Island County Action 2.17.3: Goosefoot Community Fund	Ongoing + Long-term

Goal 3: Workforce	Actions / Deliverables	Partners / Collaborators	Timeline
1. Continue to participate in regional workforce partnerships and organizations.	1. Continue to serve on the board of the Northwest Workforce Council. 2. Continue to serve on the Skagit Valley College worker retraining committee. 3. Continue to have an EDC Board member who represents post-secondary education.	Action 3.1.1-3.1.3: EDC for Island County	Ongoing + Long-term
2. Address the ongoing labor shortage by focusing on unserved and underserved worker groups.	1. Support veterans re-entering the civilian workforce. 2. Support and promote employment opportunities for Military Spouses. 3. Support partnership between NASWI and credentialing programs for active duty personnel and veterans to become certified in their myriad skills. 4. Support youth training and job opportunities.	Action 3.2.1: Island County, City of Oak Harbor, Department of Veterans Affairs Action 3.2.2: South Sound Military Community Partnership, NASWI Action 3.2.3: NASWI, SVC, City of Oak Harbor	Ongoing + Long-term

	<ol style="list-style-type: none"> Support apprenticeship and work-based training opportunities. Explore options for retiree employment and volunteer opportunities. Explore employment options for formerly incarcerated people. 	<p>Please note: Goal 3 to be review with Northwest Workforce Council in March 2024. The Council is currently updating its own Regional Strategy for 2024-2028, which will also go up for public comment in March 2024.</p>	
3. Improve education attainment outcomes and create opportunities for all to prosper.	<ol style="list-style-type: none"> Align skills and training options with living wage opportunities. Increase access and public awareness about trades and vocational opportunities. Increase access to early childhood education and services. Increase educational attainment rates. Expand access to STEM programming. Explore options for a local Skills Center. 	<p>Action 3.3.1: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, School Districts, Northwest Workforce Council, Skagit Valley College (Worker Retraining Advisory Committee)</p> <p>Action 3.3.2: School Districts, Northwest Workforce Council</p> <p>Action 3.3.3: School Districts</p> <p>Action 3.3.4: School Districts</p> <p>Action 3.3.5: School Districts, Career Connect</p> <p>Action 3.3.6: School Districts</p>	Ongoing + Long-term

Goal 4: Climate Resiliency	Actions / Deliverables	Partners / Collaborators	Timeline
1. Prioritize actions for climate resilience.	<ol style="list-style-type: none"> Support shorelines and sensitive environment through evidence-based approaches. <ol style="list-style-type: none"> Incentivize Low Impact Design (LID), green infrastructure for stormwater management. Improve adaptive management approaches to tracking and mitigating nonpoint source pollution. Restrict development and septic infrastructure in flood prone and critical areas. Use sea level rise and rainfall project modeling and historical data to inform short and long term decisions, 	<p>Action 4.1.1.1-4.1.1.3: Island County (Public Works, Planning and Community Development, Public Health, Marine Resources Committee), Whidbey Island Conservation District, Town of Coupeville, City of Langley, City of Oak Harbor</p> <p>Actions 4.1.2-4.1.4: Island County (Public Works, Planning and Community Development, Public Health, GIS Manager, Marine Resources Committee), Whidbey Island Conservation District, Town of</p>	Ongoing + Long-term

	<p>policymaking in order to guide planning and development near shorelines and critical areas.</p> <ol style="list-style-type: none"> Support the development of green infrastructure and environmentally friendly building practices through zoning and health regulations. Plan for warmer temperatures, wildfires, wildfire smoke, and rising sea levels through community planning and design guidelines. Adapt regulations for farm and livestock management planning to consider how changing environmental conditions impacts water quality and zoonotic disease transmission. Strengthen hydrogeological monitoring approaches to monitor seawater intrusion and expand tracking and support of drinking water systems in Island County. Explore options to apply for grants for additional electric vehicle charging stations. Explore options and identify funding to raise the Coupeville Wharf. Incorporate Climate Change and Resilience element into Comprehensive Plan Updates per GMA requirements. 	<p>Coupeville</p> <p>Action 4.1.5: Island County (Planning, Public Health,) Whidbey Conservation District, Island County Agricultural Association</p> <p>Action 4.1.6: Island County (Public Health, Water Districts), Washington State Department of Health</p> <p>Action 4.1.7: Port of Coupeville, Town of Coupeville</p> <p>Action 4.1.8: Port of Coupeville</p> <p>Action 4.1.9: Island County, Town of Coupeville, City of Langley, City of Oak Harbor</p>	
2. Support, promote, and educate the public on required adaptations to sea level rise.	<ol style="list-style-type: none"> Expand outreach and engagement campaigns through in-person events and social media, strengthening existing resiliency programs and working with local partners. 	<p>Action 4.2.1: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Sno-Isle Libraries, Coupeville School District, Langley School District, Oak Harbor School District, Stanwood Camano Island School District, Sound Water Stewards, Whidbey Island Conservation District, Marine Resources Committee</p>	Ongoing + Long-term
3. Develop additional local incentives for forest, wetland, and farmland conservation.	<ol style="list-style-type: none"> Reexamine the Public Benefit Rating System using results and feedback from recent years and refine as needed. Reexamine the Conservation Futures Fund program to provide more equitable access as well as climate resilience elements such as the additional use of conserved land for 	<p>Actions 4.3.1-4.3.5: Island County (Planning and Natural Resources), Whidbey Island Conservation District, Town of Coupeville</p>	Ongoing + Long-term

	<p>stormwater parks; refine as needed.</p> <p>3. Explore options to develop watershed plans.</p> <p>4: Explore options to develop a local wetland mitigation bank.</p> <p>5. For all actions, consider impacts on affordable housing, with a focus on urban growth, preserving rural lands for forest, wetlands, and agriculture.</p>		
4. Support and promote the development of the Green and Blue economies.	<p>1. Develop resilient public infrastructure to support Green and Blue zones.</p> <p>2. Increase equitable access to recreational environments through inclusive practices.</p> <p>3. Share the evidence-based benefits of Green and Blue infrastructure through community outreach and education.</p> <p>4. Provide facilities and infrastructure for commercial fishing and crabbing, charter boats, and boat rentals.</p>	<p>Actions 4.4.1-4.4.3: Island County (Public Works, Planning, Public Health), Town of Coupeville, City of Langley, City of Oak Harbor, Embrace Whidbey Camano Islands, private sector</p> <p>Action 4.4.4: Port of South Whidbey</p>	
5. Support opportunities for salmon habitat restoration and rehabilitation.	<p>1. Strengthen salmon recovery efforts through Salmon Recovery Technical and Citizen's Advisory Committee (SRTCC) and the Lead Entity coordinator by integrating an environmental justice and climate lens.</p> <p>2. Continue to participate in the annual salmon release.</p>	<p>Action 4.5.1: Island County, Local Integrating Organization, Northwest Straits Foundation, Marine Resources Committees, Tribes</p> <p>Action 4.5.2: City of Oak Harbor</p>	Ongoing + Long-term
6. Support and promote improvements to Island County's public lands, reserves, and parks.	<p>1. Expand environmental justice project review criteria for conservation land acquisitions to incentivize public access as a social driver of health – particularly for low-income communities. Include both green space access and waterfront access.</p> <p>2. Intentionally create connected environments and expand recreational opportunities when designing community infrastructure, such as bike lanes/walking paths, intentionally allocating infrastructure resources to low-income communities.</p> <p>3. Explore options for Conservations Future Funding for Freund Marsh.</p> <p>4. Maintain and improve Port recreational boat ramps and</p>	<p>Action 4.6.1: Island County (Department of Natural Resources (DNR), Citizens Advisory Board (CAB))</p> <p>Action 4.6.2: Island County (Planning, Public Works, Health), Town of Coupeville, City of Langley, City of Oak Harbor, community groups</p> <p>Action 4.6.3: City of Oak Harbor</p> <p>Action 4.6.4: Port of South Whidbey</p>	Ongoing + Long-term

	parks.		
7. Be prepared for population growth and in-migration.	1. Support the Comprehensive Plan period update proces, which includes updating population projections and housing unit allocations.	Action 4.7.1: Island County Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey Support: EDC for Island County	Ongoing + Short Term (2025)
8. Increase disaster preparedness among small business owners and entrepreneurs.	1. Incorporate and share information about preparedness best practices (FEMA, WA EMD) with businesses as part of business assistance work. 2. Collaborate with Chambers and Emergency Management partners to have a coordinated effort to develop courses and business continuity plans.	Action 4.8.1: EDC for Island County Action 4.8.2: EDC for Island County, Island County Chambers of Commerce, Island County Emergency Management	Ongoing + Long-term

Goal 5: Regional Collaboration	Actions / Deliverables	Partners / Collaborators	Timeline
1. Further develop relationships with regional economic development agencies and strategic ADO partners.	1. Continue to participate in Washington Economic Development Association (WEDA). 2. Continue to build relationships with ADOs around Washington State. 3. Continue to participate in and build relationship with Washington Public Ports Association (WPPA).	Action 5.1.1-5.1.2: EDC for Island County Action 5.1.3: Port of Coupeville, Port of South Whidbey.	Ongoing
2. Explore opportunities for collaboration and business support in Stanwood and Anacortes.	1. Explore options to support maritime business growth in Anacortes.	Action 5.2.1: City of Oak Harbor, EDC for Island County, EDASC, EASC, Island County, Skagit County, Snohomish County	Ongoing + Long-term
3. Explore opportunities for developing the creative economy across Snohomish, Skagit, and Island Counties.		Action 5.3: EDC for Island County, EDASC, EASC, Island County, Skagit County, Snohomish County, Coupeville Creative District, Langley Creative District, ArtsWA	Ongoing + Long-term
4. Explore opportunities to enhance disaster preparedness and resiliency between Island, Skagit, and Snohomish Counties.	1. Advance public health regional preparedness through continued resource sharing, continuity of operations planning, and mutual assistance agreements. 2. Continue to collaborate with Whatcom, Skagit, and San Juan Island on food system resiliency.	Action 5.4.1: Island County (Emergency Management, Public Health), Snohomish County, Skagit County Action 5.4.2: Island County, Skagit County, Whatcom County, ARCIC, Northwest Agriculture Business Center,	Ongoing + Long-term

		USDA	
5. Explore additional opportunities for equipment and technology sharing between Island, Skagit, and Snohomish Counties.	<ol style="list-style-type: none">1. Explore options to work with Skagit and Whatcom County to develop shared agricultural infrastructure, such as a mobile slaughter unit.2. Explore options to work with Skagit and Whatcom Counties to develop a regional Wetland Mitigation Bank.	<p>Action 5.5.1: Island County, Town of Coupeville, City of Langley, City of Oak Harbor, Port of Coupeville, Port of South Whidbey, ARCIC</p> <p>Action 5.5.2: Island County, Skagit County, Whatcom County, USDA, Northwest Agriculture Business Center, Washington State Department of Ecology, ARCIC</p>	Ongoing + Long-term

Section 4. Evaluation Framework

This section provides information about how progress will be measured and what metrics will be tracked to gauge the progress and implementation of the Island County CEDS Action Plan.

1. Broad Performance Measures

Through the implementation of the vision, goals, and strategies, the Review Committee expects the following long-term benefits:

- Living wage jobs that can support families will be created and retained.
- Infrastructure development and improvements will support residential and appropriate industrial development in non-critical areas.
- Economic development programming, coordination, communication, and information networks will be improved and strengthened, resulting in increased economic resiliency.
- Island County's highly valued quality of life and natural beauty will be maintained and conditions will improve for residents regardless of ability, race, gender, class, or religion.

Data and measurements can provide a snapshot of the region's economic health at a point in time or over time.

Therefore, on an annual basis, the following metrics will be evaluated:

- Number of jobs by sector (ESD)
- Per capita personal income / average hourly and annual wages (ESD)

Island County has many stakeholders involved with economic development that have both distinct and overlapping responsibilities and authority. Therefore, it is important to note that outcomes may not be solely attributed to implementation of the economic strategy by any single partner and is likely due to a coordination of efforts. Additionally, Island County's economic system exists in a local, state, and global context. Some economic metrics are strongly influenced by factors outside of local control. For example, while affordable and available housing and childcare are both strongly influenced by state and federal policies and funding, as well as market forces, such as inflation and interest rates.

Therefore, in-depth local knowledge combined with available quantitative and qualitative data will be required to understand why changes may be occurring and obtain a holistic picture of the economic health of the region.

2. Specific Performance Measures

In addition to regularly reviewing econometric data related to Island County, specific performance measures will be evaluated as they relate to the details found in **Section 3**, the Action Plan. The metrics below will be measured over time and across different geographies and demographics (age, race, gender, etc.), where possible and data is available, to understand changes.

Goal 1: Infrastructure Metrics

- Grant investments in infrastructure projects (all types)
- System efficiency (water loss, electricity consumption, etc.) from Consumer Confidence Reports

- Water/wastewater: capacity limitations, number of systems with compliance issues, consumption rates
- Transportation: Transit ridership by purpose, number of fixed routes
- Broadband: Increase in number with access to high-speed internet, affordability rate
- Energy: Megawatts of installed local power generation, outage time per year
- Housing: New units built, housing stock volume, housing prices, permits issued by unit type; local ordinances updates related to affordability, ADUs/DADUs, vacancy rates
- Childcare: Number of providers, number of slots available

Goal 2: Business Support Metrics

- Job creation in key sectors
- Net increase in average annual wage
- Number of networking events and number of attendees
- Number of entrepreneurs receiving counseling services
- Number of recruitment leads responded to
- Number of companies in key sectors
- Increase volume of small business lending
- Annual cost of living comparison

Goal 3: Workforce Metrics

- Increase graduation / GED achievement rates
- Increase enrollment in postsecondary education rates
- Increase labor force participation rates
- Increase the number of military spouses employed locally
- Job availability that matches Island County's growing population

Goal 4: Climate Resiliency Metrics

- Number of public information events regarding required adaptations to sea rise
- Number of public information events regarding wildfires and wildfire smoke
- Number of events for business disaster preparedness
- Communications sent to businesses and residents regarding climate resiliency
- Number of local ordinances reviewed and amended to create incentives for forest, wetland, and farmland conservation
- Investments in public lands, reserves, parks (all)
- Investments in blue and green infrastructure (all)

Goal 5: Regional Collaboration

- Increase communication between organizations, businesses, municipalities, counties
- Increase collaboration between municipalities, counties
- Number of SWISS meetings with Island County elected officials in attendance
- Number of regional meetings related to economic resiliency
- Number of regional meetings related to workforce development
- Number of regional meetings related to transportation

3. Evaluation Plan

The evaluation framework serves as a tool to gauge progress on the successful implementation of the CEDS goals. The CEDS planning process and the creation of **Section 1.5**, Economic Conditions, required a review of “How are we doing?” and “What is our current situation?”

As part of the evaluation process, CEDS stakeholders will be asked, “How are we doing now?” “What has been done?” and “Where do we need to focus more efforts?”

Currently several options exist for evaluation of Island County CEDS implementation. The CEDS Review Committee discussed several options and unanimously agreed on the following recommendations to the Board of Island County Commissioners (BOCC):

- **The Review Committee recommends that** Island County, Town of Coupeville, City of Langley and City of Oak Harbor work together to fund a third party responsible for evaluation monitoring and generating an annual progress report for all partners. The third party would also be responsible for coordinating the Biannual or Annual Review Committee meeting as well as a monthly review schedule to meet with responsible partners and collaborators regularly. On a monthly basis, the evaluator would then meet with relevant partners to discuss progress on the goals they are responsible for. Monthly meetings can also be used to identify ongoing gaps, additional partners, funding, and so on, related to the specific goal or sub-goal. The evaluator would also coordinate with relevant established committees (e.g. Transportation, Tourism, Broadband, etc.). The consultant estimates that this would entail approximately 200-250 hours of work per year. Oversight and monitoring will provide the accountability required to ensure that the Island County CEDS 2024-2028 remains an active, living document with clear, meaningful, impactful economic development deliverables.
- **The Review Committee recommends against** Island County, Town of Coupeville, City of Langley and City of Oak Harbor all separately identifying their own internal staff or a consultant to evaluate and monitor their own progress internally. This is for several reasons, but most importantly is the fact that the majority of agencies do not have any additional staff capacity to dedicate to this work.

This section will be updated based upon the BOCC March 6, 2024 work session discussion results and before the public comment period begins.

Section 5. Resiliency

Regional economic prosperity requires resiliency. The EDA (2023) defines resilience as “the ability to recover quickly from a shock, the ability to withstand a shock, and the ability to avoid the shock altogether. Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity.”

Examples of disruptions include:

- Downturns in economy or specific industries and sectors
- Changes in demand for locally produced goods or consumer spending

- External shocks such as the exit of a major employer or a disaster of any sort, including a pandemic

As outlined in Island County's [Natural Hazard Mitigation Plan](#), Island County is susceptible to many natural hazards and has experienced several disasters that resulted in a federal declaration. Since the Mount Saint Helen's eruption in 1980, Island County's disasters have primarily been from high tides and severe storms resulting in flooding, high winds, mudslides, and landslides.

1. Planning

Island County, the Town of Coupeville, the Cities of Langley and Oak Harbor, and the Port of Coupeville and Port of South Whidbey are all undertaking various planning efforts related to generating resiliency, of which economic and climate resiliency are major parts.

The Island County Department of Emergency Management (DEM) works directly with Washington State Emergency Management Division (EMD), FEMA Region X, and Homeland Security Region 1. The DEM is responsible for planning and coordinating actions for the preparedness, mitigation, response, and recovery from emergencies and disasters. This includes updating and maintaining two related planning documents: The Island County [Comprehensive Emergency Management Plan](#) (CEMP) and the [Multi-Jurisdictional Hazard Mitigation Plan](#). The DEM is in the process of updating its Hazard Mitigation Plan, the most recently approved plan was in [2020](#).

In addition to being up to date with Natural Hazard Mitigation Planning, Island County and its municipalities subject to the GMA may also be required to include a new climate element in its 2025 Comprehensive Plan Update. In 2023, Washington State passed an update that added two sub-elements: Greenhouse Gas Emission Reduction and Resilience.

Aside from emergency and disaster-related resilience, many aspects of the Island County CEDS helps generate economic resilience. For example, working with partners to create more affordable and available housing and childcare options will reduce employee turnover and make it easier for employers in Island County to find workers. Workforce development and economic diversification also builds resilience. By expanding access and inclusion, employers are less likely to overlook talent currently in Island County. Diversification helps buffer Island County from downturns or closures of single large employers. By improving accessibility to our marketing outreach efforts, more companies could get information critical to the health of their business.

Many, if not all, of the CEDS goals, objectives, and strategies outlined in the Action Plan are geared towards increasing economic resiliency.

2. Information Networks

There are several established communication and information networks in Island County that many key stakeholders regularly participates in, such as the [Island County Council of Governments](#) (COG). COG is lead by three members of the council, which is comprised of elected officials from Island County, the Cities of Oak Harbor and Langley, the Town of Coupeville, as well as the Ports of Coupeville and South Whidbey. During the development of the Island County CEDS, two EDA representatives visited COG to provide an introduction to the EDA's work in March-April 2023. The EDC Executive Director and consultant again visited COG to provide information on the process, the intended use and benefits of the document, and to provide a progress report.

Many elected official stakeholders in Island County also participate in the [SWISS Counties Collaborative](#). SWISS Counties have adopted four areas of focus, which include internet expansion, behavioral health resources, and transportation investments. They also work together as a region to support disaster preparedness and coordinate plans. This effort intends to strengthen existing relationships in order to expand and to advocate to the State Legislature on issues that affect all five counties.

Likewise, multiple key stakeholders convene in industry specific workgroups in Island County, such as the [Embrace Whidbey and Camano Islands Tourism Board](#), the [Oversight Group for Leadership Whidbey](#), and the [Skagit/Island Counties Builders Association](#).

DRAFT

Section 6. Appendices

1. Frequently Asked Questions by Stakeholders

What is a CEDS?

CEDS stands for Comprehensive Economic Development Strategy. It is a long-term planning document that is intended to guide economic development throughout a region.

What are the benefits of having a CEDS?

The CEDS is a requirement to be eligible to compete for EDA and other federal funding opportunities. It is also a requirement to be eligible for many Washington State funding opportunities. The CEDS also provides a long-term vision and plan for economic development in the region, making development more programmatic and efficient.

How will feedback be evaluated and incorporated?

The consultant managing edits for the document will review each comment and piece of feedback with the EDC for Island County and the CEDS Review Committee and assess what changes, if any, should be made to the document. The most important factors will be if the feedback complies with the CEDS purpose and guidelines and if it fits within the vision, priorities, goals, and objectives established in the document.

2. Key Stakeholders

From May 1 - December 30, 2023, several key stakeholder groups were solicited to engage in providing input and feedback into the CEDS process as well as the actual content to generate this document.

Those stakeholder groups were:

- Public agencies: city, county, tribal governments, public utility districts, regional planning groups
- Public advisory boards and committees: select groups that advise public agencies listed above on issues related to economic development
- Private sector: businesses, entrepreneurs
- Post-secondary institutions: institutions offering post-secondary course work, degrees, and workforce training
- Other economic, social, or health organizations, including nonprofits

Additional description to be added for public comment period.

3. SWOT Results

Survey tables, charts, description to be added for public comment period.

4. Industry SWOT Results

Industry SWOT results for all industries to be added for public comment period.

5. Stakeholder Interviews

Interview summary statistics, summary questions to be added for public comment period.

6. Data Sources and Relevant Reports, Studies, Strategies.

This is a partial list that will be updated prior to the public comment period.

2022. Economic Development Council for Island County. [Island County Profile.](#)

2022. Economic Development Council for Island County. [Major Employers of Island County.](#)

2022. Embrace Whidbey and Camano Islands. [Regenerative Guide.](#)

2023. Employment Security Department. Washington State. [Agricultural employment and wages.](#)

2023. Employment Security Department. Washington State. [County Profiles: Island County.](#)

2016. Island County. [Comprehensive Plan Update.](#)

2018. Naval Air Station Whidbey Island. [Economic Impact Assessment.](#)

2017. US Department of Agriculture. Census of Agriculture. [County Profile: Island County, Washington.](#)

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

**IN THE MATTER OF ESTABLISHING)
AN AD HOC JAIL STEERING)
COMMITTEE)
_____)**

RESOLUTION NO. C- -24

WHEREAS, the Board of Island County Commissioners (the Board) recognizes that the existing Island County Jail is inadequate to meet the needs of an expanding population; and,

WHEREAS, the Board seeks to provide facilities that are adequate to house all services that can assist in the rehabilitation and care of incarcerated individuals; and,

WHEREAS, the Board recognizes that modern incarceration and rehabilitation includes a wide range of activities including such things as diversion services, behavioral health services and family reunification ; and,

WHEREAS, the Island County Sheriff and the Island Prosecuting Attorney have expressed their support of the Board's intent to begin planning for development of a replacement jail that can adequately serve the Island County community; and,

WHEREAS, planning for and developing a jail is process that will span several years and will include many opportunities for public involvement; and,

WHEREAS, the Board seeks to convene a team of elected officials to work on the project and seeks to dedicate staff to support the project; NOW, THEREFORE,

BE IT HEREBY RESOLVED that Board of Island County Commissioners authorizes convening of an ad hoc committee to be named the Jail Replacement Steering Committee which shall be composed of:

- one Island County Commissioner,
- the Island County Prosecuting Attorney,
- the Island County Sheriff,
- one Island County District Court Judge, and
- one Island County Superior Court Judge.

The committee shall be staffed by:

- the County Administrator,
- the County Facilities Director,
- the Chief Jail Administrator (as may be assigned by the Sheriff),

and the Behavioral Health Program Manager.

The steering committee shall develop its own operational guidelines in alignment with County policy, shall set its meeting schedule, and may authorize the designation of substitute delegates by the committee members.

The purpose of the committee shall be limited to procurement of services for needs assessment, space planning, design, engineering, communication, and the development of recommendations to the Board of Island County Commissioners.

The committee shall not have authority to assign work to the assigned staff. Staff shall continue to report through the existing management structure.

ADOPTED this ____ day of _____ 2024.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Jill Johnson, Chair

Melanie Bacon, Member

Janet St. Clair, Member

ATTEST:

Jennifer Roll, Clerk of the Board

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

**IN THE MATTER OF SUPERCEDING)
RESOLUTION NO. C-80-93 AND)
ESTABLISHING A POLICY FOR CARE)
OF UNCLAIMED INDIGENT)
REMAINS)
_____)**

RESOLUTION NO. C- -24

WHEREAS, the Board of Island County Commissioners (the Board) adopted Resolution C-80-93 regarding the disposition of unclaimed indigent remains on October 25, 1993; and,

WHEREAS, RCW 36.39.030 requires the county legislative authority to provide for the disposition of the remains of any indigent person who dies within the county and whose body is unclaimed by relatives or church organizations; and,

WHEREAS, the Board of Island County Commissioners shall provide for the disposition of the remains of any indigent person, including a recipient of public assistance, who dies within the county and whose body is unclaimed by relatives or church organization where eligibility is established; and,

WHEREAS, the Island County Coroner (the Coroner) desires to revise the existing policy currently in effect for the care of indigent remains so as to remove the fee structure established in 1993; and,

WHEREAS, the Coroner has the responsibility to manage the Office of the Coroner within the annual adopted budget; and,

WHEREAS, charges for services provided to the County are subject to adjustment due to changed economic conditions and market factors; and,

WHEREAS, the Board desires to authorize the Coroner to pay for services received by the County pursuant to the County purchasing policy and Island County Municipal Code, as may be amended from time-to-time; and,

WHEREAS, the Board desires to ensure the respectful handling and interment of indigent decedents, as well as prudent management of County funds; and,

WHEREAS, in order to achieve such goals, the Board has determined to authorize the Coroner to make reasonable and appropriate payments for the care of indigent remains; NOW, THEREFORE,

BE IT HEREBY RESOLVED that Island County Coroner shall follow the procedures contained in Exhibit A. This resolution supersedes C-80-93.

ADOPTED this _____ day of _____ 2024.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Jill Johnson, Chair

Melanie Bacon, Member

Janet St. Clair, Member

ATTEST:

Jennifer Roll, Clerk of the Board

EXHIBIT A
DISPOSITION OF UNCLAIMED INDIGENT REMAINS POLICY

Exhibit A

EXHIBIT A; RESOLUTION NO. C- -24
DISPOSITION OF UNCLAIMED INDIGENT REMAINS POLICY

POLICY: It is the policy of the Board of Island County Commissioners that the disposition of unclaimed remains of indigent individuals, who have died within the confines of the County, shall be provided for by Island County.

ADMINISTRATION: The County Coroner shall have the primary responsibility for the administration of the Unclaimed and Indigent Remains policy of Island County and shall make an annual report to the Board of Island County Commissioner's for review of the procedures specified by this resolution. Because cooperation between county offices is essential to an orderly, frugal, and efficient system, the County Sheriff, Auditor and Prosecuting Attorney shall assist under this act.

Anyone aggrieved by a decision of the Coroner, pertaining to the disposition of an unclaimed and indigent decedent, may petition the County Commissioners for an opportunity to be heard. Commissioners may, after hearing from the aggrieved and the Coroner, take such further action as they deem fit under the circumstances.

ELIGIBILITY: The Coroner shall, after establishing eligibility, accept responsibility on behalf of the County for the disposition of the remains. Three (3) criteria must be met in order to be eligible. The criteria are;

- (1) the decedent must have died in Island County,
- (2) the decedent must be indigent and
- (3) the decedent must be unclaimed.

“Indigent” deceased means deceased individuals for whom no assets sufficient to cover the cost of disposition can be found.

“Unclaimed by relatives or church organizations” means deceased individuals having no known relatives as set forth in RCW 69.50.16Q, Chapter 297, 2024 laws or hereafter, or church organization claiming the decedent's remains.

DISPOSITION: The Coroner shall, after acceptance of county responsibility, arrange for the disposition of the deceased. The Coroner will sign the death certificate and cremation authorization form. The Island County Coroner will assign the remains of unclaimed deceased persons through an open bid opportunity of funeral homes in Island County as set forth in RCW 36.24.155. If the decedent is believed to be a resident of a specific location within the county, the Coroner has the discretion to assign geographically.

The approved method of disposition shall be cremation unless determined otherwise by the Coroner on a case-by-case basis. No unidentified human remains will be cremated as set forth in WAC 98-40-030, RCW 68.50.170 and 68.50.180.

Essential mortuary services shall include removal from the place of death in Island County or County Coroner's facility, preparation, and care of the decedent for disposition, preparation and filing of a death certificate and permits. Refrigeration shall be used if the body is deemed to be unembalvable as set forth in WAC 98-40-040, RCW 68.50.165.

Cremation services shall include essential mortuary services, transportation to a local crematory, minimum cremation container, cremation, the least expensive water-resistant urn and delivery to the Coroner's Office or the designated County facility.

Burial services shall include essential mortuary services, preparation of the decedent for burial, the least expensive suitable container for burial, transportation to the local cemetery.

Cemetery services shall include opening and closing of the grave, grave liner, interment, recording and provide a grave plot when necessary.

The County will pay fees for services rendered in the storage and disposition of the remains. Level of payment for services shall be determined by the Coroner in a fiscally prudent manner within approved budget capacity. Fees for services will be established by bid.

DISPOSITION AFTER CREMATION: Unclaimed cremains shall be retained by the Island County Coroner for two (2) years, then committed as set forth in WAC 98-40-080 and RCW 68.50.230. After two (2) years, the unclaimed cremains shall be committed to the County mass cremain grave site. A registry, with location, of all unclaimed cremains shall be maintained by the Coroner's Office.

DISPOSITION AFTER BURIAL: The county will inter remains when burial is approved by the Coroner. A registry, with location of all unclaimed burials shall be maintained by the Coroner's Office. After interment no property ownership rights will be assigned to the deceased or next of kin. If the remains are claimed and the plot is vacated all rights to the property remain with Island County and/or the cemetery.

PAYMENT OF COSTS INCURRED: The funeral home or cemetery shall submit an invoice to Island County specifying the services provided. Claims for reimbursement should be sent to:

Island County Coroner
1 NE 7th Street
Coupeville, WA 98239

RECOUPMENT OF COUNTY EXPENSE: The County Prosecuting Attorney is authorized and requested to pursue recoupment of all county expense in cases where such effort appears to be cost effective. These costs shall include but are not limited to; (1) costs paid for services and interment, (2) costs to the Coroner's office for investigation and processing, (3) costs to the Prosecutor's office for processing and recoupment, (4) storage costs, and (5) miscellaneous expenses. Recoupment may come from family members as set forth in (RCW 68.50.160, Chapter

297, 1993 law), from Social Security, assets left by the deceased unknown at the time of application for county services and/or all other sources.

Should unclaimed indigent remains be identified and claimed by relatives or church organization, Island County shall be reimbursed by the claimant in entirety for expenses incurred.

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

IN THE MATTER OF THE)
DISPOSITION OF UNCLAIMED) C-80-93
INDIGENT REMAINS)

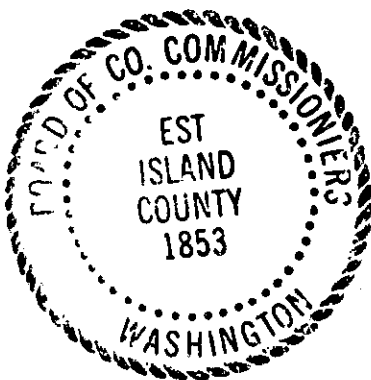
WHEREAS, RCW 36.39.030 requires the county legislative authority to provide for the disposition of the remains of any indigent person who dies within the county and whose body is unclaimed by relatives or church organizations; and

WHEREAS, Washington State, through its Department of Social and Health Services, has discontinued payments for the disposition of unclaimed remains of indigents effective June 30;

WHEREAS, the Board of Island County Commissioners shall provide for the disposition of the remains of any indigent person, including a recipient of public assistance, who dies within the county and whose body is unclaimed by relatives or church organization where eligibility is established; and

FURTHER, that the policy statement and guidelines to administer this policy shall be as set forth in Exhibit A attached hereto.

Received this 13th day of September, 1993, and set for Public Hearing on the 4th day of October, 1993, at 1:30 P.M. Continued to Public Hearing on the 25th day of October, 1993, at 4:00 P.M.



ATTEST:

M. Lorenz
Art Hyland, Chief Deputy Auditor
Ex-Officio Clerk of
the Board

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Dwain Colby
Dwain Colby, Chairman

W. McDowell
William L. McDowell, Member

J. Michael Shelton
J. Michael Shelton, Member

ORIGINAL

EXHIBIT A; RESOLUTION NO. c- 80 -93
DISPOSITION OF UNCLAIMED INDIGENT REMAINS POLICY

POLICY: It is the policy of the Board of Island County Commissioners that the disposition of unclaimed indigent remains of individuals, who have died within the confines of the County, shall be provided by Island County.

ADMINISTRATION: The County Coroner shall have the primary responsibility for the administration of the Unclaimed and Indigent Remains policy of Island County and shall make an annual report to the Board of Island County Commissioner's for review of the procedures specified by this resolution. Because cooperation between county offices is essential to an orderly, frugal and efficient system, the County Sheriff, Auditor and Prosecuting Attorney shall assist under this act. Anyone aggrieved by a decision of the Coroner, pertaining to the disposition of an unclaimed and indigent decedent, may petition the County Commissioners for an opportunity to be heard. Commissioners may, after hearing from the aggrieved and the Coroner, take such further action as they deem fit under the circumstances.

ELIGIBILITY: The Coroner shall, after establishing eligibility, accept responsibility on behalf of the County for the disposition of the remains. Three (3) criteria must be met in order to be eligible. The criteria are; (1) the decedent must have died in Island County, (2) the decedent must be indigent and (3) the decedent must be unclaimed.

"Indigent" deceased means deceased individuals for whom no assets sufficient to cover the cost of disposition can be found.

"Unclaimed by relatives or church organizations" means deceased individuals having no known relatives as set forth in RCW 69.50.160, Chapter 297, 1993 laws or hereafter, or church organization claiming the decedent's remains.

DISPOSITION: The Coroner shall, after acceptance of county responsibility, arrange for the disposition of the deceased. The Coroner will sign the death certificate and cremation authorization form.

The Island County Coroner will assign the remains of unclaimed deceased persons on a rotating basis to all funeral homes participating as set forth in RCW 36.24.155. If the decedent is believed to be a resident of a specific location within the county, the Coroner has the discretion to assign geographically.

The approved method of disposition shall be cremation unless determined otherwise by the Coroner on a case by case basis. No unidentified human remains will be cremated as set forth in WAC 98-40-030, RCW 68.50.170 and 68.50.180.

Essential mortuary services shall include removal from the place of death in Island County or County Coroner's facility, preparation and care of the decedent for disposition, preparation and filing of a death certificate and permits. The county will pay for storage prior to disposition as inumerated in the Unclaimed Indigent Fee Schedule. Refrigeration shall be used if the body is deemed to be unembalnable as set forth in WAC 98-40-040, RCW 68.50.165.

Cremation services shall include essential mortuary services, transportation to a local crematory, minimum cremation container, cremation, the least expensive water resistant urn and delivery to the Coroner's Office or the designated County facility.

Burial services shall include essential mortuary services, preparation of the decedent for burial, the least expensive suitable container for burial, transportation to the local cemetery.

Cemetery services shall include opening and closing of the grave, grave liner, interment, recording and provide a grave plot when necessary.

Level of payment for services shall be determined by the Board of Island County Commissioners and will be provided in the Unclaimed Indigent Burial Fee Schedule. Fee schedule adjustment may occur periodically throughout the fiscal year. Review of the fee schedule will be included in the Coroner's Unclaimed and Indigent Remains annual resolution review.

DISPOSITION AFTER CREMATION: Unclaimed cremains shall be retained by the Island County Coroner for two (2) years, then committed as set forth in WAC 98-40-080 and RCW 68.50.230. After two (2) years, the unclaimed cremains shall be committed to the County mass cremain grave-site.

A registry, with location, of all unclaimed cremains shall be maintained by the Coroner's Office.

DISPOSITION AFTER BURIAL: The county will inter remains, when burial is approved by the Coroner. A registry, with location of all unclaimed burials shall be maintained by the Coroner's Office. After interment no property ownership

rights will be assigned to the deceased or next of kin. If the remains are claimed and the plot is vacated all rights to the property remain with Island County and/or the cemetery.

PAYMENT OF COSTS INCURRED: The funeral home or cemetery shall submit an invoice to Island County specifying the services provided. Claims for reimbursement should be sent to:

Island County Coroner
U & I Burials
P.O. Box 5000
Coupeville, WA 98239-5000

RECOUPMENT OF COUNTY EXPENSE: The County Prosecuting Attorney is authorized and requested to pursue recoupment of all county expense in cases where such effort appears to be cost effective. These costs shall include but are not limited to; (1) costs paid for services and interment, (2) costs to the Coroner's office for investigation and processing, (3) costs to the Prosecutor's office for processing and recoupment, (4) storage costs, and (5) miscellaneous expenses. Recoupment may come from family members as set forth in (RCW 68.50.160, Chapter 297, 1993 law), from Social Security, assets left by the deceased unknown at the time of application for county services and/or all other sources.

Should unclaimed indigent remains be identified and claimed by relatives or church organization, Island County shall be reimbursed by the claimant in entirety for expenses incurred.

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

RESOLUTION C-80-93. Adopted this 25th day of
October, 1993, following public hearing.



ATTEST:

Mosenkranz, Chief Deputy
Art Hyland, Auditor *Clutts*
Ex-Officio Clerk of
the Board

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Dwain Colby
Dwain Colby, Chairman

William L. McDowell
William L. McDowell Member

J. Michael Shelton
J. Michael Shelton, Member

ISLAND COUNTY
UNCLAIMED INDIGENT BURIAL FEE SCHEDULE

C-80-93 A.

UNCLAIMED INDIGENT BURIAL FEE SCHEDULE: Level of payment for services.

	Island County
Cremation services.....	500
Burial services.....	700
Cemetery services.....	300
Refrigeration/Storage.....	1-7 days..... 20 per day
	8-14 days..... 35 per day
Transportation over 25 miles (one way).....	1 per mi.
	or 8 per hr.
	(whichever is less)

10/20/93

Mark Burley, Funeral Director
Barb Andersen, Caseworker

EXAMINED AND APPROVED

OCT 25 1993

CHAIRMAN COUNTY COMMISSIONERS

[Signature]
[Signature]
[Signature]



ISLAND COUNTY INFORMATION TECHNOLOGY

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: **Jill Johnson, Chair**
Board of Island County Commissioners

From: **John Kent, Director**

Amount of time requested for agenda discussion. 20 minutes

DIVISION: Not Applicable

Agenda Item No.: 1

Subject: Work Plan Item – Application Portfolio Management

Description: Review of portfolio management process and year-end deliverable. Island County relies on many business applications. Each software product has a lifecycle. A determination of whether a product should be replaced or upgraded should be based on business value delivered to the county. This effort provides starting point to understanding the software portfolio.

Attachment: Application Portfolio Management, Sample Assessment Information, Sample Satisfaction Survey

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable



Application Portfolio Management

Board of Island County Commissioners

March 6, 2024

Work Plan Project

- Project: Application portfolio
- Description: Informational overview of county software
- Timeframe: Q1-4; results delivered to board before year-end

The Portfolio

Enterprise

Major

Department

Desktop



Software is a Significant Cost and Effort

- Costs: ~\$1.5M spent annually
- Volume: ~100 applications
- Manpower/effort: specialized skillsets, training, software administration

Why Manage the Portfolio?



Understand software inventory and Usage



Review Maintenance Costs



Assess business & technical value



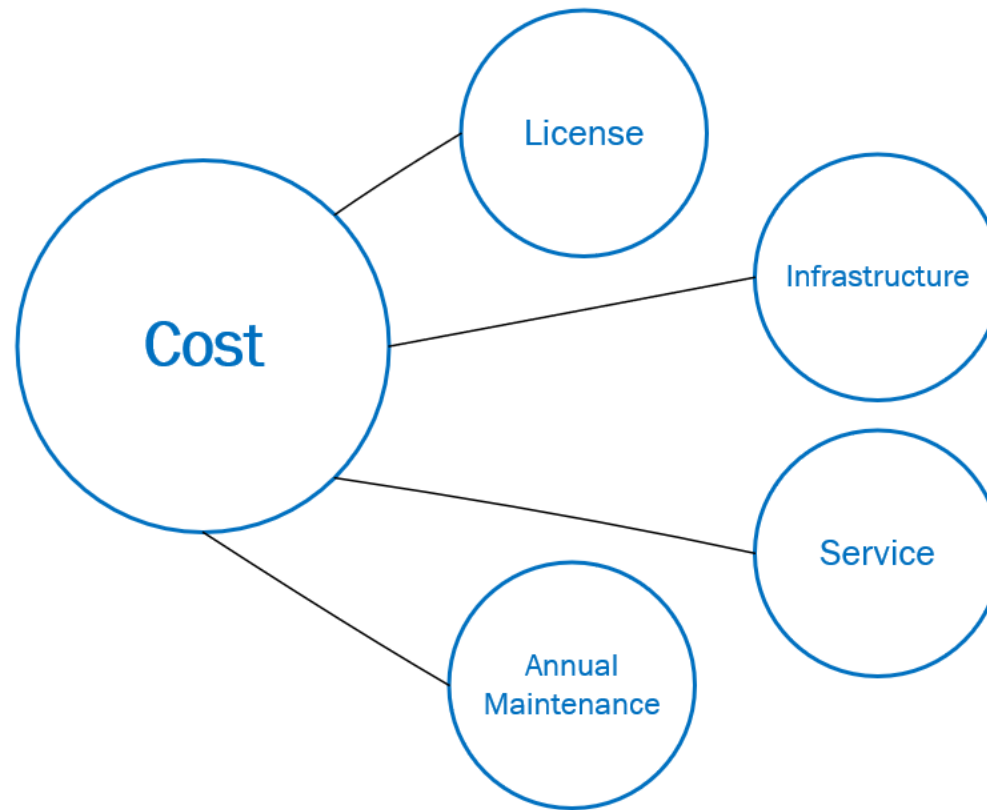
Acknowledge risks – obsolescence and non-compliance



Identify opportunities for scalability and cost savings

Cost analysis dimension

Total cost of
ownership
From
implementation to
retirement



Employee Feedback

Happy or Not?



Application Assessment

Analysis of the data:

- Operational
- Costs
- Feedback

Identify technologies for
change



Schedule

Q1	REVIEW OF APPLICATION PORTFOLIO MANAGEMENT PLAN
Q2	APPLICATION FEEDBACK – SURVEY USERS
Q3	APPLICATION FEEDBACK – SURVEY USERS
Q4	REVIEW APPLICATION ASSESSMENT AND OVERALL STATE OF THE PORTFOLIO



Feedback

WILL THIS ASSESSMENT PROVIDE THE INSIGHT NEEDED TO
UNDERSTAND THE SOFTWARE PORTFOLIO?



Application Portfolio Management

Board of Island County Commissioners

March 6, 2024

Sample Assessment

Financial Software

Vendor	Central Square
Function	Financial accounting – general ledger, payables, cash receipts, payroll, HR- employee enrollment
Users	Primary: Auditor, HR, Treasurer Secondary: Departmental Accounting
Support/Operations	<ul style="list-style-type: none">• Hosted on premises (application and database servers).• Continual back-up and redundant systems• User role-based access is managed by IT.• Primary departments manage issues via vendor support portal.• Secondary users are supported by IT.• All employees have access to “employee online” web portal to view pay stubs, leave balances and time-card entry.• The Accounting Committee (cross-functional employee group) provides accounting guidance on procedures.
Risks and Concerns	<ul style="list-style-type: none">• On-site outage (power, disaster in Coupeville)• Lack of integrated partners• Clunky user interface
Other financial applications that are dependent or have interface	<ul style="list-style-type: none">• Cognos DM – Annual Financial Reporting• Sympro – Investment software• TUI – Bank interface• PACs – Tax collection• SmartGov – Permit Fees• Eagle Recorder – Recording Fees• CAMS – PW Cost Accounting & Timecards• ClearGov – Budget• NeoGov – Employee Recruitment

Sample Assessment

Financial Software

Cost of Ownership:

License	\$0
Infrastructure	\$5,000 annual (hardware and data back-up)
Service	\$0
Maintenance	\$55,000 annual
Implementation & Upgrades:	
• 2010 Initial Install	\$45,000
• 2018 Major upgrade	\$230,000 (included new hardware)
• 2021 Minor upgrade	\$25,000
• 2023 Minor upgrade	\$25,000

User Feedback – employee satisfaction:



(User survey data would appear here)

Final Assessment:

MODERNIZE

Low Efficiency, High Business Value



Finance Enterprise/OneSolution Software Satisfaction Survey

Island County is surveying employees to determine satisfaction with Central Square Financial Enterprise/OneSolution. Please take 2 minutes to provide your feedback.

1. Overall, how satisfied or dissatisfied are you with Finance Enterprise? 0
2. How satisfied are you with the capabilities of the software? 0
3. Which of the following words would you use to describe Finance Enterprise? Select all that apply. 0
4. How well does Finance Enterprise meet your goals? 0
5. How responsive has Central Square been to your request for service? 0

(Example of an end-user survey tailored to Finance Enterprise)



ISLAND COUNTY PUBLIC WORKS

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Esco Bell, Director

Amount of time requested for agenda discussion. 20 minutes

DIVISION: Solid Waste

Agenda Item No.: 1

Subject: Solid Waste Division Update

Description: Update on 1) Coupeville Solid Waste Transfer Station compactor installation and 2) Republic Services solid waste container, transportation, and disposal services provision.

Attachment: Memorandum, Compactor Specifications, Preliminary Compactor Installation Schedule, Republic Services PowerPoint Presentation

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

**Island County Public Works***Fred Snoderly, Assistant Director*1 NE 7th Street, Coupeville, WA 98239

Ph: Whidbey 360-679-7331 | Camano 360-387-3443 | S Whidbey 360-321-5111

Email: f.snoderly@islandcountywa.gov | www.islandcountywa.gov

M E M O R A N D U M

March 6, 2024

TO: Board of Island County Commissioners

FROM: Fred Snoderly, Assistant Public Works Director

RE: **Solid Waste Division Update**

An update will be provided on the purchase and installation of the new Coupeville solid waste transfer station solid waste compactor, along with a presentation on transportation and disposal service provision, as provided by Republic Services, highlighting issues since the 2022 facility closures.

In 2023, the Solid Waste Division purchased an SSI 2500 SPH municipal solid waste compactor to replace the fully depreciated compactor at the Coupeville solid waste transfer station. Delivery of the new compactor is currently planned for June, 2024. Prior to delivery, the existing compactor will be shut down and removed. Portions of the existing concrete pad and foundation will be removed, and a new concrete pad will be formed and poured. Electrical equipment and associated components will be installed, and the new compactor will be installed when the concrete pad has cured. Staff will be trained on the new equipment, and the new unit will then subsequently be placed into operation. Estimated construction time will be 10-14 weeks. During this time, all solid waste will be loaded into open top containers, rather than closed top containers, and compacted with a backhoe, rather than hydraulic compaction, utilizing the Z wall and tipping floor open bay. Republic Services has been notified of the operation and will provide the extra open top containers. Prior to implementation, the public will be notified of the change. Compactor specifications, and the preliminary compactor installation schedule, are attached.

Pinky Vargas, Municipal Relationship Manager for Republic Services, will provide an update on service provision and present a PowerPoint presentation on current solid waste transportation and disposal developments, and be available answer any questions.

**SSI Model 2500 SPH
Municipal Solid Waste Compactor
to be installed at the
Coupeville Solid Waste Transfer Station**



Island County Proposal for SSI Model 2500 SPH Compactor

SSI Pre-Load Compactor with High Compaction Cylinder

WHAT NEEDS COMPACTING?

Application: This compactor is designed for the continuous processing of solid waste and loading into trailers or intermodal containers to customer defined weights and densities.

SYSTEM DESCRIPTION:

Compactor: SSI Model 2500 SPH, including:

Compactor Features:

- Production Rate of 75 tons per hour average*
- 261 Ton compaction force
- Specially designed single stage, 16" (406mm) diameter hydraulic cylinder
- User-definable program to automate bale creation
- Self-calibrating electronic scale system with load cells ($\pm 1\%$ accuracy)

Compactor Hardware:

- Double bale system, 7' (2.1m) x 7' (2.1m) x 17' (5.2m) compaction chamber
- 16 yd³ (12.2 m³) capacity charge hopper
- Optional slab mounted pedestal design to ease installation
- Trailer/Container latch with wheel guides and stop

Compactor Hydraulic Power Unit:

- 200HP (149kW) Total; Dual 100HP (75kW) Drive Motors (TEFC)
- SSI designed and built with skid type base and heavy-duty heat exchanger
- Motor starter panel (NEMA 4), pre-wired and mounted on the hydraulic power unit

*Nominal production rates and payload weight based on a hopper charge time of 30 seconds and feed materials of 350 lbs/yd³

Controls: Full Electrical Controls at 460V, 575V/60Hz or 415V, 380V/50Hz are included

Control Features:

- Local operator control panel with 12" touch screen
- SSI automated constant density program and operator interface
- 6" LED digital display (reader board) for tipping floor
- Remote operation via Hetronic Remote Control
- Secure Modem for on-line troubleshooting/updates

Panel Design Standards:

- Programmable Controller
- UL-508 / CUL standards (listing additional, if required)
- Touch Screen Operator Interface
- NEMA 4 (IP66) Rated Enclosure(s)
- 24VDC Control System (other options available)
- 10% extra I/O space allowance

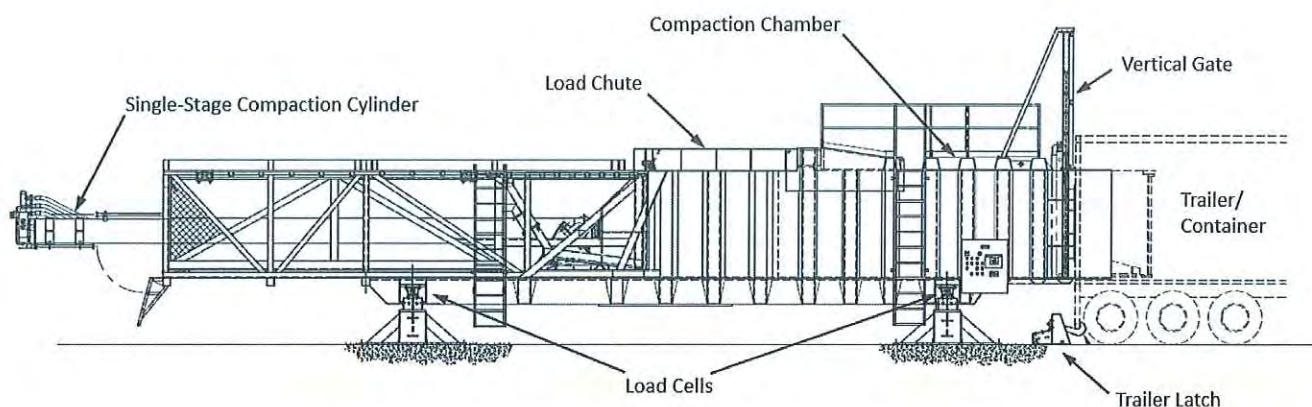
Control Notes:

- Integrated auxiliary device starters and control packages available at additional cost

SERVICES:

Assembled and tested prior to shipment
Documentation: 2 Sets of Operations & Maintenance Manuals
On-site technical assistance at start-up, and O&M training
SSI Standard Limited Warranty (copy available upon request)
24-Hour Technical Support (toll-free in the USA)

DESIGN FEATURES & BENEFITS:



SSI Designed Single Stage Compaction Cylinder
Specifically designed for use in Compactor
Ability to completely rebuild in-place
Highly reliable due to simplicity of design and redundant bearings

Trailer Latch set up to customer's specifications

6' (1.8m) x 9' (2.7m) Load Chute able to set up for top-loading or loading via conveyor

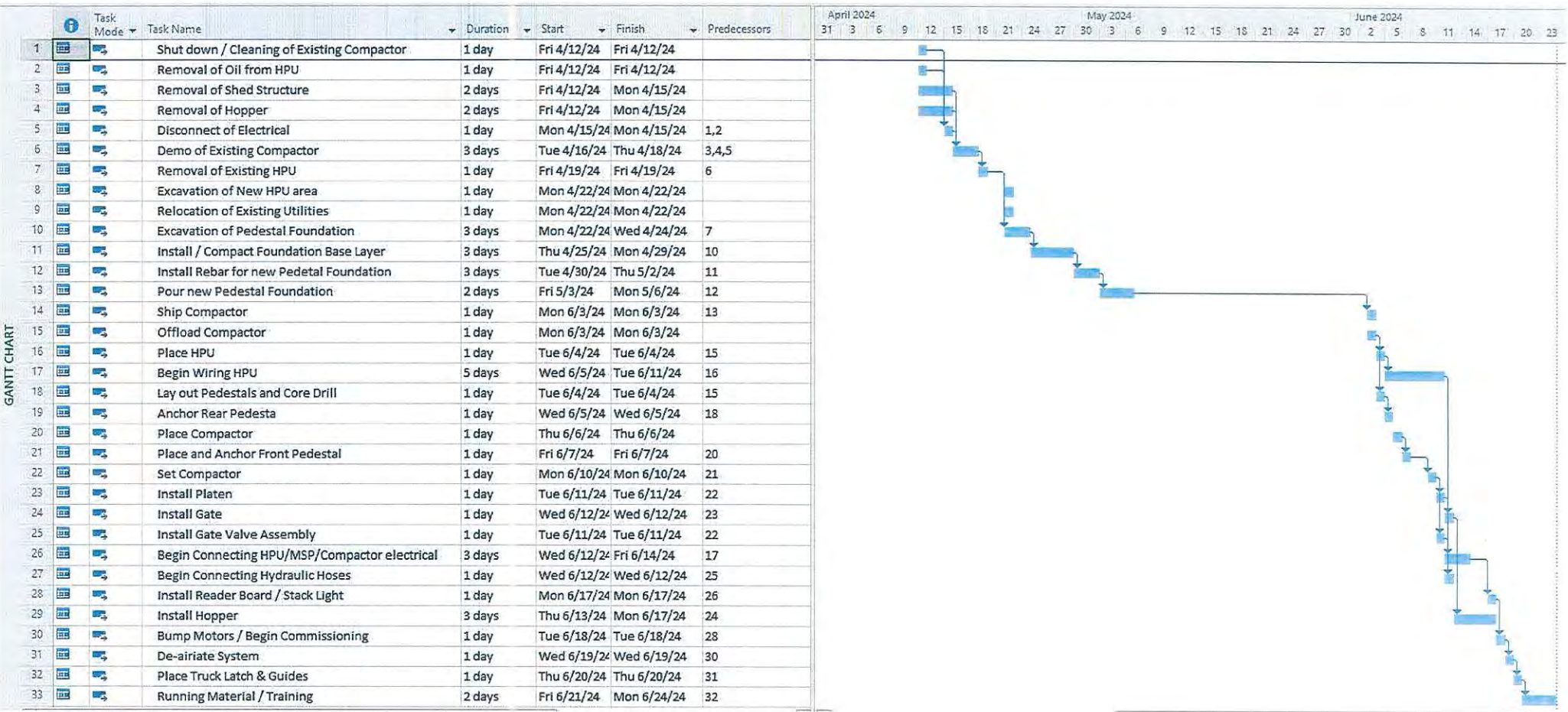
Load Cells provide repeatable instantaneous feedback of current load weight

BASIC SPECIFICATIONS:

Estimated System Weight:	156,600 lbs (71,032 kg)
Basic Footprint of System:	72' (21.95m) L x 9' (2.74m) W x 13' (3.96m) T*

*Note: Height may change based on application and equipment configuration

GANIT CHART



Partnering for a Sustainable Community



Island County Spring 2024 Update

Our 2030 Sustainability Goals



SAFETY

Safety Amplified ›

0

Zero employee fatalities

Incident Reduction ›

<2.0

Reduce our OSHA Total Recordable Incident Rate (TRIR) to 2.0 or less by 2030



HUMAN CAPITAL

Engaged Workforce ›

88%

Achieve and maintain employee engagement scores at or above 88% by 2030



COMMUNITIES

Charitable Giving ›

20M

Positively impact 20 million people by 2030



CLIMATE LEADERSHIP

Science Based Target ›

35%

Reduce absolute Scope 1 and 2 greenhouse gas emissions 35% by 2030 (2017 baseline year)

★ APPROVED BY SBTi ★

Circular Economy ›

40%

Increase recovery and circularity of key materials by 40% on a combined basis by 2030 (2017 baseline year)

Renewable Energy ›

50%

Increase beneficial reuse of biogas by 50% by 2030 (2017 baseline year)

We have made thoughtful and significant commitments to achieve our 2030 Sustainability Goals:

- Aligning our efforts with **climate action plans** across country
- Major acquisitions to **address hazardous waste and emergency response needs** of our municipalities
- **Reducing GhG emissions** through accelerated fleet electrification
- Expanding our **beneficial reuse of biogas** through LFGTE partnerships
- Industry-leading innovation to address **plastics circularity**
- Commitment to our **communities**, to impact more than 20M people by 2030

Accelerating our commitment to our customers, our municipalities and our planet

RESILIENCE

Inflation

Pandemic

China Sword

Weathering storms from past 5 years...

- ✓ Commodity Markets Suppressed
- ✓ Public Confusion from Greenwashing
- ✓ Labor Issues
- ✓ Supply Chain Delays
- ✓ Antiquated Contracts v Multi-Year Inflation

Food/Organics

EV

Biogas

Circularity

... Offset by promising innovations and investments

- ✓ Electric Vehicles
- ✓ Plastics Circularity
- ✓ Landfill Gas to Energy
- ✓ New Programs
 - ✓ Organics / Food
 - ✓ Hazardous Materials

Service Improvements

We are proud to have been Island County's service provider since 2013. We appreciate the partnership, and acknowledge that the last few years, have been some of the most difficult years in industry history. Thank you for the communication, and collaboration, as we worked as a team to manage unprecedented challenges.



Local Service Improvements

Reliability in service

- ✓ Main customer at Skagit Intermodal.
 - ✓ 5-year Lease extension
- ✓ 400 new rail containers in inventory
- ✓ Expansion of Everett intermodal
- ✓ BNSF extensive new hires
- ✓ Sustainability goals
- ✓ New services offered
- ✓ Community investments
- ✓ Preparing for new legislation

Divergent shifts will require management through uncertainty.

Municipal Climate Action Plan Synergies



Key THEMES

Republic's Specific Actions

Reduce GHG

- Shifting fleet from Diesel to RNG to EV
- Landfill Gas to Energy
- Award winning Compost facilities
- Wastewater treatment partnerships

Electrify Fleet

- Shifting fleet from Diesel to RNG to EV
- EV vehicles in pilot route operations today

Water and Land Conservation

- Major investments in Environmental Solutions
- Properly engineered landfills
- Leachate collection and treatment
- Closed facilities designed for environment

Smart Waste, Reduce, Recycle

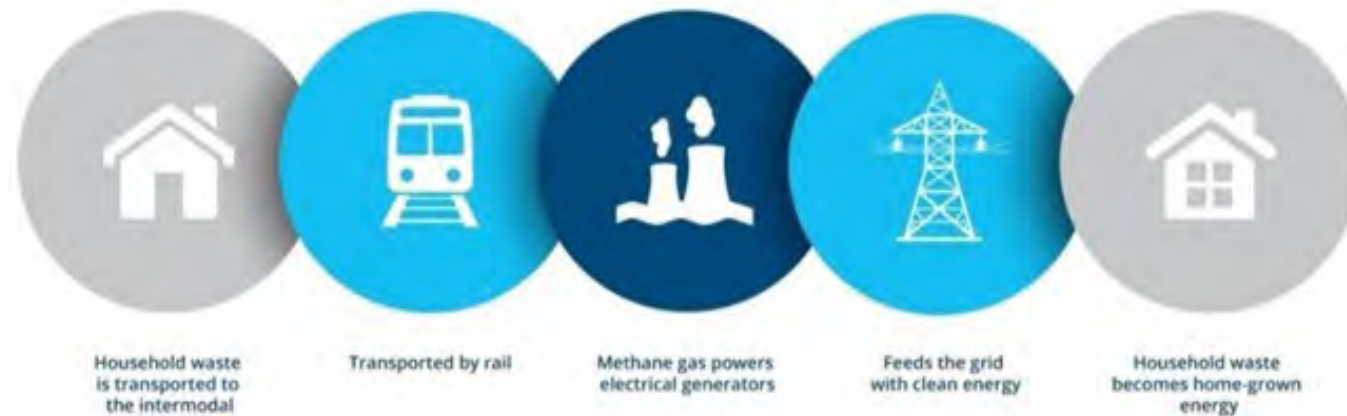
- Plastic Circularity - Polymer Centers
- Food Waste diversion (Wastewater / Compost)
- Recycling Simplified – Public Education
- MRF Modernizations

New Build Efficiency

- Hauling Company of Future (LEED Certified)
- MRF facility designs (Solar, etc)
- Otay Compost Facility – 100% off-the-grid

Substantial Benefits of Rail - One dedicated unit train takes hundreds of trucks off the roads, benefiting both the environment saving wear and tear on roads. Transportation by train is 3 to 5 times more fuel efficient, generated 3 times fewer NOx, and 5 times fewer greenhouse gas emissions.

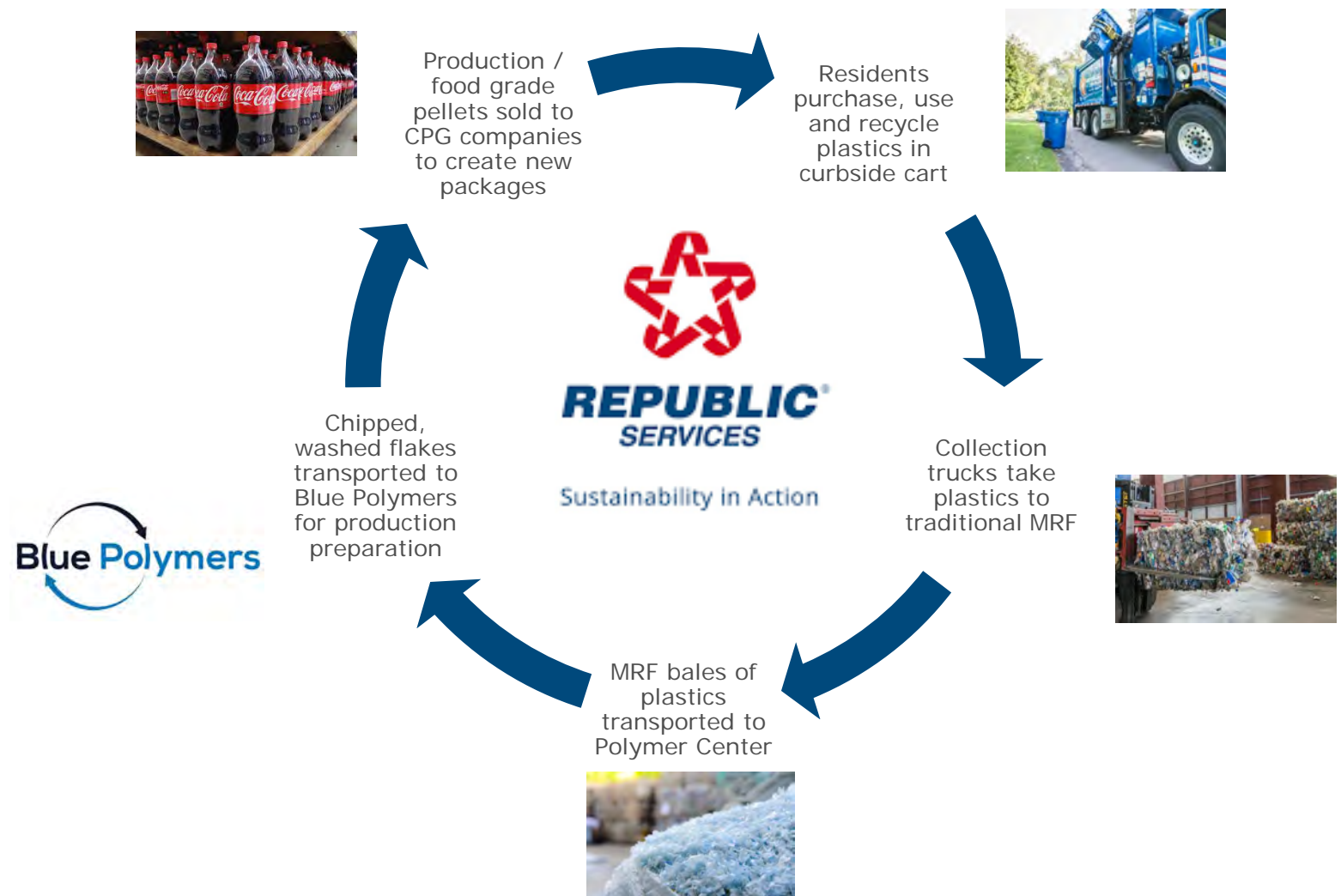
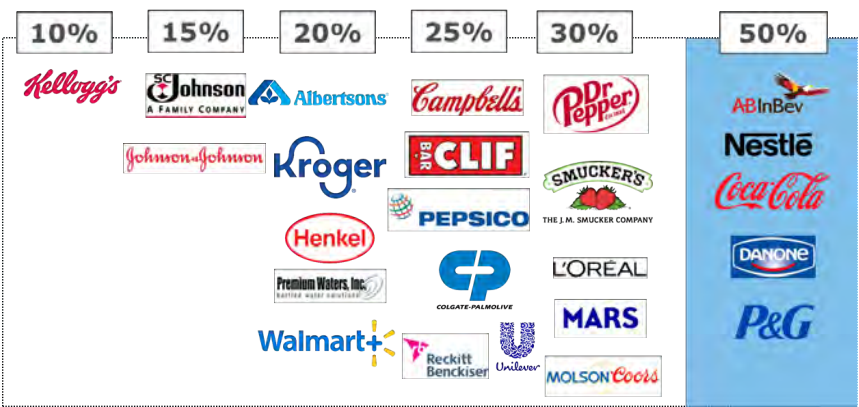
Waste to Energy Recovery - Components of the Waste by Rail System




Continued Environmental Innovation- Biogases harvested from the natural breakdown of waste at the Roosevelt Regional Landfill are converted to Renewed Natural Gas in Partnership with the Klickitat County Public Utility District producing the equivalent of 68 million liters of gasoline annually.

PLASTIC CIRCULARITY – CURB TO SHELF

Growing Number of CPGs Declaring Higher Post-Consumer Content



Giving Back to Communities Where We Live and Work




Republic Services Charitable Foundation

- National Neighborhood Promise grants
- National grants



Community Grants Program

- Smaller community-based grants supported by local business units
- In-kind donation
- Event sponsorships



Employee Engagement

- Volunteering
- Employee Giving Program and Employee Relief Fund

Cycle	Project Types
<ul style="list-style-type: none">• Annual RFP	<ul style="list-style-type: none">• Large-scale (\$100K - \$250K grants) funded from the Foundation
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\$11B

\$11 billion in revenue

↑ from \$10 billion in revenue

39K

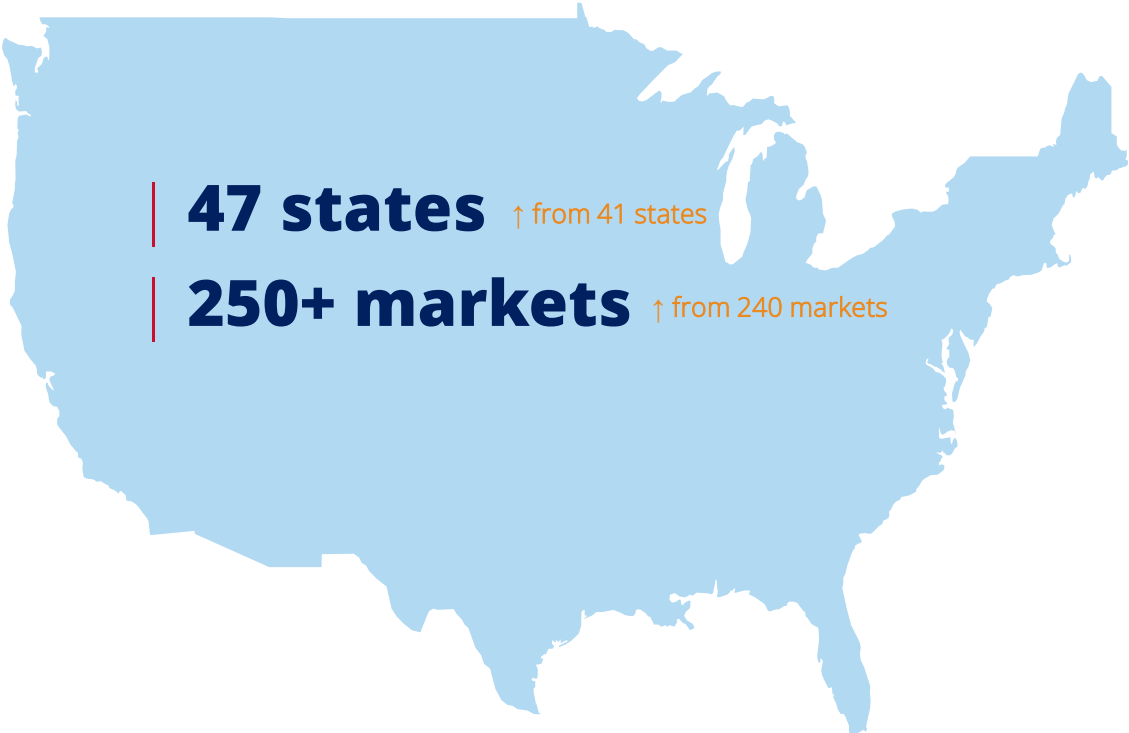
39,000 employees

↑ from 35,000 employees

198

198 active, modern-day landfills

↑ from 186 landfills



47 states

↑ from 41 states

250+ markets

↑ from 240 markets

345

345 hauling facilities nationwide

77

77 landfill gas & renewable energy projects

↑ from 75 projects

22

22 treatment, recovery, storage & disposal facilities

↑ from 6 facilities



16K trucks
5th largest vocational fleet in US

↑ from 7th largest fleet in the US

21% of fleet powered by natural gas

Questions?



Sustainability in Action

Pinky Vargas

Account Manager, Municipal Services

e: pvargas@RepublicServices.com

c: 206.747.2389



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Powered by the S&P Global CSA

Sustainability Yearbook
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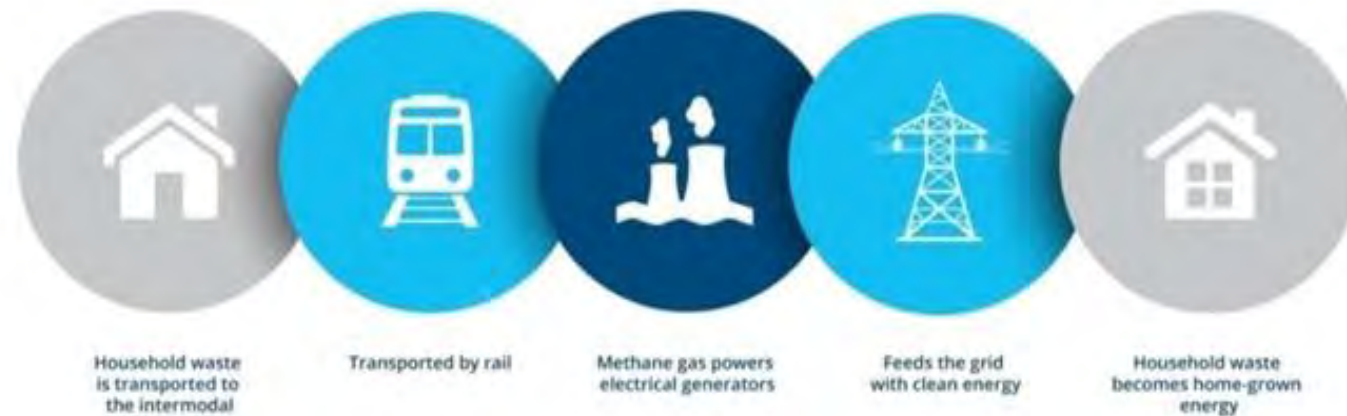
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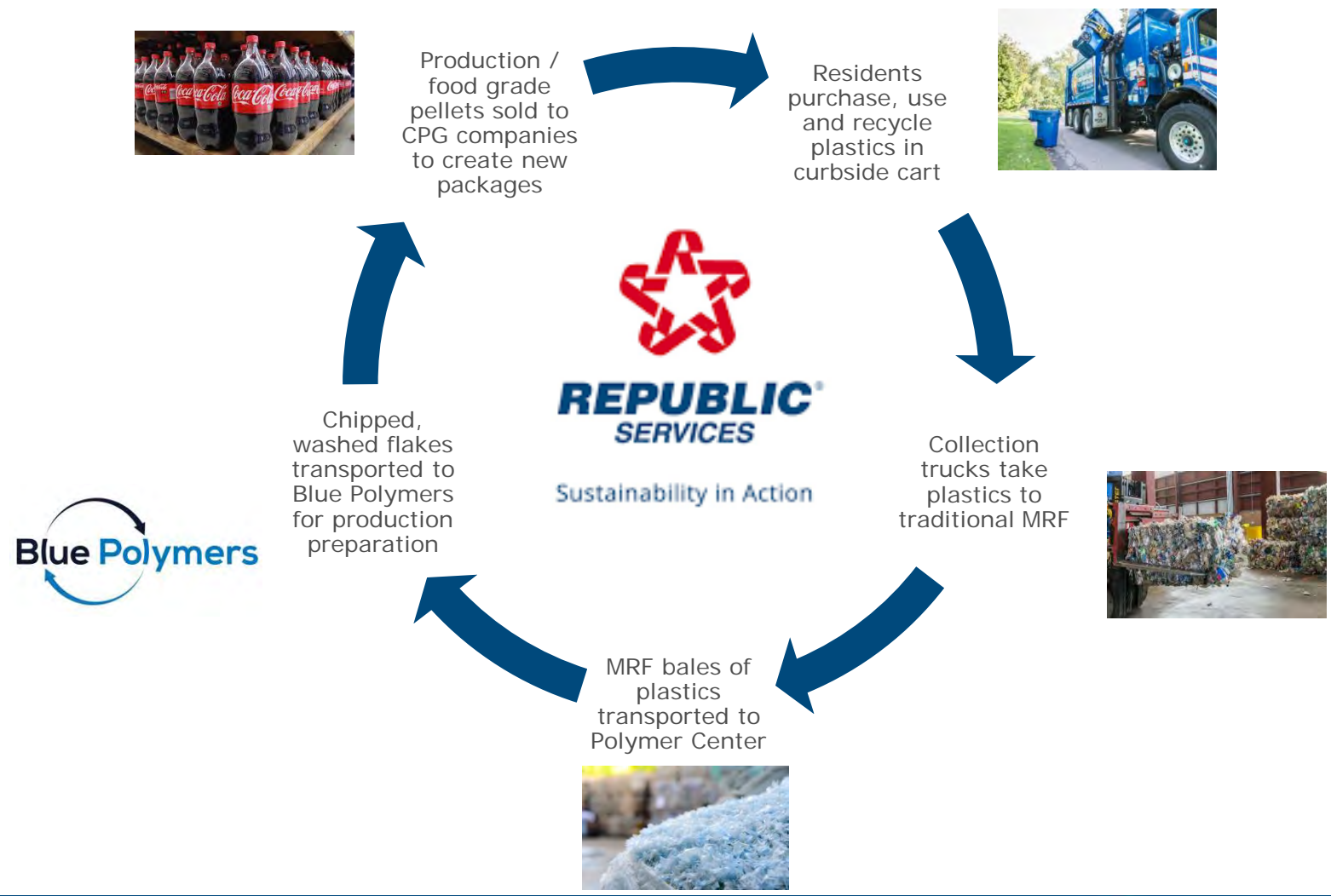
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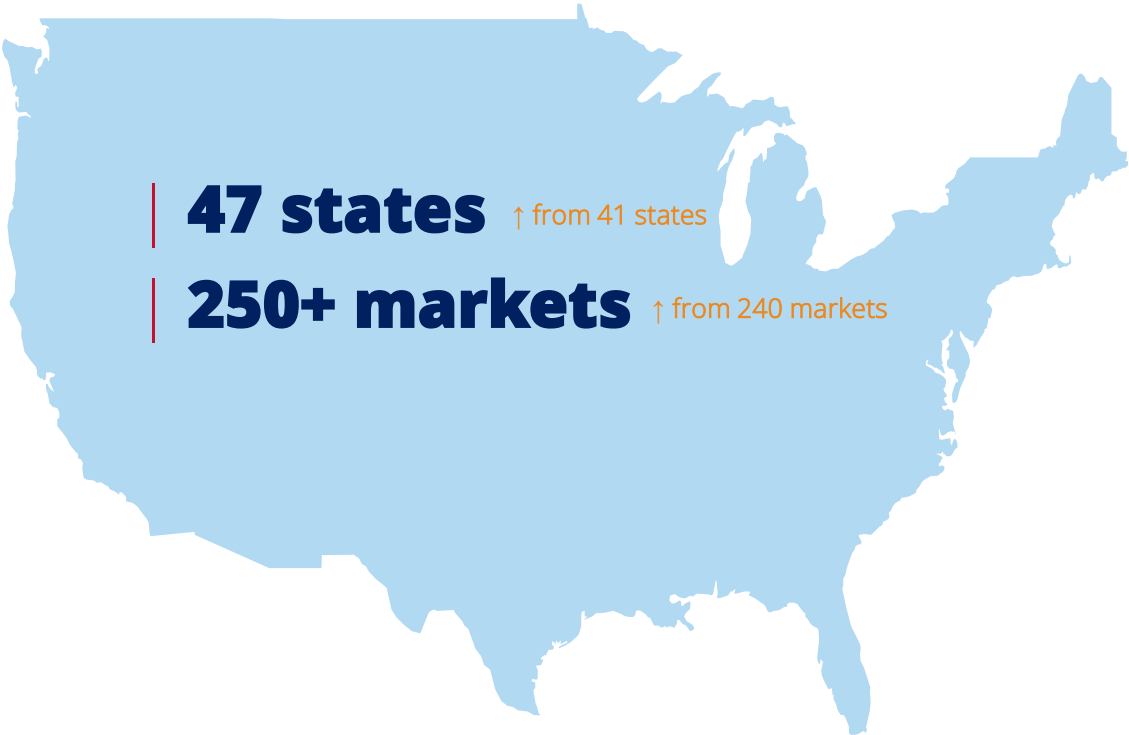
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Sustainability Yearbook
Member 2023

S&P Global



ISLAND COUNTY BUDGET/RISK

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Susan Geiger, Director

Amount of time requested for agenda discussion. 15 minutes

DIVISION: Budget

Agenda Item No.: 1

Subject: 2023 Budget Amendment

Description: Discuss and review recommendations from Budget Director to amend the 2023 Adopted Budget.

Attachment: Hearing Resolution, Budget Amendment Resolution, and Exhibit A – 2023 Budget Amendment Schedule

Request: *(Check boxes that apply)*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: In process

P.A. Review: Not Applicable

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

**IN THE MATTER OF AMENDING)
THE 2023 ISLAND COUNTY BUDGET)** **RESOLUTION C-11-24**

WHEREAS, there are unforeseen expenditures related to the post COVID-19 pandemic and other events that could not be known when the 2023 Island County Budget was adopted; and

WHEREAS, additional revenues have been identified to fund these unforeseen expenditures, and these additional funding sources need to be recognized in the 2023 Island County budget for the purposes and amounts shown in Exhibit A, and

WHEREAS, various departments have requested modifications to their budgets to provide funding for unexpected expenditures related to COVID-19 and other unanticipated events; **NOW THEREFORE**,

IT IS HEREBY APPROVED AND ORDERED that the amounts shown in Exhibit A attached hereto are recognized and transferred within the 2023 Island County Budget.

ADOPTED on April 2nd 2024.

**BOARD OF COUNTY
COMMISSIONERS
ISLAND COUNTY WASHINGTON**

Jill Johnson, Chair

Attest:

Melanie Bacon, Member

Jennifer Roll, Clerk of the Board

Janet St. Clair, Member

Exhibit A
2023-01 Budget Amendment Schedule

FUND	DESCRIPTION		REVENUE			EXPENDITURES			GL CODES	
			INCREASE	DECREASE		INCREASE	DECREASE		KEY	OBJECT
Current Expense Fund										
	Professional Services - Merchant McIntyre									
		Professional Services				96,000			001-30-1165-0	524110
		Use of Fund Balance	96,000						001-90-1992-0	308000
	Transfer to Planning & Community Development for GMA									
		Transfer				20,000			001-90-1992-0	579702
		Use of Fund Balance	20,000						001-90-1992-0	308000
	Equipment for Sheriff Vehicle Purchases									
		Transfer to Motor Pool				740,000			001-90-1992-0	579703
		Use of Fund Balance	740,000						001-90-1992-0	308000
Homeless Housing Fund										
	Eviction Rental Assistance Program Amendment - COVID rent payments									
		IF US Department of Treasury	1,400,000						106-13-5121-0	333210
		Other				1,400,000			106-13-5121-0	524990
Veterans Services Fund										
	Add second Veteran Services employee									
		Salaries				58,000			107-13-5311-0	511100
		Payroll Taxes				4,300			107-13-5311-0	512100
		Retirement				4,650			107-13-5311-0	512200
		Medical/Dental/Life				22,500			107-13-5311-0	512300
		LI/Unemp/Other Benefits				400			107-13-5311-0	512400
		Accumulation of Ending Fund Balance					89,850		107-13-1992-0	508000
Mental Health Fund										
	Add new grant funded positions: Co-Responder Case Manager									
		SG WA Department Social Healt Svc (Grant)	46,036						113-13-6444-0	471930
		Salaries & Wages				27,325			113-13-6444-0	511100
		Payroll Taxes				2,090			113-13-6444-0	512100
		Retirement				2,840			113-13-6444-0	512200
		Medical/Dental/Life/FBP				13,411			113-13-6444-0	512300
		L&I/LTD/EAP/FSA				370			113-13-6444-0	512400

Exhibit A
2023-01 Budget Amendment Schedule

FUND	DESCRIPTION		REVENUE		EXPENDITURES		GL CODES		
			INCREASE	DECREASE	INCREASE	DECREASE	KEY	OBJECT	
Mental Health Fund (continued)									
	North Sound Contract Amendment - Julota								
		Misc Other	10,000					113-13-6444-0	369900
		Other			10,000			113-13-6444-0	524990
		Intergovernmental Svc Mental Health	22,900					113-13-6444-0	338640
		Software Licenses			22,900			113-13-6444-0	523500
Developmental Disabilities									
	Amendment to DSHS Developmental Disabilities Grant								
		SG WA Dept Social Health Svs	21,280					114-13-6831-0	471930
		Services Professional			6,280			114-13-6831-0	524110
		Training Registrations			15,000			114-13-6831-0	524960
		SG WA Dept Social Health Svs	135,000					114-13-6864-0	471930
		Services Professional			135,000			114-13-6864-0	524110
Cornet Bay Dock									
	Repair Ramp								
		Repair Equipment			2,300			119-11-7571-3	524810
		Use of Fund Balance	2,300					119-90-1993-0	308000
Human Services Fund									
	Correction for Allocation of Salaries in ClearGov								
		Salaries & Wages			142,000			129-13-6410-0	511100
		Payroll Taxes			12,200			129-13-6410-0	512100
		Retirement			14,500			129-13-6410-0	512200
		Medical/Dental/Life			37,500			129-13-6410-0	512300
		Accumulation of Ending Fund Balance				187,762		129-13-6410-0	508000
		Use of Fund Balance	18,438						308000
Boating Safety Program									
	Add Appropriation for Boat Repair								
		Other Financial Loss/Insurance Proceeds	104,300					130-40-2124-0	395200
		Capital Machinery & Equipment			104,300			130-40-2124-0	546410
Storm & Surface Water Utility									
	Repairs & Replacments for Pump & Tide Gate								
		Accumulation of Fund Balance				2,975		144-11-1992-0	508000
		Use of Fund Balance	62,025					144-11-1992-0	308000
		Repair/Maintenance Other			65,000			144-11-4718-3	524890

Exhibit A
2023-01 Budget Amendment Schedule

FUND	DESCRIPTION		REVENUE			EXPENDITURES			GL CODES	
			INCREASE	DECREASE		INCREASE	DECREASE		KEY	OBJECT
Joint Tourism Promotion										
	Increased Advertising Expenditures									
		Accumulation of Fund Balance					93,327		146-36-1992-0	508000
		Tax Hotel/Motel	70,000						146-36-1992-0	313300
		Intergovernmental Svc Community	54,000						146-36-7392-0	338570
		Use of Fund Balance	123,673						146-36-1992-0	308000
		Advertising Other				341,000			146-36-7392-0	524490
Jail Commissary										
	Create Appropriation for New Fund									
		Fee Non-tax Merchandise Sales	1,000						151-40-2362-0	341750
		Supplies Operating				1,000			151-40-2362-0	523120
Planning & Community Development Fund										
	Add GMA Long Range Planner									
		Transfer from Current Expense	20,000						152--53-5821-0	397702
		Salaries				20,000			152--53-5821-0	511100
Solid Waste Fund										
	Emergency Repair to Yard Goat									
		Use of Fund Balance	37,237						401-11-1992-0	308000
		Equipment Repair				37,237			401-11-3780-0	524810
	Deposit for Compactor									
		Capital Machinery & Equipment				680,000			401-11-3780-0	546410
		Accumulation of Fund Balance					352,105		401-11-1992-0	308000
		Use of Fund Balance	327,895						401-11-1992-0	508000

Exhibit A
2023-01 Budget Amendment Schedule

FUND	DESCRIPTION		REVENUE		EXPENDITURES		GL CODES	
			INCREASE	DECREASE	INCREASE	DECREASE	KEY	OBJECT
Motor Pool Fund								
	Amendment for the purchase of equipment for Sheriff Vehicles							
	Transfer In		740,000				506-28-4879-0	397703
	Capital Vehicles				740,000		506-28-4879-0	546430
TOTAL ALL FUNDS			4,052,084	-	4,778,103	726,019		
	Summary							
	Revenues Increase		4,052,084					
	Revenues Decrease		-					
	Revenues Net Change		4,052,084					
	Expenditures Increase		4,778,103					
	Expenditures Decrease		(726,019)					
	Expenditures Net Change		4,052,084					
	Difference Net Change Rev-Exp		0					

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

IN THE MATTER OF AMENDING)	RESOLUTION C-11-24
THE 2023 ISLAND COUNTY BUDGET)	

The Board of County Commissioners has reviewed the proposed Resolution and sets it for public hearing on April 2nd, 2024 at 10:00 a.m.

APPROVED March 12th, 2024.

BOARD OF COUNTY COMMISSIONERS
Island County, Washington

Jill Johnson, Chair



ISLAND COUNTY COMMISSIONERS

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: BOCC Staff

Amount of time requested for agenda discussion. 5 minutes

DIVISION: Administrative

Agenda Item No.: 1

Subject: Call for Bids for Official Legal County Newspaper 2024/2025

Description: Presentation of one bid received from Whidbey News-Times/South Whidbey
Record for consideration to move forward to the regular agenda for the award of the
Official County Legal Newspaper to the April 2, 2024, Regular meeting.

Attachment: Whidbey News Times/South Whidbey Record Bid

Request: *(Check boxes that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Move to Consent | <input checked="" type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

WHIDBEY News-Times

800 SE Barrington Drive | Oak Harbor, Washington 98277 | 360-675-6611 | www.whidbeynewstimes.com

Board of Island Commissioners:
1 NE 7th St
PO Box 5000
Coupeville, Wa 98239

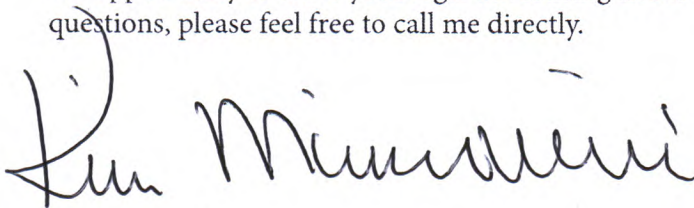
Commissioners,

Thank you for the opportunity to bid for selection as the 2024 Official Island County legal newspaper. The Whidbey News-Times and South Whidbey Record, both legally-adjudicated publications, offer a combined circulation of more than 6,500. This ensures the broadest exposure possible for Island County legal notices in Island County. The News-Times and Record publications provide Island County increased opportunity to publish legal notices in a timely manner.

To further increase visibility of your legal notices, at no additional charge the News-Times and Record publishes legal notices online on the Washington Public Notice Website, a statewide website utilized by nearly all weekly and daily newspapers in this Washington state.

Because we understand Island County's need to be mindful of costs, and because we value your business greatly, we are proposing to increase your rate 5% to \$14.15 per column inch for county legal notices to publish in both the News-Times and Record. This rate has not increased in 5 years. That still reflects a significant savings over our open rate.

We are committed to ensuring Island County receives the best service possible and welcome the opportunity to serve your legal advertising needs in the coming year. Any time you have questions, please feel free to call me directly.



Kim Minervini
kimberly.minervini@whidbeynewsgroup.com
Ad Director
Whidbey News-Times & South Whidbey Record
360-675-6611

1
2
3 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
4 FOR ISLAND COUNTY
5

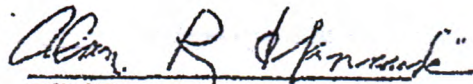
6 In the Matter of the Application
7 of GREGG McCONNELL for the
8 Approval of WHIDBEY NEWS TIMES
9 and SOUTH WHIDBEY RECORD as Legal
10 Newspapers.
11
12

NO. 93-2-00514-2
ORDER APPROVING WHIDBEY
NEWS TIMES AND SOUTH
WHIDBEY RECORD AS LEGAL
NEWSPAPERS

13
14 THIS MATTER having come on for hearing before this court on the petition of the
15 publisher of WHIDBEY NEWS TIMES and SOUTH WHIDBEY RECORD as legal
16 newspapers pursuant to RCW 65.16.040; the publisher appearing by his attorney, TED D.
17 ZYLSTRA; and the court finding that there is satisfactory evidence that those newspapers
18 are qualified as legal newspapers; and the court being fully advised, it is therefore
19

20
21 ORDERED that WHIDBEY NEWS TIMES and SOUTH WHIDBEY RECORD are
22 approved as legal newspapers in Island County, Washington within the meaning of RCW
23 65.16.040.
24

25 DONE this 8 day of October, 1993.

26 
27
28 JUDGE
29
30
31

32 ORDER APPROVING WHIDBEY NEWS TIMES
AND SOUTH WHIDBEY RECORD AS LEGAL
NEWSPAPERS - Pg. 1

LAW OFFICE OF
ZYLSTRA, BECKSMA, WALLER & SKINNER
3101 300 AVENUE WEST
OAK HARBOR, WASHINGTON 98277
AREA CODE 206
675-5955 OR 675-2226



707

Periodicals Standards for Authorization Categories

707.6.1

6.0

Qualification Categories

6.1

General Publication

6.1.1 Basic Standards

General publications must meet the applicable basic standards for Periodicals in 4.0 through 9.0 and 11.0 and must be originated and published to disseminate information of a public character or be devoted to literature, the sciences, art, or some special industry.

6.1.2 Circulation Standards

[1-26-14] General publications must meet these circulation standards:

- a. General publications must have a legitimate list of subscribers who have paid or promised to pay at more than a nominal price for copies to be received during a 12-month period.
- b. Records for subscriptions to a publication must be kept so that subscriptions to each publication can be verified.
- c. Persons whose subscriptions are obtained at a nominal price and those whose copies bear an alternative address must not be included in the legitimate list of subscribers. Such copies must be treated as nonsubscriber copies.
- d. Subscriptions may be paid for with dues or contributions if the amount paid for the subscription is stated. The USPS may require evidence of compliance; see 5.1.2 for more information.
- e. A subscription must be separated from all other business transactions to be evident as an independent act. Publishers must be able to show that subscriptions are voluntary and that the subscription price is paid or promised.
- f. At least 50% of a publication's distribution must be to persons who have paid above a nominal price. (For inclusion of electronic copies, see 6.5). Nominal price subscriptions include those sold at a price so low that it cannot be considered a material consideration; or at a reduction to the subscriber (under a premium offer or any other arrangement) of more than 70% of the basic annual subscription price. The value of a premium is its actual cost to the publisher, its recognized retail value, or its represented value, whichever is highest.
- g. Publications primarily designed to free circulation or for circulation at nominal prices do not qualify for the general publications category.

6.1.3 Advertising Standards

Advertising is defined in 4.13. General publications primarily designed for advertising purposes do not qualify for Periodicals mailing privileges, including publications that:

- a. Contain more than 75% advertising in more than half of the issues published during any 12-month period.
- b. Are owned or controlled by individuals or business concerns and conducted as an auxiliary to and essentially for the advancement of any other business or calling of those who own or control the publications.



ISLAND COUNTY PLANNING & COMMUNITY DEV.

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Mary Engle, Director

Amount of time requested for agenda discussion. 105 minutes

DIVISION: Long Range Planning

Agenda Item No.: 1

Subject: Public Benefit Rating System Application

Description: Mr. Sable and Ms. Olmstead have submitted a Public Benefits Rating System (PBRs) application. Their application was deemed complete on December 12, 2023. The property owner is proposing 16.16 acres of their property be eligible for classification in the PBRs program.

Attachment: Sable-Olmstead PBRs Application and Staff Report

Request: *(Check boxes that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational | <input checked="" type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

Budget Review: Not Applicable

P.A. Review: Not Applicable

DIVISION: Long Range Planning

Agenda Item No.: 2

Subject: 2025 Comprehensive Plan – Land Use Element: Goals and Policies

Description: Long Range Planning staff will lead the Board of Island County Commissioners in a review of the 2016 Comprehensive Plan Land Use Element's goals and policies. Staff will provide feedback from the February open houses and the online engagement website.

Attachment: Memorandum, Excerpt from the Island County 2016 Comprehensive Plan Land Use Element

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

Budget Review: Not Applicable

P.A. Review: Not Applicable



Island County Planning and Community Development

Mary Engle, Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

File No: 382/23 PBRS

Agent: NA

Property Owner: Jim Sable & Linda Olmstead

Assessor's Parcel Number: R33014-444-2240

Summary of Application and Recommendation:

Mr. Sable and Mrs. Olmstead, the property owners, have submitted a Public Benefits Rating System (PBRS) application on November 8, 2023, and it was deemed complete on December 12, 2023. The application is for one parcel that consists of 17.16 acres; though the owners would like to reserve 1 acre for a future homesite so only 16.16 acres are being considered for PBRS.

The subject parcel is accessed via SE Camano Dr, a local county collector road. Staff visited the site on January 11, 2024, to assess the site conditions.

Recommendation: Conditional Approval

Preliminary Information:

Property Owner:

Jim Sable & Linda Olmstead
1992 Elger Bay Rd, PMB 524
Camano Island, WA 98282

Property Address:

3299 SE Camano Dr
Camano Island, WA 98282

When Recorded Return to:

Island County Planning and Community Development
1 NE 7th St
Coupeville, WA 98239

Open Space Taxation Agreement
Public Benefit Rating System (PBRs) - Chapter 3.40 ICC

Grantor: Island County

Grantee(s): Jim Sable & Linda Olmstead

Assessor's Property Tax Parcel Number(s): R33014-444-2240

Abbreviated Legal Description(s):

Full Legal Description(s): See Attachment "A"

Planning File Number: 382/23 PBRS

The application for PBRS classification has been:

- ☐ Approved in Whole ☒ Approved with Condition
☐ Denied in Whole ☐ Denied in Part

Point Value Earned: 15 **Percent Tax Reduction Earned:** Forty (40%)

The parties, in consideration of the mutual covenants and conditions set forth herein, do agree to the following:

1. This agreement shall be effective on the date the legislative body receives this signed agreement from the property owner and shall remain in effect until the property is withdrawn or removed from classification.
2. This agreement shall apply to the parcels of land described herein and shall be binding upon the heirs, successors and assignees of the parties hereto.
3. Final determinations about exemptions, back taxes, and penalties described in WAC 458-30 and RCW 84.34 shall be made by the Island County Assessor.
4. The 40% tax reduction shall be afforded in the following manner:

Tax Parcel Number(s)	Legal Acreage	Acreage in PBRS
R33014-444-2240	17.16	16.16
TOTAL	17.16	16.16

5. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.
6. There shall be no development or ground disturbing activities on the portion of the site that is classified as open space without prior approval from Island County.
7. There shall be no development on the portion of the subject property prior to review and approval of all appropriate land use and building permits. Approval of this application shall not be construed as approval of any structures or facilities.
8. The land shall be used only in accordance with the following additional restrictions:
 - a. **Integrated Forest management Plan:** Eligible lands must remain forested with the Forest Management Plan in place.
 - b. **Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites:** The portion of the property in PBRS must follow the eligibility requirements under ICC 3.40.250.E.
 - c. **Approved Rural Stewardship Plan:** The portion of the property in PBRS must maintain the voluntary Stewardship Plan under ICC 17.02B.410.E
9. **Changes in Use:** If the property owner changes the use of the classified land, the owner must notify the County assessor of the change within sixty (60) days. The assessor shall then impose an additional tax equal to the difference between the tax paid on current use value and the tax that would have been paid on that land had it not been so classified, payable for the seven (7) years last past, plus interest on this additional tax at the same rate as charged on delinquent property taxes, plus a penalty of twenty (20) percent of the total amount.
10. **Monitoring:** The Planning and Community Development Department shall monitor the property to determine the continuing compliance with all of the conditions under which open space classification

was granted and the current uses of the property. Where the Planning and Community Development Department determines that the land is no longer being used for the purpose for which the classification was granted or there has been a change in use, it will report its findings within thirty (30) days to the county assessor.

11. **Annual Affidavit:** Monitoring of lands for continuing eligibility for current use assessment as open space lands shall include an affidavit, to be submitted annually by the landowner, of continuing compliance with the terms and conditions under which open space classification was granted and the current uses of the property. The requisite form and contents of the affidavit required for monitoring shall be described more fully in the county guidelines implementing this chapter. The failure of the owner to submit the affidavit of compliance shall be grounds for the county to reevaluate the property under the PBRs.
12. **Withdrawal:** After eight (8) years of the initial ten-year period has passed, the landowner may request that all or part of his/her land be withdrawn from the classification. The landowner must submit the request to withdraw classification to the assessor at least two (2) years prior to the date upon which it is to be removed from the current use assessment classification. The request to withdraw classification may be revoked at any time until the land is withdrawn from classification. After withdrawal, the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108
13. **Partial Withdrawal:** If a portion of a parcel is removed from classification the remaining portion must meet the same requirements, as did the entire parcel when the land was originally granted classification. Following withdrawal from classification, future valuation of such land as open space resource property under the public benefit rating system is contingent upon reapplication and approval under this chapter. After withdrawal, the applicable taxes and interest shall be imposed as provided in RCW 84.34.070 and 84.34.108
14. **Removal of Land Not Subject to Additional Tax, Interest, and Penalties:** Removal of the subject property from the PBRs program is not subject to additional tax, interest, and penalties in the following instances:
 - a. The property is transferred to a government entity in exchange for other land located in the State of Washington;
 - b. The property is taken by power of eminent domain or transferred in anticipation of the exercise of such power;
 - c. The property is sold or transferred within two (2) years of the death of the owner of at least fifty-percent interest in the land;
 - d. A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of an act of the landowner which changes the use of such property;
 - e. Official action by the state, county or city disallows the present use of such land;
 - f. The property is transferred to a church, such that the land would qualify for a property tax exemption; or
 - g. Acquisition of property interests by state agencies or agencies or organizations qualified under RCW 84.34.210 and 64.04.130 for the purpose of protecting, preserving, maintaining, improving, restoring, limiting the future use of, or otherwise conserving, selected open space land as defined in Chapter 84.34 RCW for public use and enjoyment.
15. **Transfer of Lands Between Current Use Taxation Classifications:** Reclassified between the following current use assessment resource categories pursuant to RCW 84.34.070 are not considered withdrawals and are not subject to the additional tax interest and penalties:
 - a. Reclassification of this property to farm and agricultural lands (RCW 84.34) or designated forest lands (RCW 84.33); or

- b. Reclassification from open space designated farm and agricultural conservation land under RCW 84.34.020(8) to farm and agricultural land under RCW 84.34.020(2) if the land was previously classified as farm and agricultural land.

- 16. ***Sale of Open Space Classified Land:*** When classified open space land is sold, the seller or transferor becomes liable at the time of sale for the additional tax, interest, and penalty of all or a portion of classified lands, unless the new owner signs the notice of continuance which is attached to or shown on the excise tax affidavit. The county auditor shall not accept an instrument of conveyance on any classified land unless the notice of continuance has been signed or the additional tax has been paid.
- 17. ***Breach:*** After the effective date of this agreement, any change in use of the land, except as identified in sections 12, 13, 14, or 15 above, shall be considered a breach of this agreement, and shall be subject to removal of classification and liable for applicable taxes, penalties, and interest as provided in RCW 84.34.080 and RCW 84.34.108.

It is declared that this agreement specifies the classification and conditions as provided for in Chapter 84.34 RCW, ICC 3.40, and the conditions imposed by this Granting Authority. This agreement to tax according to the use of the property may be annulled or canceled at any time by the Legislature.

Granting Authority:

Dated: _____

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Jill Johnson, Chair

Janet St. Clair, Member

Melanie Bacon, Member

As owner(s) of the herein described land I/we indicated by my/our signature(s) that I am/we are aware of the potential tax liability and hereby accept the classification and conditions of this agreement.

Dated: _____

Owner(s)

Dated: _____

(Must be signed by all owners)

Date signed agreement received by Legislative Authority _____

Attachment "A"

Full Legal Description for Parcel R33014-444-2240

That portion of Government Lot 5, also known as the Northeast Quarter of the Northwest Quarter in Section 14, Township 30 North, Range 3 East, W.M., described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 3 East, W.M.;
thence North 89°03'37" East along the South line of said subdivision a distance of 357.94 feet to the Easterly right-of-way of East Camano Drive, and the True Point of Beginning;
thence North 39°55'44" West along said Easterly right-of-way a distance of 96.02 feet to the Southerly most point of a tract of land conveyed to E.A. Morgan and Edith M. Morgan, husband and wife, by instrument recorded October 29, 1974 under Auditor's File No. 278362, records of Island County, Washington;
thence North 28°04'03" East along the Southeasterly boundary of said Morgan Tract a distance of 581.29 feet;
thence North 59°22'10" West a distance of 100.00 feet;
thence North 28°04'03" East a distance of 668.35 feet to the Southwesterly boundary of Camano Blvd. as shown on the Plat of Tyee Beach Divisions 1 and 2;
thence South 59°03'30" East along the Southwesterly boundary of said Camano Blvd. a distance of 91.30 feet;
thence continue along said Southwesterly boundary South 58°45'40" East a distance of 8.73 feet;
thence South 28°04'03" West a distance of 376.79 feet;
thence South 61°55'57" East a distance of 267.94 feet;
thence North 2°28'34" East a distance of 412.26 feet to the Southwesterly boundary of Camano Blvd. as shown on the Plat of Tyee Beach, Division No. 1;
thence South 58°45'40" East along the Southwesterly boundary of said Camano Blvd. a distance of 175.11 feet;
thence continue along said Southwesterly boundary South 45°17'26" East a distance of 67.64 feet;
thence continue along said Southwesterly boundary South 13°04'25" East a distance of 446.71 feet;
thence continue along said Southwesterly boundary South 34°58'25" East a distance of 187.89 feet to the Northerly line of a tract conveyed to James H. Cargill, et ux, by Deed recorded May 4, 1979 under Auditor's File No. 351757;
thence South 89°03'37" West along said line a distance of 102.72 feet to the Northwest corner of said Cargill Tract;
thence South 0°56'23" East along the West line thereof a distance of 385.00 feet to the South line of said Government Lot 5;
thence South 89°03'37" West along said South line a distance of 913.28 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a 20.00 foot wide strip of land lying 10.00 feet on each side of an abutting the following described centerline:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 3 East, W.M.;
thence North 89°03'37" East along the South line of said subdivision a distance of 983.11 feet;
thence North 0°56'23" West a distance of 1116.73 feet to the Southwesterly boundary of Camano Blvd. as shown on the Plat of Tyee Beach Division No. 1 and the true point of beginning;
thence South 4°48'29" East a distance of 38.60 feet;
thence South 3°45'03" West a distance of 61.48 feet;

thence South 7°23'50" West a distance of 85.97 feet to the terminus of herein described centerline.

EXCEPT that portion of said easement lying within the above-described main tract.

(Also known as "New Lot B" of Boundary Line Adjustment recorded April 30, 2004 as Auditor's File No. 4098826 and rerecorded August 17, 2005 as Auditor's File No. 4144321.)

Situate in the County of Island, State of Washington.

**STAFF REPORT FOR
APPLICATION FOR OPEN SPACE LAND CLASSIFICATION
Island County Public Benefit Rating System (PBRs)
382/23 PBRs – Sable-Olmstead**

FINDINGS OF FACT

The Island County Planning and Community Development Department considered the 382/23 PBRs Application for Open Space Classification under the Public Benefit Rating System (PBRs) program and finds the following:

- **PROPOSAL**

On November 8, 2023, Island County received an application from Jim Sable and Linda Olmstead for one parcel eligibility into PBRs.

- **SITE DESCRIPTION**

Location: South end of Camano Island, located off SE Camano Dr., parcel number R33014-444-2240

Area & Site Condition: R33014-444-2240 is a vacant parcel. The subject property is a native forested parcel, it has seasonal streams, and some trails built by the owner for private use.

Access: The subject property is accessed via SE Camano Dr, a local county collector road located on Camano Island.

- **BACKGROUND**

The property is owned by the applicants.

	Parcel A
Parcel number	R33014-444-2240
Current taxes	\$1984.58
Acres proposed for PBRs	16.16
PBRs reduction	40%

- **LAND USE STANDARDS**

The property is zone Rural: R33014-444-2240

- **LEGAL AUTHORITY AND REQUIREMENTS**

- a. ICC 3.40.010 states that the Open Space Tax Act, RCW 84.34, provides an opportunity for landowners to apply for a reduction in property taxes for certain categories of open space, agriculture and timber lands.

- **BASIS FOR ASSESSMENT / ANALYSIS**

- a. High Priority Resource – 5 Points Each

- 5 Integrated Forestry Management Plan:

- This property has a Washington Forest Stewardship Plan with the State Department of Natural Resources.

- 5 Significant Fish & Wildlife Habitat Conservation Areas:

- This property contains seasonal streams.

- b. Medium Priority Resources – 3 Points Each

- 0

- c. Low Priority Resources – 1 Points Each

- 0

- d. Bonus System Points – 5 Points Each

- 5 Properties with an Approved Rural Stewardship Plan:

- This property has an approved Rural Stewardship Plan with Island County.

Qualifying acres: 16.1

TOTAL: 15 out of 57 Points = 40%

- **CONCLUSION**

The Applicant has demonstrated that 16.16 acres of their properties qualify for entry into Island County's PBRs program.

RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusion, it is recommended that 382/23 be approved for PBRs under the following tax reductions and conditions:

R33014-444-2240 of the 16.16 acres are eligible at a tax reduction of 40%.

1. Final determinations about exemptions, back taxes, and penalties described in WAC 458-30 and RCW 84.34 shall be made by the Island County Assessor.
2. No structures shall be erected upon such land except those directly related to, and compatible with, the classified use of the land.

4. There shall be no development or ground disturbing activities on the portion of the site that is classified as open space and received points from PBRs without prior approval from Island County.
5. There shall be no development on the portion of the subject property prior to review and approval of all appropriate land use and building permits. Approval of this application shall not be construed as approval of any structures or facilities.
6. The land shall be used only in accordance with the following additional restrictions:
 - a. **Integrated Forest management Plan:** Eligible lands must remain forested with the Forest Management Plan in place.
 - b. **Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites:** The portion of the property in PBRs must follow the eligibility requirements under ICC 3.40.250.E.
 - c. **Approved Rural Stewardship Plan:** The portion of the property in PBRs must maintain the voluntary Stewardship Plan under ICC 17.02B.410.E
7. **Changes in Use:** If the Property Owner changes the use of the classified land, the Property Owner must notify the County Assessor of the change within sixty (60) days. The Assessor shall then impose an additional tax equal to the difference between the tax paid on current use value and the tax that would have been paid on that land had it not been so classified, payable for the seven (7) years last past, plus interest on this additional tax at the same rate as charged on delinquent property taxes, plus a penalty of twenty (20) percent of the total amount.
8. **Monitoring:** The Planning and Community Development Department shall monitor the property to determine the continuing compliance with all of the conditions under which open space classification was granted and the current uses of the property. Where the Planning and Community Development Department determines that the land is no longer being used for the purpose for which the classification was granted or there has been a change in use, it will report its findings within thirty (30) days to the County Assessor.
9. **Annual Affidavit:** Monitoring of lands for continuing eligibility for current use assessment as open space lands shall include an affidavit, to be submitted annually by the landowner, of continuing compliance with the terms and conditions under which open space classification was granted and the current uses of the property. The requisite form and contents of the affidavit required for monitoring shall be described more fully in the county guidelines implementing this chapter. The failure of the owner to submit the affidavit of compliance shall be grounds for the County to reevaluate the property under the PBRs.
10. **Agreement:** The Property Owner and Island County agree to the terms set forth in the "Open Space Taxation Agreement".

Enc:

Enclosure A – Vicinity Map

ISLAND COUNTY PUBLIC BENEFIT RATING SYSTEM APPLICATION

Rcv'd Island County

NOV 08 2023

Community Development



~OPEN SPACE LAND CLASSIFICATION IN ACCORDANCE WITH 84.34 RCW & ICC 3.40~

CONTACT INFORMATION	
Agent ¹ Name:	
Agent Mailing Address:	
Agent Phone Number:	
Agent Email Address:	
Applicant ² Name:	Jim Sable and Linda Olmstead
Applicant Mailing Address:	1992 Elger Bay Road, PMB 524 Camano Island, Wa 98282
Applicant Phone Number:	206-939-0582
Applicant Email Address:	jsable9010@gmail.com

¹An Applicant Authorization Form is required if an applicant uses an agent to apply on their behalf.

²The applicant is considered to be the property owner, unless otherwise noted.

PROPERTY INFORMATION	
Property Address ³ :	3299 SE Camano Drive, Camano Island, WA 98282
Name of Access Road:	SE Camano Drive
This is a:	<input checked="" type="checkbox"/> Public Road - Access Permit Number: <input type="checkbox"/> Private Road
Within City/Town Limits?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, City/Town:
Presently in Current Use Program?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Program:
Applicant's Interest in Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Purchasing through contract <input type="checkbox"/> Other, Please explain:

Tax Parcel Number(s)	Total Acreage	Acreage for PBRs	
R33014-444-2240	17.16	16.16	

³If no address, provide nearest crossroads and written directions to the property on a separate sheet of paper.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I (we) am (are) aware of the potential tax liability involved when the land ceases to be classified under the provisions of RCW 84.34 and ICC 3.40.

I (we) also declare under the penalties for false swearing that this application and any accompanying documents have been examined by me (us) and to the best of my (our) knowledge it is a true, correct, and complete statement. (All owners of the property must print and sign below)

Jim Sable

Print Name

→

Signature

Linda Olmstead

Print Name

→

Signature

Print Name

→

Signature

Print Name

→

Signature

State of Washington
County of Island

On This day personally appeared before me November 7, 2023

James Sable + Linda Olmstead to me proven to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

Martha Magana
(Notary Signature)

Martha Magana 11/7/23
(Printed Notary Name) (Date)

Manysville April 13, 2027
(Residing at) (My commission Expires)



Rec'd Island County

NOV 08 2023

Community Development

PROPERTY INFORMATION

I. GENERAL

- A. Describe all present and proposed uses of the proposed **open space land** on your parcel(s). Attach additional sheets if necessary.

~~To maintain the property as an intact ecosystem and as a bulwark against the rampant development on Camano Island.~~

- B. Describe all present and proposed uses of the **non-open space land** on your parcel(s).

~~The one acre adjacent to SE Camano Drive will be reserved for a possible future homesite.~~

- C. Describe all existing and planned improvements such as buildings, drainage systems, wells, and roads. Indicate distance of the improvements from the proposed open space land.

~~The only existing improvements are a network of foot trails. At most, 10% of the property will be cleared for that purpose. Also, we built a 12' foot bridge over a ravine and plan to build another over a nearby seasonal creek. These improvements are located within the proposed open space land as well as the non-open space land.~~

- D. Is the land subject to lease or other agreement, such as an easement, which permits any other use than its present use?

☐ Yes – If yes, attach copies of all leases, options, easements, & similar agreements.
☒ No

PROPERTY INFORMATION

II. RESOURCE INVENTORY

Identify which of the following priority resources, as defined in the *Basis for Assessment for Island County Public Benefit Rating System* document, are contained on your property. Remember to include justifications for each category on the next page or a separate sheet of paper.

Priority Resource Points

30 points maximum from no more than 6 Priority Resource categories per ICC 3.40.030.

High Priority Resource (5 Points)	
Resource and Rural Agricultural Lands	
Integrated Forest Management Plan	5
Privately Owned Trails and Corridors	
"Natural" Shoreline Environments	
Significant Fish and Wildlife Habitat Conservation Areas, Species and Habitats of Local Importance, Category A or B Wetlands, and Special Plant Sites	5
Historic Landmark/Archaeological Site	
Private Lands within Designated National Preserves	
Active or Passive Recreation Area	
Medium Priority Resource (3 Points)	
"Conservancy" Shoreline Environment	
Flood Hazard Buffer Area	
Geologic Hazard Buffer Area	
Scenic Natural Resources, Viewpoint, or View Corridors	
Urban Growth Area Open Space	
Public Lands Buffer	
Category C or D Wetlands	
Low Priority Resource (1 Point)	
Artificial/Category E Wetlands	
Total Priority Resource Points	10

Bonus System Points

38 points maximum per ICC 3.40.030(D).

Public Priority (5 pts)	
Voluntary Resource or Critical Area Restoration (5 pts)	5
Surface Water Quality Buffer Areas (1, 3, 5 pts)	5
Drainage Area (5 pts)	
Contiguous Parcels Under Separate Ownership (3 pts)	
Conservation/Historic Easement in Perpetuity (5 pts)	
Properties with an Approved Rural Stewardship Plan (5 pts)	5
Properties near or adjacent to a public or current use classified land (2, 4, or 5 pts)	

Bonus System Cont. – Public Access¹

Unlimited Public Access (5 pts)	
Limited Public Access/Sensitive Area (5 pts)	
Privately Owned Tideland Access (5 pts)	
Limited Public Access (3 pts)	
No Public Access (0 pts)	0
Total Bonus System Points	10

¹Public access is not required as a condition of enrollment into the PBRs program; although, public access is *highly* encouraged. If proposing public access, describe on a separate sheet of paper how the land can be accessed by the public.

TOTAL PRIORITY RESOURCE AND BONUS SYSTEM POINTS	20
--	-----------

Qualifies for the Super Bonus Category? (circle one)	<input type="checkbox"/> Yes/ <input checked="" type="checkbox"/> No
---	---

Corresponding Tax Reduction (for reference purposes only)

Public Benefit Rating Points	Tax Reduction
0-4	0% of assessed value
5-9	20% of assessed value
10-14	30% of assessed value
15-19	40% of assessed value
20-24	50% of assessed value
25-29	60% of assessed value
30-34	70% of assessed value
35-39	80% of assessed value
40-57	90% of assessed value

PROPERTY INFORMATION

III. PRIORITY RESOURCE AND BONUS SYSTEM JUSTIFICATION

For each of the priority resource and bonus system points you choose above, please fill out one explanation section below. You should also submit additional supporting documentations, as applicable. If you require additional sections, please copy this page or use a separate sheet of paper. Please review the *Basis for Assessment for Island County Public Benefit Rating System* document for more information.

Priority Resource: Integrated Forest Management Plan **Resource Acreage:** 16.16 **Points:** 5

Please explain the reason(s) you believe your property qualifies for this priority resource:

The property qualifies for this priority resource because the Island County
Planning & Community Development Department approved our Rural
Stewardship Plan, on October 2, 2023.

Priority Resource: Significant Fish & Wildlife Conservation Area **Resource Acreage:** 16.16 **Points:** 5

Please explain the reason(s) you believe your property qualifies for this priority resource:

As stated in our Rural Stewardship Plan, the property contains a wetland area
and seasonal streams. Along one stream, there are multiple skunk cabbage
sites.

Priority Resource: Voluntary Resource or Critical Area Restoration **Resource Acreage:** 16.16 **Points:** 5

Please explain the reason(s) you believe your property qualifies for this priority resource:

We have a Forest Stewardship Plan, approved by forester Stacey Dixon of the
Snohomish Conservation District on January 5, 2023. In that Plan, we have
committed to and Implemented eradication of invasive species, such as holly and
Himalatyan blackberry from the property.

PROPERTY INFORMATION

III. PRIORITY RESOURCE AND BONUS SYSTEM JUSTIFICATION

For each of the priority resource and bonus system points you choose above, please fill out one explanation section below. You should also submit additional supporting documentations, as applicable. If you require additional sections, please copy this page or use a separate sheet of paper. Please review the *Basis for Assessment for Island County Public Benefit Rating System* document for more information.

Priority Resource: Properties with an Approved Rural Stewardship Plan **Resource Acreage:** 16.16 **Points:** 5

Please explain the reason(s) you believe your property qualifies for this priority resource:

We have a Rural Stewardship Plan approved by the Island County Planning and
Community Development Department on October 2, 2023.

Priority Resource: _____ **Resource Acreage:** _____ **Points:** _____

Please explain the reason(s) you believe your property qualifies for this priority resource:

Priority Resource: _____ **Resource Acreage:** _____ **Points:** _____

Please explain the reason(s) you believe your property qualifies for this priority resource:

LEGAL DESCRIPTION

EXHIBIT A

That portion of Government Lot 5, also known as the Northeast Quarter of the Northwest Quarter in Section 14, Township 30 North, Range 3 East, W.M., described as follows:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 3 East, W.M.;

thence North 89°03'37" East along the South line of said subdivision a distance of 357.94 feet to the Easterly right-of-way of East Camano Drive, and the True Point of Beginning;

thence North 39°55'44" West along said Easterly right-of-way a distance of 96.02 feet to the Southerly most point of a tract of land conveyed to E.A. Morgan and Edith M. Morgan, husband and wife, by instrument recorded October 29, 1974 under Auditor's File No. 278362, records of Island County, Washington;

thence North 28°04'03" East along the Southeasterly boundary of said Morgan Tract a distance of 581.29 feet;

thence North 59°22'10" West a distance of 100.00 feet;

thence North 28°04'03" East a distance of 668.35 feet to the Southwesterly boundary of Camano Blvd. as shown on the Plat of Tyee Beach Divisions 1 and 2;

thence South 59°03'30" East along the Southwesterly boundary of said Camano Blvd. a distance of 91.30 feet;

thence continue along said Southwesterly boundary South 58°45'40" East a distance of 8.73 feet;

thence South 28°04'03" West a distance of 376.79 feet;

thence South 61°55'57" East a distance of 267.94 feet;

thence North 2°28'34" East a distance of 412.26 feet to the Southwesterly boundary of Camano Blvd. as shown on the Plat of Tyee Beach, Division No. 1;

thence South 58°45'40" East along the Southwesterly boundary of said Camano Blvd. a distance of 175.11 feet;

thence continue along said Southwesterly boundary South 45°17'26" East a distance of 67.64 feet;

thence continue along said Southwesterly boundary South 13°04'25" East a distance of 446.71 feet;

thence continue along said Southwesterly boundary South 34°58'25" East a distance of 187.89 feet to the Northerly line of a tract conveyed to James H. Cargill, et ux, by Deed recorded May 4, 1979 under Auditor's File No. 351757;

thence South 89°03'37" West along said line a distance of 102.72 feet to the Northwest corner of said Cargill Tract;

thence South 0°56'23" East along the West line thereof a distance of 385.00 feet to the South line of said Government Lot 5;

thence South 89°03'37" West along said South line a distance of 913.28 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a 20.00 foot wide strip of land lying 10.00 feet on each side of an abutting the following described centerline:

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 14, Township 30 North, Range 3 East, W.M.;

thence North 89°03'37" East along the South line of said subdivision a distance of 983.11 feet;

thence North 0°56'23" West a distance of 1116.73 feet to the Southwesterly boundary of Camano Blvd. as shown on the Plat of Tyee Beach Division No. 1 and the true point of beginning;

thence South 4°48'29" East a distance of 38.60 feet;

thence South 3°45'03" West a distance of 61.48 feet;

thence South 7°23'50" West a distance of 85.97 feet to the terminus of herein described centerline.

EXCEPT that portion of said easement lying within the above-described main tract.

(Also known as "New Lot B" of Boundary Line Adjustment recorded April 30, 2004 as Auditor's File No. 4098826 and rerecorded August 17, 2005 as Auditor's File No. 4144321.)

Situate in the County of Island, State of Washington.

Rcv'd Island County

NOV 08 2023

Community Development



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 • Camano: 360.387-3443 • 7339 FAX: 360.679.7306 • 1 NE 7th Street,
Coupeville, WA 98239 • Website: <http://www.islandcountywa.gov/planning>

Rcv'd Island County

**STAFF REPORT & DECISION
RURAL STEWARDSHIP PLAN – TYPE I
239/23 RSP – James Sable**

NOV 08 2023

Community Development

I – PROPOSAL

The applicant, Jim Sable, is proposing to enter one parcel into Island County's Rural Stewardship Program.

II – GENERAL INFORMATION

Permit Type	Rural Stewardship Plan – Type I Ministerial Decision
Permit Number	239/23 RSP
Date of Complete Application	09/15/2023
Decision	Approved with conditions
Applicant	James Sable
Date of Approval	10/02/2023

III – SITE DATA

Affected Parcel Number(s)	R33014-444-2240
Address	3299 SE Camano Dr., Camano Island, WA
Property Owner(s)	James Sable
Location	Camano Island, WA
Total Area	17.16 Acres
Zone Designation	Rural
Allowable Density	Rural:1 dwelling unit per 5 acres
Development	1 acre reserved for potential future homesite
Associated Permits	None

IV – PROGRAM COMPLIANCE

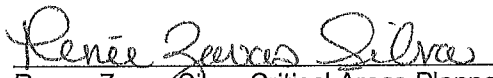
Local Government Review Items	Complies (Y/N)	Comments
Property is at least one (1) acre in size.	Y	Each parcel is over 1 acre and acres combined
Property is located in unincorporated Island County.	Y	The subject parcel is located in the Rural Zone.
Rural Stewardship Plan meets mandatory requirements and at least the minimum number of selective practices.	Y	The subject parcels meet mandatory requirements
Application includes completed applicable worksheets (field, land, & wetland buffer).	Y	Field and land worksheets submitted
Applicant goals are consistent with the intent of the Rural Stewardship Program	Y	The Applicant is proposing to preserve and enhance wildlife habitat.

V – FINDINGS

1. Planning & Community Development Department has evaluated the applicant's Rural Stewardship Plan application as a Type I decision pursuant to Island County Code.
2. The proposal complies with all the review items listed in section IV of this report.

VI – DECISION

Application 239/23 RSP is hereby **APPROVED** by Island County Planning and Community Development this 2nd day of September 2023. Parcel R33014-444-2240 is now enrolled in Island County's Rural Stewardship Program and subject to the plans and conditions outlined in the RSP application submitted by James Sable.


Renee Zavvas Silva, Critical Areas Planner

VII -- APPEALS

To file a written statement of appeal to the hearing examiner, the written statement of appeal must be received within fourteen (14) days following the mailing of the director's decision by either personally delivering the written statement of appeal to the office of the director that issued the decision, or by mailing the written statement of appeal to the following address: Island County Hearing Examiner, P.O. Box 5000, Coupeville, WA 98239.

Attachments:

1. Copy of Approved Rural Stewardship Plan to be recorded with Island County Auditor's Office.

APPROVED PLOT PLAN

to be kept on site with plans

Renee Zewas Silva 10/02/23
Signature Date**ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT****RURAL STEWARDSHIP PLAN (RSP) APPLICATION**

By agreeing to practice specific land management techniques, applicants are afforded a higher degree of flexibility in how they use and develop their property, or they may prefer to receive a reduction in taxes. To be eligible for the *Rural Stewardship Plan*, an applicant must agree to commit to a selection of techniques, some of which are mandatory.

This Application has four separate sections: (1) Basic Information; (2) Natural Resource Assessment and Map; (3) Development and Land Use Goals and Map; (4) Rural Stewardship Practices.

At the end of sections 2 and 3 you will be asked to draw maps. The first map will define the location of natural resources on your land. The second map will define the location of uses, structures and activities on your property. The purpose of drawing two separate maps is to reduce confusion that could occur by placing too much detail on just one map.

Before completing Section 4, applicants should meet with County Planning staff about which low impact development practices are applicable to their property. After submitting their completed application, an approval conference will be scheduled.

SECTION 1 – BASIC INFORMATION

Name Jim Sable Mailing Address 14912 Elder Bay Road, PMB 524
City Camano Is. State WA Zip 98282 Phone 206-939-0582
E-mail Address jsable940@gmail.com
Parcel # R33014-444-2240 Lot Size 17.1 acres Zoning Rural
Physical Address of Property 3299 SE Camano Dr., Camano Is., WA

SECTION 2 – NATURAL RESOURCE ASSESSMENT**Wetlands, Streams, Shorelines, and Habitat**

1. Do you have wetlands on your property? Use the **Field Indicators Worksheet** in the *Island County Wetland Identification Guide* to determine if you have wetlands on, or near, your property.

IF YOUR PROPERTY CONTAINS OR IS AFFECTED BY WETLANDS, SUBMIT THE FIELD INDICATORS WORKSHEET ALONG WITH THIS RSP APPLICATION. CONTINUE TO QUESTION #2.

FOR PROPERTY NOT CONTAINING OR AFFECTED BY WETLANDS, SUBMIT THE FIELD INDICATORS WORKSHEET ALONG WITH THIS RSP APPLICATION. SKIP TO PAGE #3, AND CONTINUE COMPLETING THIS APPLICATION.

2. In square footage or acres, estimate the size of the wetland: 1/4 acre

Rcv'd Camano Annex

JUN 13 2023

Island County
Community Development

3. Do you have any streams or ditches on your property? If yes, describe: There is a small stream that runs roughly south to north for most of the year. There is another shallow stream that flows southwest to northeast only during winter.

4. Is this a waterfront property? If yes, indicate whether it is a lakefront or along Puget Sound: No.

5. Generally describe any habitat or species that you have observed on the property car, slugs, owls, eagles

6. Have you observed any of the following protected species on or near your property: Great Blue Heron, Common Loon, Osprey, Pileated Woodpecker, Trumpeter Swan, Bald Eagle, Peregrine Falcon, Northern Sea Lion, Gray Whale, Marbled Murrelet.

For photos, go to **Protected Birds/Mammals** at: <http://www.islandcounty.net/planning/rsp.htm>

eagle

PLEASE COMPLETE AND SUBMIT THE WETLAND BUFFER WORKSHEET WITH YOUR RSP APPLICATION

7. Utilizing the **Wetland Buffer Worksheet**, identify the type of wetland(s) you have. The County's Critical Areas Ordinance establishes five different categories of wetlands, A, B, C, D, and E

D Native Plant wetland

8. Utilizing the **Wetland Buffer Worksheet** located in the *Island County Wetland Identification Guide*, provide the Habitat Score 27

Topography

1. Generally describe the topography of your property (flat, rolling, sloping, steep, etc.) Steep
ravines, bluffs with flat plateaus
2. Are there any significant topographic features on your property (bluff, ravine, etc.)? If so, describe
See above answer

Natural Resource Assessment Map: Please draw a map of your property that shows the natural resources, habitats and topographic features that you described above. Use a separate piece of paper if you prefer, but no larger than 11x17 in. When possible, please indicate dimensions. You may attach photographs.

Features to include on your map:

- | | | | | |
|---|---|--|---|---------------------------------------|
| <input type="checkbox"/> Property Lines | <input type="checkbox"/> Wildlife Habitats | <input type="checkbox"/> Cleared Areas | <input type="checkbox"/> Drainage Ditches | <input type="checkbox"/> Ponds |
| <input type="checkbox"/> Steep Slopes | <input type="checkbox"/> Pastures/Meadows | <input type="checkbox"/> Streams | <input type="checkbox"/> Wet Areas | <input type="checkbox"/> Wooded Areas |
| <input type="checkbox"/> Bluffs | <input type="checkbox"/> Any Other Features | | | |

See attached Map A



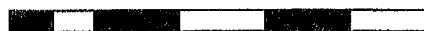
Forestry

WASHINGTON STATE UNIVERSITY
EXTENSION

Property: ☐ Sable Parcel



80 0 80 160 240 320 ft



Note: Some alignment shifting may take place, due to county data projections.

SECTION 3 - DEVELOPMENT AND LAND USE GOALS

1. Describe your development and land use goals: I plan to maintain the property as an intact ecosystem, as a bulwark against the rampant development on Camano. Possibly reserve one acre for a homestead.
2. How long do you think it will be before you sell your property? Not for the foreseeable future.
3. Are you planning on subdividing your property? If so, describe the likely parcel sizes and when you may subdivide No.
4. Describe the amount of any clearing activities. Please provide this information in square footage or acres of clearing and the percent of the lot that will be cleared. It is also useful to know how many board feet of timber will be removed: The only clearing activity so far and in the future is to build foot trails on the property. At most, 10% of the property will be cleared for this purpose. I built a 12' foot bridge over a ravine and plan to build another over a seasonal creek. No timber has been, or will be, removed.
5. Describe the nature of any clearing activities. Provide information on the type of vegetation that will be removed (e.g. blackberries, alder, evergreen); whether the clearing is a thinning operation or a clear cut; and whether it involves removing just the merchantable timber or if it includes removal of under-story: No clearing activity, other than described above, has been, or will be, done.

6. Will your development be served by a **septic system** or by a **sewer system**? (circle one) N/A

7. Will your development be served by a **well** or by a **water system**? (circle one) N/A

8. How close will your development activities be to a critical area? When describing "activities" you should include houses, outbuildings, clearings, pastures, and any other change to the landscape.

N/A

9. Estimate the amount of impervious surface you will be establishing. Describe the total amount of impervious surfaces created by structures, patios, driveways, or any other hardened or roofed surface. Provide this estimate in total square footage and as a percent of the total parcel size.

N/A

10. How long and wide will your driveway be, and what will it be made of? Please provide the average width of the driveway, an estimate for how long it will be, and a description of surface (e.g. gravel, dirt, paved):

N/A

11. Describe the utilities and their locations. Please include: Power, water, septic, sewer, cable, phone/data lines, heating tanks, etc.

N/A

FOR PROPERTIES WITH WETLANDS, PLEASE ALSO COMPLETE THE LAND USE INTENSITY WORKSHEET AND SUBMIT WITH RSP APPLICATION

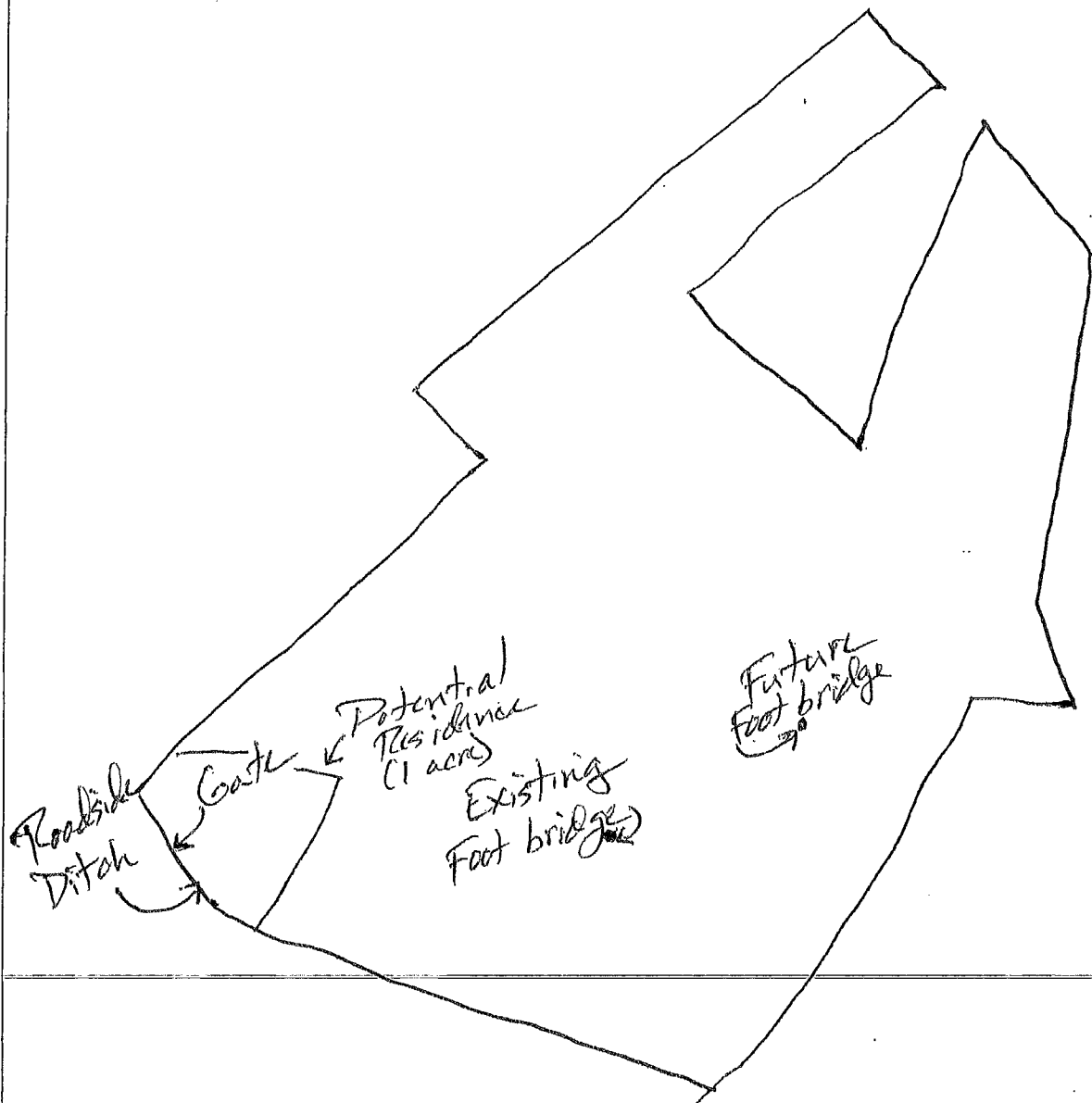
12. For properties with wetlands, utilizing the **Land Use Intensity Worksheet** located in the *Island County Wetland Identification Guide*, circle the intensity level: **High Medium Low**

None

Goals Assessment Map: Please draw a map of your property that shows the existing and proposed structures, uses, and activities that you described above. Use a separate piece of paper if you prefer, but no larger than 11x17 in.

Features to show on your map:

- | | | | | |
|--|---|-------------------------------------|--|--|
| <input type="checkbox"/> Property Boundaries | <input type="checkbox"/> Septic/Sewer | <input type="checkbox"/> Water/Well | <input type="checkbox"/> Existing Structures | <input type="checkbox"/> Potential Development |
| <input type="checkbox"/> Grazing Areas | <input type="checkbox"/> Garden/Lawn | <input type="checkbox"/> Utilities | <input type="checkbox"/> Roadside Ditches | <input type="checkbox"/> Drainage Improvements |
| <input type="checkbox"/> Fences | <input type="checkbox"/> Roads, Driveways, Parking, etc | | | |



SECTION 4 – RURAL STEWARDSHIP PRACTICES

The final step in the Rural Stewardship Plan is to make a commitment to employing land management practices that are intended to enhance water quality and habitat protection on your property. Some of the practices are mandatory. Others are selective practices from which you are asked to choose your preferences. Before completing Section 4, please make an appointment with Planning staff to determine applicable low impact development practices.

More info at http://www.island_county.net/planning/RSP.htm

Mandatory Water Quality Practices:
The following water quality practices are **mandatory**. Please read through these practices and initial each to acknowledge acceptance.

- No intrusions into the water quality buffer. *[Signature]*
- Proper hazardous waste disposal (paint, petroleum, chemicals, etc.) *[Signature]*
- Proper car washing practices *[Signature]*
- Proper pet waste disposal *[Signature]*
- Proper yard waste disposal and/or composting *[Signature]*
- Proper septic system maintenance and inspection as required by County Code 8.07D *[Signature]*
- Use of environmentally friendly fertilizers, pesticides and herbicides *[Signature]*
- Less than 10% impervious surface *[Signature]*

Mandatory Habitat Practices: The following commitments are **mandatory**. Please read through these practices and initial each to acknowledge acceptance.

- Proper residential exterior lighting *[Signature]*
- Downed trees will be left in the buffer *[Signature]*
- Less than 50% clearing on Lots between 1 and 4.5 acres in size *[Signature]*
- Less than 35% clearing on Lots greater than 4.5 acres *[Signature]*

Selective Practices: Please select the number of choices indicated in each section.

**Your choice --
WATER QUALITY PRACTICES**

Select 1:

- ☐ Further reduction of impervious surface – less than 5% impervious surface
- ☒ On balance, my wetland and stream buffers exceed the standard buffers by 50%

Select 2:

- ☒ Rain gardens and cisterns are utilized to capture runoff from impervious surfaces
- ☐ A soil amendment plan is prepared and implemented to repair compacted soils that are created during construction
- ☒ A minimal excavation foundation is used for the primary residence
- ☐ I qualify for the County's homeowner septic inspection program & will be certified within 12 months my approved Rural Stewardship Plan
- ☐ A pesticide, fertilizer and herbicide management plan is prepared and implemented

Select 1:

- ☐ Construction of a narrow driveway (less than 14 ft. width)
- ☒ My lawn and home will total less than 5,000 square feet
- ☐ Porches, decks and other outdoor gathering places are oriented away from the Wetland and Wetland Buffer

**Your choice --
HABITAT PRACTICES**

Select 1:

- ☐ Further reduction of cleared area – less than 10%
- ☒ On balance, my wetland and stream buffers exceed the standard buffers by 50%

Select 2:

- ☐ Enrollment in the Backyard Wildlife Habitat Program
- ☒ Preparation and implementation of a site specific habitat management plan
- ☐ A conservation easement will be dedicated for critical area protection
- ☒ An enhancement or restoration plan is prepared and implemented
- ☐ A landscape plan is developed that utilizes drought tolerant native vegetation
- ☐ Vegetation that is removed is salvaged and replanted on site after completion of the development, or it is utilized off site
- ☐ A plan is developed and implemented to remove invasive vegetation and replace with native vegetation
- ☐ Development of a management plan to control domestic animals

Select 1:

- ☐ Wetland Buffers are permanently marked or signed
- ☒ Nesting structures are placed on site

Select 1:

- ☐ I will use the Rural Stewardship Plan in order to be eligible for a reduction in land use intensity
- ☒ I will use the Rural Stewardship Plan so that I may be considered for enrollment in the Public Benefit Rating System program (PBRs). For further info about PBRs, please visit the link at <http://www.islandcounty.net/planning/RSP.htm>

Please review your application for completeness. After submittal, applicants will meet with Planning staff in an approval conference. Thank you for your commitment to Rural Stewardship

Island County Planning and Community Development Field Indicators Worksheet

The Field Indicators Worksheet will help you and the County determine if a wetland or wetland buffer is on your property. Applicants for permits for single family residential uses must either complete this Worksheet or, at their option, hire a wetland professional to complete a Wetland Report that includes the elements of the Worksheet. All other applicants (commercial or non-residential) must do the latter, if the County verifies that the development proposal is for land that contains or is affected by a wetland.

The comments section of this Worksheet may be used to record any particulars or information about your property. You may attach additional pages and photographs.

The County will verify the information provided in this Worksheet or related wetland report.

This Worksheet must be included with every application for development. Prospective purchasers may also ask the County to review the Worksheet to assist them in determining whether the property they are interested in purchasing contains wetlands.

Applicant Name (please print):

Jim Sable

Date:

6/6/23

Parcel or Key Number:

R33014-444-2240

Hydrology

The presence of water is the most obvious and common indicator of a wetland. There are several factors that must be considered in describing whether or not you have water on your property. Some wetlands have standing water all year long; others are soggy only during wetter months of the year; and, others appear wet only after storm events.

1. Is there ever standing water on the property?

☒ Yes ☐ No

If No, proceed to question #3

If Yes, is it:

☐ 4 weeks - 4 months ☒ 4 months - 8 months - Seasonally ☐ 8 months - Year Round

2. If you answered yes to question #1, are the surrounding adjacent areas:

Topographically higher ☒ Yes ☐ No

Topographically lower ☐ Yes ☐ No

Topographically the same elevation ☐ Yes ☐ No

3. When you dug the hole, did you observe any water within 10 inches of the ground surface?

☐ Yes ☐ No

4. Identify any features through which water flows onto your property (Check all that apply)

☒ Stream

☐ Culverts

☐ Ditches

☐ Roadside Ditch

☐ Storm Drains

☐ Ponds, lakes, estuaries

☐ Pumps

☐ Other

5. Identify any features through which water flows off of your property (Check all that apply)

☒ Stream

☐ Culverts

☐ Ditches

☐ Roadside Ditch

☐ Storm Drains

☐ Ponds, lakes, estuaries

☐ Pumps

☐ Other

6. Are there defined ditches/channels on, or near your property that have water?

☐ Yes, there are ditches/channels that have occasional water flow (e.g. after storm events).

☒ Yes, there are ditches/channels that have regular water flow during wet months.

☐ Yes, there are ditches/channels that have water flow all year long.

☐ No, there are no defined channels

If Yes, how wide is defined channel?

☐ Large (>2 ft across)

☒ Small (<2 ft across)

☐ Grass Lined Swale (dried up pond)

Comments:

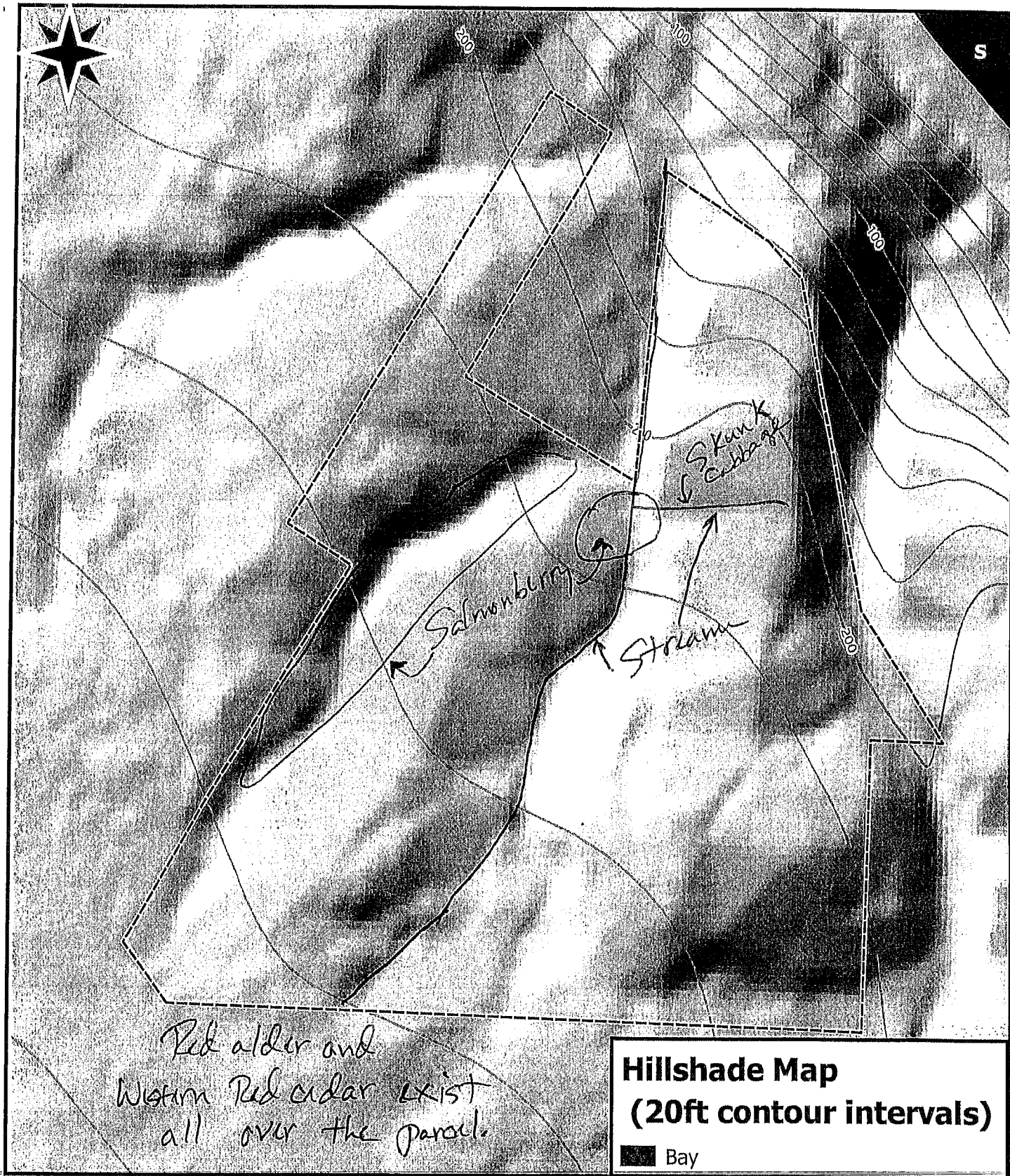
Hydrology Map

Please refer to the *Hydrology Map Example* found in the *Wetland Identification Guide* for instructions

Draw a close approximation of the features you listed in questions 1-6 of the Hydrology section of the Field Indicators Worksheet. Please label the features and approximate dimensions. You may also include areas where wetland vegetation was observed and sites where you performed your soil samples. An organized and informative drawing will help make our site visit more efficient. For greater accuracy, you may obtain an aerial map of your parcel from the Island County Planning and Community Development offices, and use it as the base layer for your map. The Hydrology Map section of the *Island County Wetland Identification Guide* has further information.

See attached Map B.

Comments:



Forestry

WASHINGTON STATE UNIVERSITY
EXTENSION

Property: ☐ Sable Parcel



80 0 80 160 240 320 ft



Note: Some alignment shifting may take place, due to county data projections.

Washington Forest Stewardship Plan

I. Cover Page

Landowner Information

Name: Jim Sable & Linda Olmstead

Address: 1992 Elger Bay Road, PMB 524, Camano Island, WA 98282

Phone: 206-235-4125

Email: jsable9010@gmail.com

Revised Island County

NOV 08 2023

Community Development

Property Information

Acreage: 17.1 acres

County: Island

Legal Description: Ptn GL5, Sec 14-30N-R3 EWM

Parcel Number: R33014-444-2240

Street Address or Location Description: 3299 SE Camano Drive, Camano Island, WA 98282

Plan Preparer

Name: Jim Sable & Linda Olmstead

Address: 1992 Elger Bay Road, PMB 524, Camano Island, WA 98282

Phone: 206-235-4125

Email: jsable9010@gmail.com

Assisted By

Name:

Title:

Affiliation:

Address:

Phone:

Email:

Plan Preparation Date: December 2022

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II. Landowner Objectives

Specific Objectives:

- Create a healthy, well-balanced forest that will provide a buffer to the growing effects of climate change.
- Maintain, enhance and enlarge a biologically diverse forest free of invasive, non-native species.
- Encourage a variety of wildlife especially for eagles, frogs, skinks, deer, rabbits, owls and other native species.
- Increase forest diversity by introducing native tree species not present on the property.

III. General Property Description and Overview

Property Overview

The property consists of a single parcel which we purchased in August 2020. It is located on the southeast side of Camano Island. This lot is completely forested. It stretches from SE Camano Drive on its southwest corner to Dallman Road on its northeast side. The property has thirteen sides. Part of the reason for this odd configuration is a 1.53 acre chunk bordering Dallman Road that was transferred prior to our ownership. That transfer was the result of a property exchange by a prior owner of our property and an adjacent owner. That parcel now contains a single family residence which was built in 2006.

Access

Access is through a short, private, gravel driveway located on our approximately 100-foot boundary facing SE Camano Drive. I installed a 12-foot metal gate next to the road in August 2022.

General Forest and Property Description

The parcel has portions that are covered by a dense forest canopy of bigleaf maples, western hemlocks and western red cedars. Other parts are less enclosed where the canopy consists of red alders. The terrain is crisscrossed by moderately steep ravines. The alders and maples tend to predominate in the lower and consequently wetter areas of the property while the higher elevations have more hemlocks and cedars. The understory consists of sword ferns, salal and salmonberry along with lots of stinging nettle. There are also limited amounts of Himalayan blackberry.

In the two years since the property was purchased, we created a trail system leading from the driveway at SE Camano Drive. The main trail loops to the approximate center of the parcel

with a branch that traverses two ravines in that area and up a moderately steep hill to the northeast portion. At the end of that trail, we discovered a deer blind with a primitive ladder leading to it had been built in a large cedar. We plan to remove it soon. Meanwhile, another branch has been started from the loop trail which leads towards the northern portion. Large areas remain unexplored where the brush is very dense. Much more work remains to be done to complete the trail system.

To the south of the parcel is a neighboring ten acre property which has been mostly cleared, except for a wooded portion on the east side. On that property are several buildings including a single-family residence and the historic Tyee Store which is no longer in business. Also on that parcel and close to our southern border is a two-story metal barn which houses the Jack Gunter art studio.

We have not yet explored the eastern boundary of the lot. Neighbors have stated an old unpaved road, possibly once used for logging, runs near that border.

Three sample plots were evaluated on the property. Each plot is 1/50th of an acre, or 16.7 feet in diameter. Each plot has the following characteristics:

Plot 1

Understory species: salmonberry, lady fern, sword fern & stinging nettle

Tree #	Species	Diameter (in.)	Height (ft.)	Live Crown ratio	Live/Dead
1	alder	8.8		60%	
2	alder	8			
3	alder	6.3			Dead
4	alder	13.6	67.7		
5	alder	10			
6	alder	12			
7	alder	7.3			

Plot 2

Understory species: salmonberry, lady fern, sword fern & stinging nettle

Tree #	Species	Diameter (in.)	Height (ft.)	Live Crown ratio
1	western hemlock	16.6		60%
2	western hemlock	10.1		50%
3	western hemlock	9.7		50%
4	western hemlock	5		
5	western hemlock	9.1		
6	grand fir	26.9	118	50%

Plot 3

Tree #	Species	Diameter (in.)	Height (ft.)	Live Crown ratio
1	maple	35.76		75%
2	western hemlock	11.5		80%

Average diameter: 12.71
Trees per acre: 250
Average LCR: 61%

The size and height of the timber indicates the forest is likely to be approximately 60–90 years old.

Property Corners and Boundaries

The entire parcel was surveyed and it was recorded on July 16, 2021. Wooden stakes and flagging were installed by the surveyor at that time.

Land Use/Forest Management

The area was heavily logged in the early to mid-20th century as evidenced by a number of large old-growth stumps spread across the area. The driveway at the entrance to the parcel located at SE Camano Drive was made with large gravel chunks. It was likely installed immediately prior to the property being logged.

Weather

The climate is temperate. Summer temperatures are generally in the 60's and winter temperatures are in the 30's and 40's. The warmest month of the year is July with an average maximum temperature of 73.6 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 27.9 degrees Fahrenheit. Temperature variations between day and night during the summer can reach 22.9 degrees Fahrenheit, while winter has an average difference of 19.5 degrees Fahrenheit. Rainfall previously was distributed throughout the year. However, with the effects of climate change becoming increasingly evident, winters are becoming wetter and summers much drier than in previous years. Average annual precipitation is 30 inches. The wettest month of the year is November with an average rainfall of 3.07 inches.

IV. Resource Descriptions and Management Practices

Resource Category 1: Forest Health/Wildfire/Invasive Species

General Health

Insects and diseases

No major forest health problems related to insects or diseases appear to be present.

Fire Hazard

There is no evidence of recent fire damage. The last widespread fire that occurred on the Island was in 1908 when the entire Island burned. However, there is no evidence of any current effects of that catastrophe.

There are no other residences within close proximity to our parcel except for the neighbor to the north as described above. That house is approximately 100' from our northern boundary. We do not anticipate any threat of fire coming from that neighbor. To the west of our property are two five-acre parcels which are completely wooded with mature bigleaf maples, alders, cedars and hemlocks. Those parcels were purchased about one year ago and we do not know what the new owners plan to do with them. To the south on the property of the former Tyee Store is open grassland with a large barn that serves as local artist Jack Gunter's studio along with a travel trailer that a tenant lives in and some nearby outbuildings. We do not believe any of those present a risk for fire damage. On the eastern border of our parcel, there is more forest land which does not appear to pose any threat of wildfire.

Since 2015 summers in this area have become extremely dry with foliage showing very low levels of moisture content. Fire protection is provided by the Mabana Fire Station which is approximately one mile west of the property on South Camano Drive. Entry for fire control is only available through the gravel driveway leading from SE Camano Drive. The only source of water on the property is a small creek which runs from south to north through the eastern third of our land.

Environmental Factors

The property contains several large ravines that crisscross it. Starting from the driveway on SE Camano Drive, one runs southwest to northeast and becomes progressively steeper as it goes. It intersects with another steep ravine that runs south to north through the middle of the parcel. Another less steep ravine runs directly east of the central ravine and turns to the southeast ending at the southeast corner of the lot. As stated above, the central ravine has a small creek running through it which flows throughout the year. Its source is a pond located on the Tyee Store property to our south. The creek exits at Dallman Road on our northern border. Primarily during winter but occasionally at other times of the year, trees on the land are subjected to considerable winds. During the winter of 2021, a large, mature hemlock was toppled along our southern border. Last winter and during the current winter, I have noticed

mature and juvenile alders knocked down or snapped in half by windthrow. I have had to cut and remove some of those downed alders when they have blocked the trails on the property. As a result of the early November 2022 wind event, a large bigleaf maple came down across a trail not far from the southwest corner of the forest which took me about a day to clear from the trail.

Animal Damage

There is no serious damage caused by animal grazing or buck rub. Although I have noticed the bark of several young redcedars scraped off by buck rub.

Invasive Species

The most predominant and concerning invasive species is English ivy. It was present on a large hemlock near the driveway entrance to the parcel. However, I cut the vine near the base of the tree. There was also a patch of holly adjacent to the entrance to the property which I cut down and removed. I painted the roots with an herbicide and thus far it seems to be dead.

These noxious weeds have been disposed of according to Island County noxious weed best management practices. Regular surveillance of the property will be conducted to ensure new infestations are noticed and remedied before they have the opportunity to spread.

Resource Category 2: Soils

Resource Conditions

The soil type consists of over 90% Indianola and the rest is Alderwood.

Indianola Component. This series consists of very deep, somewhat excessively drained soil formed in sandy glacial drift. The A and B levels are loamy sand which is moist, loose and contain many fine and very fine roots and fine and very fine interstitial pores. This soil is moderately suited to hand planting though rock fragments and the slope are limiting factors. This soil type is poorly suited for mechanical planting. The potential for seedling mortality is moderate. This soil has low water storage available in the profile with more than 80" to the restrictive layer. The road/trail erosion hazard is rated as severe which means that substantial erosion can be expected. Roads or trails may require frequent maintenance.

Everett Component. The A and B levels of the soil consist of sandy loam and gravelly sandy loam. This soil is moderately suited to hand planting though rock fragments and the slope are limiting factors. This soil type is poorly suited for mechanical planting. The potential for seedling mortality is moderate. This soil is somewhat excessively drained with low water storage available in the profile with more than 80" to the restrictive layer. The road/trail erosion hazard is rated as severe which means that substantial erosion can be expected. Roads or trails may require frequent maintenance.

These soil types have a 50-year site class index of III for Douglas-fir, meaning that dominant Douglas firs growing on the site would reach an average 95-115 feet after 50 years.

Both soil types have low susceptibility to compaction. They also share moderate potential for rutting hazard. Ponding potential for both soils is very limited.

Erosion and rutting are the important soil considerations for this property. To address those, we will avoid constructing any roads on the property. If any thinning or other activities are needed, they will be conducted during the dry season to avoid soil loss. When transplanting new seedlings to the property, we will compensate for extra seedling mortality by transplanting additional seedlings.

Resource Category 3: Water Quality/Fish Habitat

As described above, the ravine located in the central portion of the parcel contains a small creek which flows throughout the year. There is also a ravine to the west of the creek that becomes a wetland area during the winter months. We plan to manage these areas for the benefit of wildlife and our enjoyment. The forest canopy provides sufficient cover for the streambed and infiltration of stream water into the water table. We have no intention of harvesting any timber in these sensitive locations. Accordingly, we will utilize sound stewardship to protect the health and vitality of these riparian and wetland areas.

Resource Category 4: Forest Inventory/Timber/Wood Products

Forest health seems to be good. The type, size, diameters and crown ratios of our individual trees are detailed above. The understory is established and predominantly consists of sword ferns, lady ferns, stinging nettle and huckleberry along with limited amounts of invasive English ivy and Himalayan Blackberry.

Because of the proximity of our forest land to residential development and cultivated farmland, we do not plan to harvest trees in this environmentally sensitive zone. Instead, our goal is to maintain the health of the trees and enhance their diversity.

Resource Category 5: Property Access/Roads/Skid Trails

Aside from the short driveway at the entrance on SE Camano Drive, there are no other roads on the parcel. Since purchase of the land in August 2020, we have installed a system of trails and plan to continue to do so in the future until all portions of the forest are accessible. We installed a 12-foot-long footbridge over the ravine in the center of the property to facilitate access to the more remote eastern half. In the coming year, we plan to build another footbridge over the ravine to the east where the creek runs.

Resource Category 6: Wildlife

Common species we have observed on or near our property include: salamanders, owls, bald eagles, hummingbirds, bees, wasps, crickets, woodpeckers, other small birds, deer mice, deer, rabbits, squirrels, shrews, moles, coyotes, garter snakes and frogs.

We will place piles of timber and debris on the ground for habitat sites.

Resource Category 7: Protection of Special Resources and Biodiversity

To our knowledge, there are no threatened or endangered wildlife species on or near our property. Neither are there any cultural or historical resource protection issues on the parcel. Our property would not be considered a forest of recognized importance.

By eliminating or controlling invasive species as appropriate, encouraging and propagating native vegetation, protecting our ravine, installing habitat piles, retaining downed timber, we hope to help support a high level of biodiversity.

Resource Category 8: Aesthetics and Recreation

We purchased our land with the intent of preserving it as an intact ecosystem. To make sure that continues we will do all that is possible to maintain and enhance the health of the forest and the benefits it brings us - tranquility, privacy, beauty and wildlife.

Resource Category 9: Carbon Sequestration & Resilience to Climate/Weather-Related Influences

Forests mitigate climate change by reducing the concentration of carbon dioxide in the atmosphere. Carbon dioxide is a key greenhouse gas. As trees grow, they take in carbon dioxide from the air and store it in their wood and other tissues. This is known as carbon sequestration. Maintaining tree vigor and keeping tree stands well-stocked will maximize carbon sequestration. Snags, downed timber and organic matter also provide long-term carbon storage.

While the climate has continually demonstrated variability throughout geologic history, warming this century is now accelerating at a rate not seen in the past 65 million years. This is demonstrated by the fact that our property has been experiencing hotter and drier summers on a consistent basis since 2015. In addition, the local weather is becoming less and less predictable. For example, over the past several years, we have experienced the warmest and driest November, December and January, the snowiest February and driest March on record.

Maintaining tree vigor and diversity is the best defense against these manifestations of climate change. To encourage vigor, it is vital to ensure sufficient spacing between trees so they are not overly competing for light, water and nutrients. It is equally important to match tree species to the site by making sure that trees with a tolerance for drought are planted on dry locations or those that are excessively drained. The Indianola soil type, which covers over 95% of our property, is somewhat excessively drained with low water storage capacity.

Consequently, we plan to plant Douglas fir and Sitka spruce trees. These species will be spaced at least 8–10 feet from each other so no tree will need to strain for resources. Our trees are, for the most part, adequately spaced.

The established trees in the parcel include numerous red alder, bigleaf maple, western redcedar and western hemlock along with some grand fir and Douglas fir. This mix of diverse trees will help mitigate the negative effects of a warming and unpredictable change in the local climate.

Resource Category 10: Specialized Forest Products

We do not intend to manage our property for any commercial purposes. There are bigleaf maples of varying sizes and ages on our property. We may tap them in the future during late fall and winter for sap to make maple syrup for our personal consumption.

V. Conservation Based Estate/Legacy Planning

The trees on our property will outlast us. We believe it is paramount that our property be maintained as a forest in the long term. Planning ahead to make sure the forest continues to exist is the legacy we want to leave. This means speaking with family members and others about who might be interested in taking over ownership and/or management of the property after we are gone. It also includes estate planning for legal arrangements for a smooth transfer of title to the property along with minimal tax consequences when we die.

We plan to take the “Ties to the Land” succession planning offered by the WSU Extension program. We will also contact the Whidbey Camano Land Trust to learn about conservation easements. We will also contact other landowners who have completed some of these processes to ask them about their experiences.

VI. Additional Information and Resources

Not applicable.

VII. Management Plan Implementation Timetable

Below are the stewardship management activities that we hope to implement over the next few years.

<u>Year</u>	<u>Management Practice or Activity</u>	<u>Location</u> (stand)	<u>Extent</u> (#, acres, etc.)	<u>NRCS Practice Code</u>	<u>Comments</u>
2023	Plant Douglas fir seedlings		Higher areas		Medium priority
2023	Plant Sitka Spruce seedlings		Higher areas		Medium priority
2023	English Ivy eradication		Entire		High priority
2024	Blackberry eradication		Entire		High priority
2024	Install habitat sites		Central ravine		Medium priority
2024	Remove deer blind		NE area		Medium priority
2024	Monitor for non-native and/or invasive species; remove if necessary		Entire		Ongoing
2024	Monitor for forest health; identify undesirable trees for removal		Entire		Ongoing
2028	Update Stewardship Plan				Ongoing

VIII. Aerial Photo(s)/Property Map(s)

Attached are copies of aerial photos and maps showing the following: Location of the property within the Section, Property boundaries, Forest stand types, Soil types, Location of water bodies and identification of stream types, Location of roads and trails, Topography (optional).

IX. Landowner Signature(s)

We approve of the contents of this plan and intend to implement the described management activities to the best of our ability and to manage the property in a manner consistent with applicable regulatory requirements.

Landowner Signature	Date
---------------------	------

Landowner Signature	Date
---------------------	------

X. Approval Signatures

DNR Forest Stewardship Plan Approval

This plan meets the requirements for a Forest Stewardship Plan.



1/5/2023

WA State Department of Natural Resources Authorized Representative	Date
--	------

Stacey Dixon

Print Name

Forester, Snohomish Conservation District

Title

528 91st ave NE Suite A

Address

360-453-7163

Phone

sdixon@snohomishcd.org

E-mail



Island County Planning and Community Development

Mary Engle, Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

~ MEMORANDUM ~

TO: Board of County Commissioners
FROM: Mary Engle, Planning Director
DATE: March 6, 2024
SUBJECT: Comprehensive Plan – Land Use Element Goals & Policies Discussion

Long Range Planning staff will lead the Board of Island County Commissioners in a review of the 2016 Comprehensive Plan Land Use Element's goals and policies. Staff will provide Growth Management Act (GMA) required updates, department feedback, and public input to frame the conversation on what changes are needed for the 2025 periodic update.

Attachments:

- Excerpt from the Island County 2016 Comprehensive Plan – Land Use Element Goals and Policies



Island County Planning and Community Development

Mary Engle, Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

EXCERPT FROM THE ISLAND COUNTY 2016 COMPREHENSIVE PLAN – LAND USE ELEMENT

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.

EXCERPT FROM THE ISLAND COUNTY 2016 COMPREHENSIVE PLAN

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

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Rural areas) where adequate public facilities or services exist or can be provided in 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,

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Coupeville and Langley must conform to their adopted comprehensive 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 PUBLIC HEALTH

WORK SESSION AGENDA

MEETING DATE: 3/6/2024

To: Jill Johnson, Chair
Board of Island County Commissioners

From: Shawn Morris, Director

Amount of time requested for agenda discussion. 25 minutes

DIVISION: Dept of Natural Resources

Agenda Item No.: 1

Subject: Surface Water Quality Program Update

Description: Overview of 2023 sampling year and results; transition from fecal coliform to E.coli; SWQMP for 2024.

Attachment: Infographic Handout and Presentation

Request: *(Check boxes that apply)*

- | | |
|--|--|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input checked="" type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input type="checkbox"/> Other: _____ |

IT Review: Not Applicable

Budget Review: Not Applicable

P.A. Review: Not Applicable

DIVISION: Dept of Natural Resources

Agenda Item No.: 2

Subject: Freund Marsh Revocation

Description: Memo recommending BOCC revoke Freund Marsh contract for CFF

Attachment: Memo

Request: *(Check boxes that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Move to Consent | <input type="checkbox"/> Move to Regular |
| <input type="checkbox"/> None/Informational | <input type="checkbox"/> Schedule a Public Hearing |
| <input type="checkbox"/> Signature Request | <input checked="" type="checkbox"/> Other: <u>Request to revoke agreement</u> |

IT Review: Not Applicable

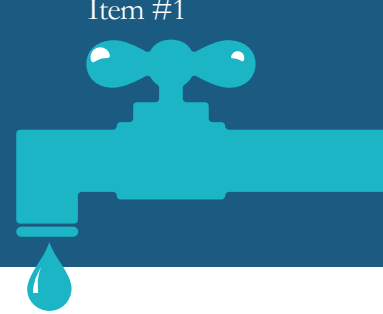
Budget Review: Not Applicable

P.A. Review: Not Applicable



Island County Department

Surface Water Quality Report



Introduction

Island County, with a population of around 87,000, highlights a rural lifestyle across its scenic shorelines and watersheds.

Whidbey & Camano
Island encompass
more than

200 
WATERSHEDS

ONLY

20% 

U.S. homes are
served decentralized
wastewater
(Ground Water 2022)

IN CONTRAST

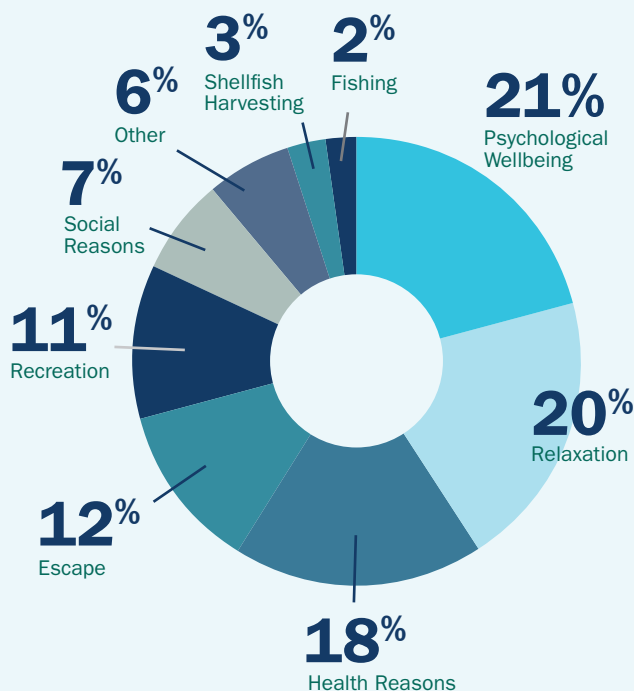
72% 

Island County
Residents utilizing
a septic system

Since 2006, the Island County Surface Water Quality Monitoring Program (SWQMP) has been dedicated to safeguarding human health and the environment by assessing water quality in over 200 watersheds within the Water Resources Inventory Area (WRIA) 6. In its 17th year, the SWQMP undertook extensive water quality monitoring in 16 watersheds, adjusting to new water quality standards and providing crucial data for the evaluation and planning of future development and environmental conservation projects.

Residents Visit Shorelines for a Range of Reasons

Surface Water in Island County pours into the shorelines, affecting how residents interact with the water.



Surface Water Quality Monitoring Program Highlights

37/200

Watersheds monitored
across Island County,
up 150% from 2022



MORE THAN

4000

Staff hours logged



OVER

450

Water samples
analyzed



OVER

50

Source ID
samples analyzed

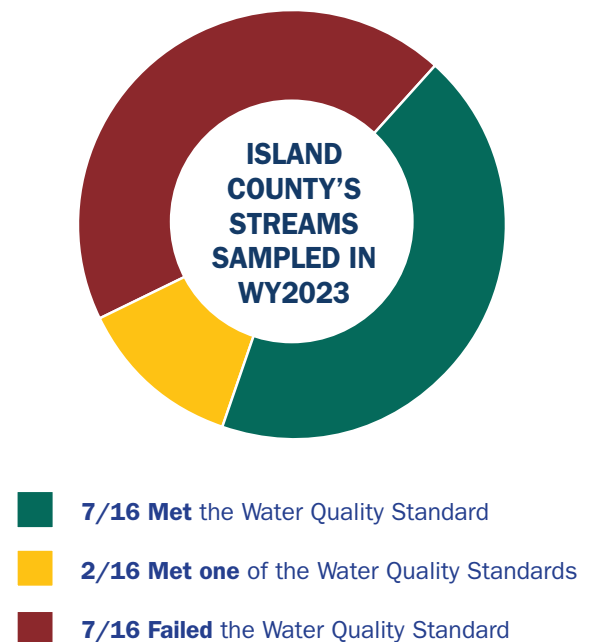


MORE THAN

10

Source ID investigations referred
to Adaptive Management

Results:





Island County Department

Surface Water Quality Report



Escherichia coli (E. coli) Results

Data for the most recent five years. Cells shaded light green meet the state standard for Primary Contact Recreation.

SITE NAME	SITE #	2018	2019	2020	2021	2022	2023	STATE STANDARD
S Whidbey State Park	119a	NA	NA	FC 4	NA	NA	7	100
Crescent Creek	13a	FC 42	FC 53	FC 8	384	57	119	100
Freeland Park	134a	FC 8	FC 34	NA	NA	19	6	100
Glendale Creek	149a	FC 80	FC 138	FC 116	35	88	31	100
Cultus Creek	150a	NA	NA	FC 98	NA	NA	210	100
Scatchet Creek	157a	FC 123	FC 113	FC 148	28	99	56	100
Carp Creek	55a	FC 20	FC 112	FC 30	17	28	50	100
Ebey's Reserve	58a	FC 91	FC 37	FC 54	43	77	218	100
Chapman Creek	69a	FC 33	FC 12	FC 15	25	49	29	100
Sunset W Camano*	70a	NA	NA	NA	NA	NA	14	100
Cavalero Creek	74a	FC 37	FC 28	FC 28	26	40	94	100
Bonnie Ln*	82a	NA	NA	NA	NA	NA	15	100
E Freeland Park*	Hhab	FC 16	FC 59	FC 85	177	121	35	100
Kristoferson Creek*	KC1	FC 22	FC 21	FC 23	14	37	32	100
Maxwelton Creek	MWA2	FC 41	FC 32	FC 48	23	86	98	100
Quade Creek	QCA	NA	NA	FC 15	NA	NA	29	100

*Less than 12 months sampling for WY2023. **FC = Fecal Coliform** | **NA = Not Assessed**

Temperature

Water temperature is a critical habitat component for fish (especially salmonids), amphibians, and invertebrates and extreme temperatures can stress aquatic species to the point of being lethal. Temperature also influences natural decomposition rates, the mobility of several pollutants, and the amount of dissolved oxygen in the water (as temperature increases, dissolved oxygen decreases). Streams with banks dominated by trees or tall shrubs tend to be cooler than those with banks covered in grass or short vegetation. Cooling can occur with shading, increased turbulence, or the influx of groundwater into the stream channel. With increased clearing due to development temperatures of our streams may increase.

SITE	SITE NAME	2018	2019	2020	2021	2022	2023	STATE STANDARD
13a	Crescent Creek	15.80	11.75	8.57	9.96	15.21	12.72	17.5
134a	Freeland Park	8.44	13.41			12.09	20.36	17.5
149a	Glendale Creek	13.71	13.83	13.27	14.28	14.48	14.88	17.5
157a	Scatchet Head Creek	14.37	14.44	13.40	14.27	15.43	15.85	17.5
55a	Carp Creek	12.84	13.10	10.43	11.29	15.41	21.31	17.5
58a	Ebey's Landing	12.81	16.49	8.52	8.49	12.80	17.61	17.5
69a	Chapman Creek	16.28	16.86	17.62	16.84	17.50	20.01	17.5
74a	Cavalero Creek	15.85	16.55	12.57	13.63	17.23	22.25	17.5
Hhab	E Freeland Park	18.31	18.41	14.96	6.25*	22.85	21.93	17.5
KC1	Kristoferson Creek	18.25	15.29	12.66	15.88	17.01	7.10	17.5
MWA2	Maxwelton Creek	18.01	15.98	15.78	16.64	17.13	17.31	17.5

Recorded from monthly sampling. Cells shaded light blue met the state standard for Salmonid spawning, rearing and migration.

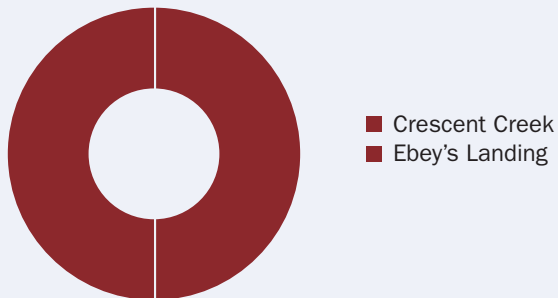


Island County Department

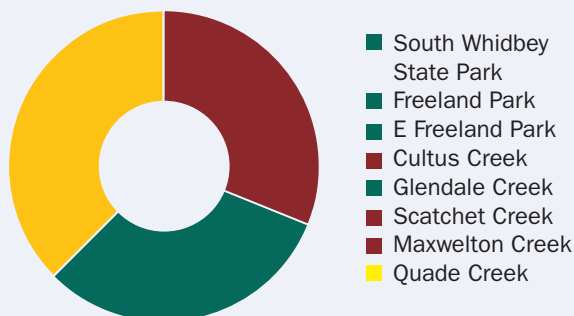
Surface Water Quality Report



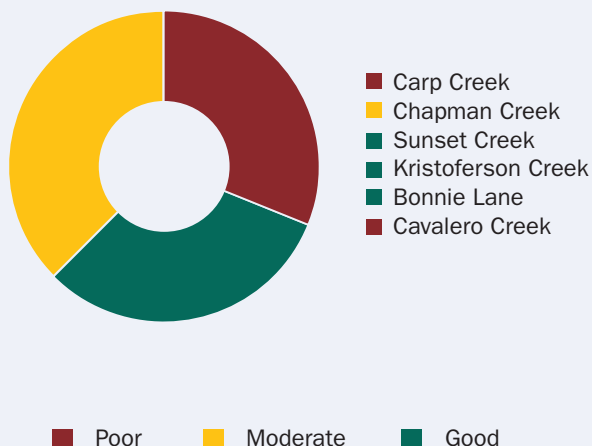
North Whidbey Area Results



South Whidbey Area Results



Camano Island Results



Reconnaissance Monitoring

LOCATIONS: Livingston Bay, South Region of Camano Island, Strawberry Point, Penn Cove, South Holmes Harbor, and Maxwelton Valley on Whidbey Island.

- **Monitoring revealed impairments** that were shared with and addressed by the Island County Onsite Septic (OSS) team.
- **Investigate complaints** of onsite septic failures on Camano and Whidbey Islands.
- **Monitoring in Race Lagoon area** in anticipation of salmon recovery efforts and restoration projects.

Source ID



Monitoring Intensification

Which involved increasing the number and locations of monitoring points upstream and downstream to pinpoint pollution sources.



Increasing frequency and timing of monitoring at sample point to pinpoint activity in that location that may be influencing samples.

Successes

The SWQ team has collaborated with the OSS team to investigate fecal pollution due to possible onsite septic failures on both Camano and Whidbey Islands. Bracketing as part of the Source ID process resulted in notification letters from the OSS team sent to homes in the area of Cultus Creek, Maxwelton Creek, and Maple Grove Boat Launch. Resources were shared amongst multiple departments to provide additional information and education to community members.





Island County Department

Surface Water Quality Report



Adaptive Management Action Team



**Public Health
EH & DNR**



**Planning &
Community
Development**



**Public
Works**



**Outside
Agencies**

WY2023:

- **Source ID bracketing** for sites with continued exceedances of water quality standards
- **Sharing of information** and data related to each site, with a plan for next steps
- **Sending out letters to residents** around sites to have septic systems inspected.
- **Educational materials sent out** to provide information on septic providers and Island County Code.
- **Investigating alternative source of pollution** not related to septic violations.

Outreach and Education

- ✓ **Penn Cove Water Festival**
- ✓ **Whidbey Island Fair**
- ✓ **Whidbey 101**
- ✓ **Camano 101**
- ✓ **Sno-Isle Library Nurture Nature Series**
- ✓ **Crescent Harbor Elementary**

Conclusion

Clean water and watershed health are fundamental for human, livestock, wildlife, and community help.



They are supported by initiatives like the Puget Sound Salmon Recovery Plan and local environmental ordinances.

WY2023's water quality decline is influenced by a number of factors.



This trend is attributed to factors such as increased development, reduced rainfall, higher temperatures, and failing septic systems. Surface water quality is subject to fluctuations influenced by climate change and population growth.

Future Initiatives

Enhance monitoring efforts, including storm event analysis to assess the impact of development and pollution on watersheds.



Introduction of new and continued programs focused on:

- **Pollution identification**
- **Benthic macroinvertebrate surveys**
- **Stream assessments**



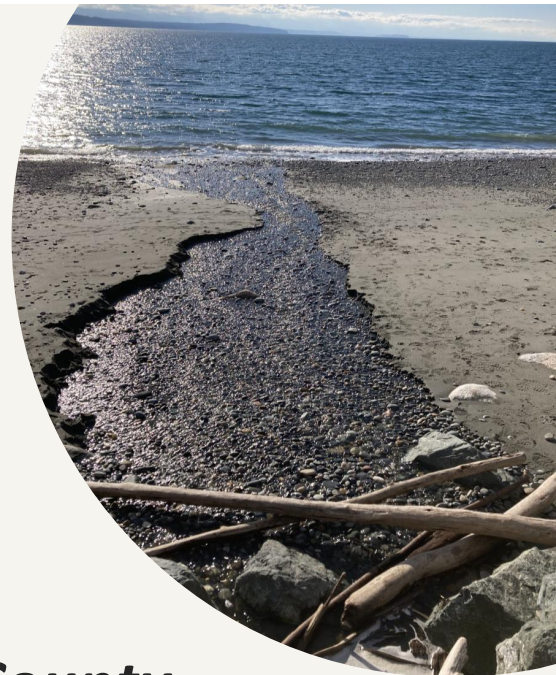
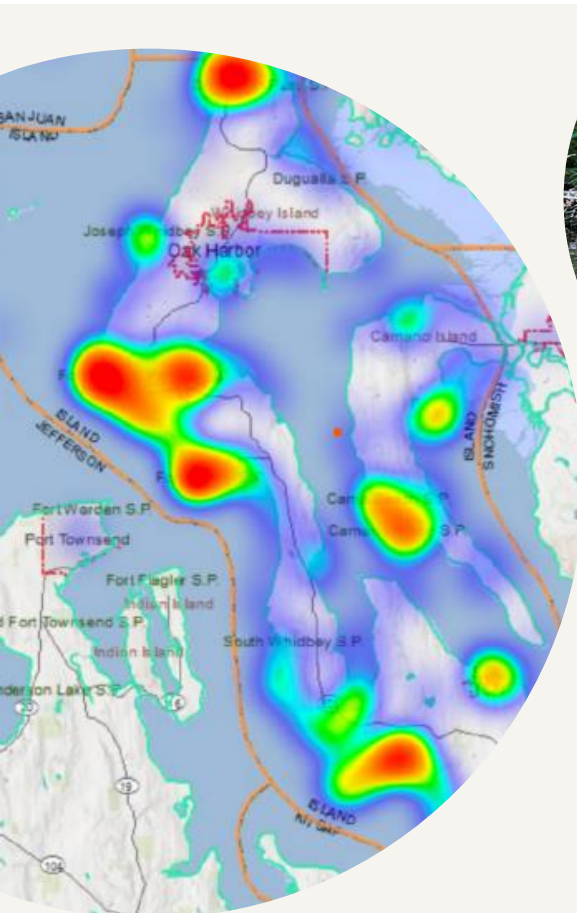


DRAFT

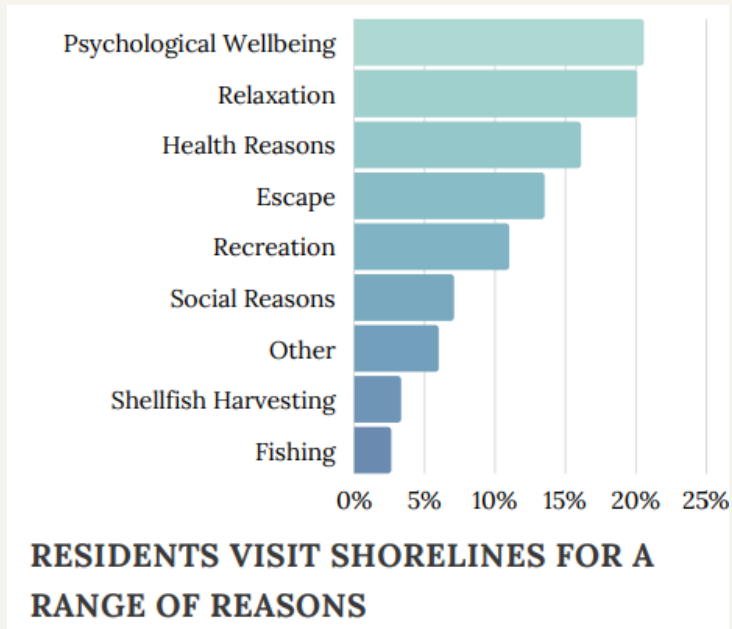
*Island County
Surface Water Quality
Monitoring Program*

*2022-2023
Annual Report*

Island County Natural Resources



***What do Island County
residents value?***



How can we ensure people have access to healthy and productive shorelines?

Regular and Consistent Surface Water Quality Monitoring





Data Collection

- Sage Ince, Natural Resource Specialist
- Carlie Miller, Natural Resource Specialist
- Jessica Reed, Natural Resource Specialist, Watershed Planner

Surface Water Quality Monitoring Program Highlights

**37/
200**

Watersheds monitored
across Island County,
up 150% from 2022



MORE THAN

4000

Staff hours logged



OVER

450

Water samples
analyzed



OVER

50

Source ID
samples analyzed



MORE THAN

10

Source ID investigations referred
to Adaptive Management



*Surface Water
Quality
Monitoring
Program
(SWQMP)
components:*

**Priority Watersheds, Core and
Rotational Site Sampling**

**Source Identification (SID)
Sampling**

Reconnaissance Sampling

Effectiveness Sampling

*Surface Water
Quality
Monitoring
Program
(SWQMP)
components:*

**Priority Watersheds, Core and
Rotational Site Sampling**

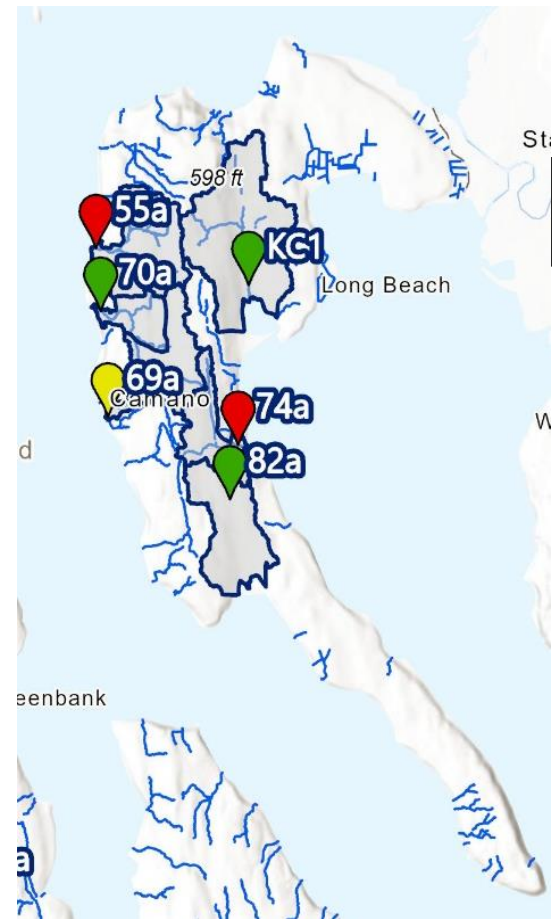
**Source Identification (SID)
Sampling**

Reconnaissance Sampling

Effectiveness Sampling

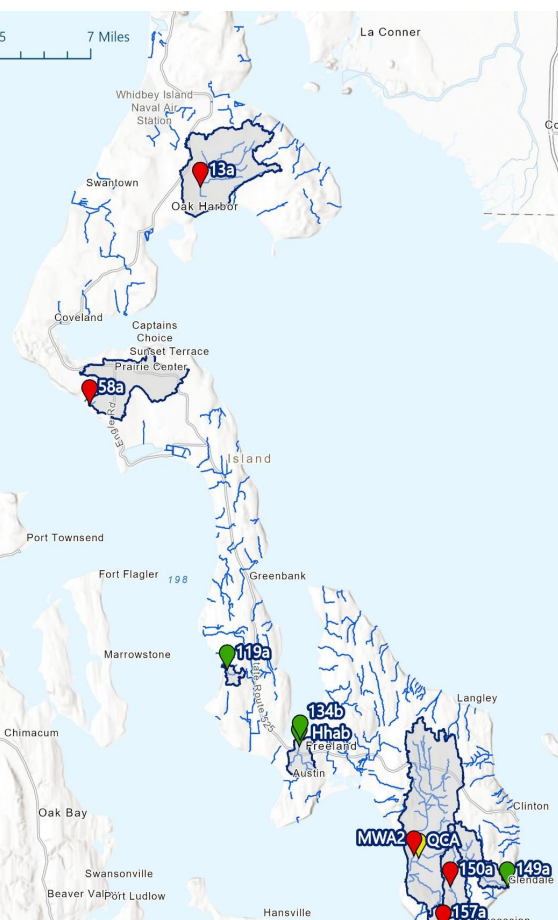
2023 Priority Watersheds - Camano Island

Camano Island	
Core	Rotational
55a - Carp Creek 69a - Chapman Creek 74a - Cavalero Creek KC1 - Kristoferson Creek	82a - Bonnie Ln 70a - Sunset W Camano



2023 Priority Watersheds - Whidbey Island

Whidbey Island	
Core	Rotational
13a - Crescent Creek 58a - Ebey's Reserve 134a - Freeland Park Hhab – East Freeland Marsh MWA2 - Maxwellton Creek 157a - Scatchet Creek 149a - Glendale Creek	119a - South Whidbey State Park 150a - Cultus Creek QCA - Quade Creek




Water Quality Standards for Surface Waters of the State as per Chapter 173-201A WAC

Salmonid spawning, rearing and migration	Temperature	7-day average of the daily maximum temperatures no greater than 17.5°C (63.5°F)
	Dissolved Oxygen (DO)	8.0 mg/L minimum*
	pH	Between 6.5 and 8.5
	Turbidity	Shall not exceed 5 NTU over background when background turbidity is 50 NTU or less
Primary Contact Recreation	<i>E. Coli</i> (Most Probable Number MPN)	<i>E. coli</i> organism levels within an averaging period must not exceed a geometric mean value of 100 CFU or MPN per 100 mL, with not more than 10 percent of all samples (or any single sample when less than ten sample points exist) obtained within the averaging period exceeding 320 CFU or MPN per 100 mL.

How were trends in SWQ data analyzed?

- Annual Geomeans of Fecal and *E. coli*, Maximum Temperatures, Dissolved Oxygen

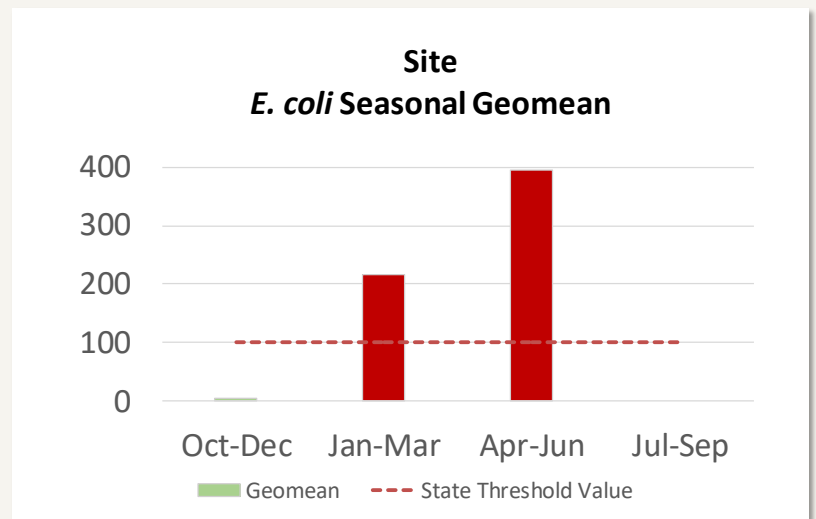


Site Name	2018 (WY12)	2019 (WY13)	2020 (WY14)	2021 (WY15)	2022 (WY16)	2023 (WY17)	State Standard
FC / <i>E. Coli</i>	FC 126	FC 113	FC 5	110	173	87	100
Temperature	15.5	17.8	16.8	18.2	17.3	18.6	17.5
Dissolved Oxygen	10.8	11.3	7.9	7.4	8.3	7.4	8.0

How was Stream Health Defined?

Streams were evaluated based on Part 1 and Part 2 of the state standard for *E. coli*:

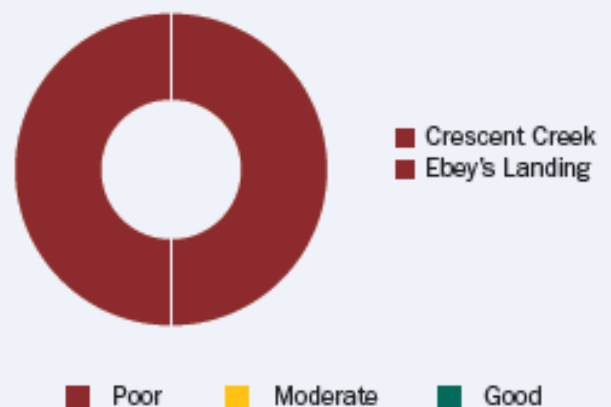
- Averaging Period
Geomeans < 100 MPN/100 mL
- Less than 10 percent of samples > 320



- 7/16 Met the Water Quality Standard
- 2/16 Met one of the Water Quality Standards
- 7/16 Failed the Water Quality Standard

Water Quality Status of Island County Streams (2023)

North Whidbey Area Results

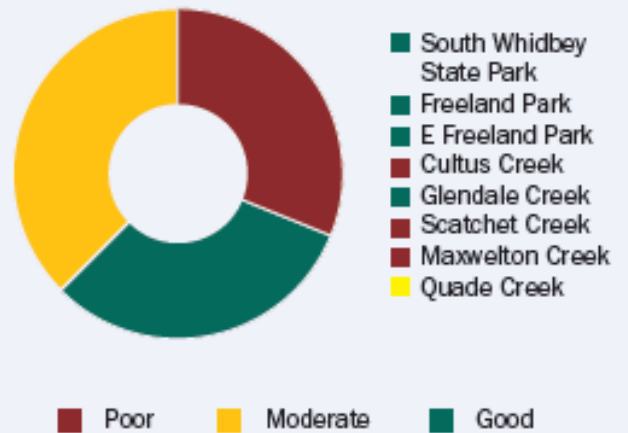


Water Quality Status of Island County Streams (2023)



- 7/16 Met the Water Quality Standard
- 2/16 Met one of the Water Quality Standards
- 7/16 Failed the Water Quality Standard

South Whidbey Area Results

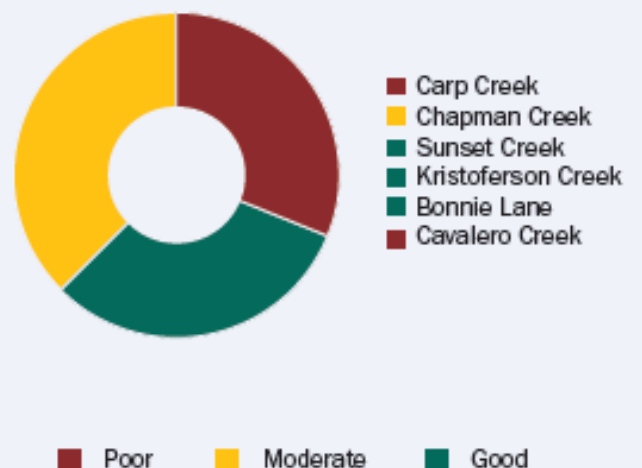


Water Quality Status of Island County Streams (2023)

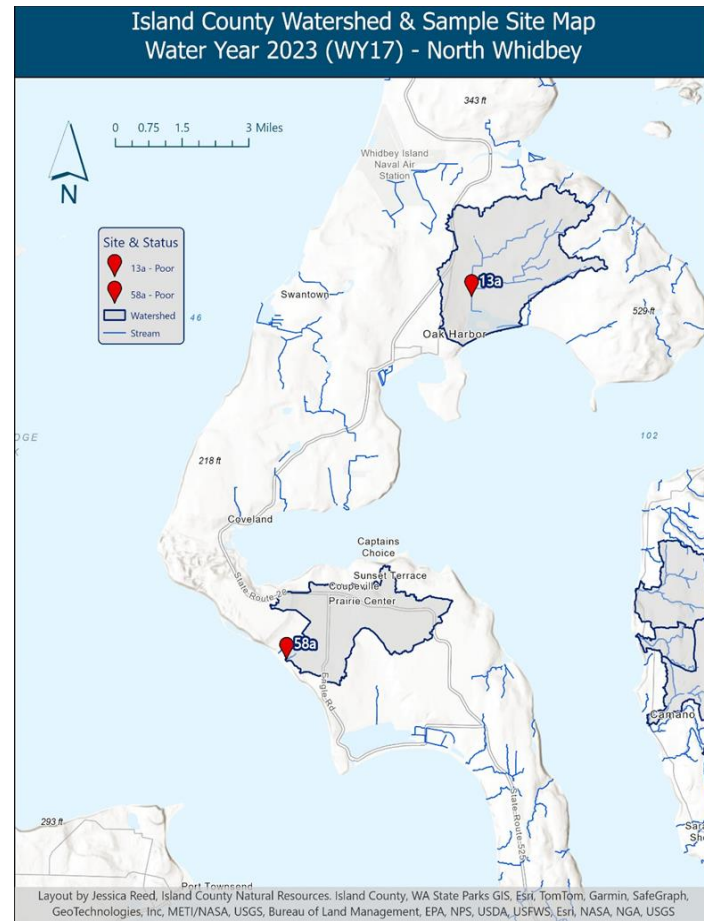


- 7/16 Met the Water Quality Standard
- 2/16 Met one of the Water Quality Standards
- 7/16 Failed the Water Quality Standard

Camano Island Results



WY2023 North Whidbey Results



Crescent Creek

Water quality was **Poor** based on data collected in WY2023



Six Year Trends	2018	2019	2020	2021	2022	2023
Water Quality	Moderate	Moderate	Good	Moderate	Moderate	Poor
Annual FC / E. coli	FC 42	FC 53	FC 8	384	57	119
Temperature °	15.80	11.75	8.57	9.96	15.21	12.72
DO mg/L	9.86	11.38	10.28	11.44	10.02	9.70





E. coli

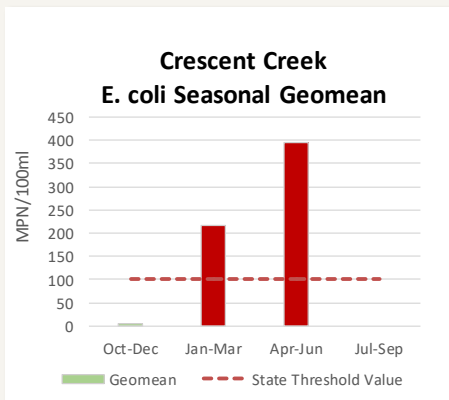
33% of samples exceeded 320
(5 out of 15 samples)

Crescent Creek



Flow

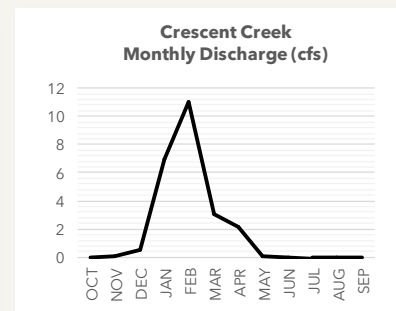
Stream Flow: 8 out of 12 months
Discharge Max: 11 cfs, Min: Dry



Levels high Jan - June; site failed both parts of the state standard.



Photo: Northwest Treaty Tribes



Ebey's Landing

Water quality was **Poor** based on data collected in WY2023



Six Year Trends	2018	2019	2020	2021	2022	2023
Water Quality	Poor	Poor	Moderate	Good	Poor	Poor
Annual FC / E. coli	FC 91	FC 37	FC 54	43	77	218
Temperature ° C	12.81	16.49	8.52	8.49	12.80	17.61
DO mg/L	11.30	12.77	12.29	12.82	11.50	10.62



E. coli

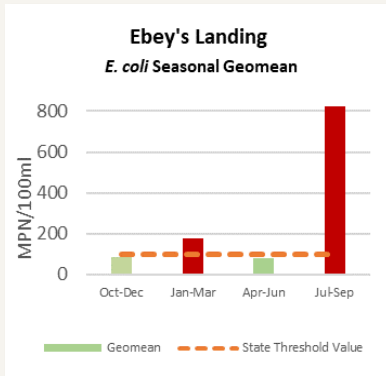
43% of samples exceeded
320
(10 of 23 samples)

Ebey's Landing

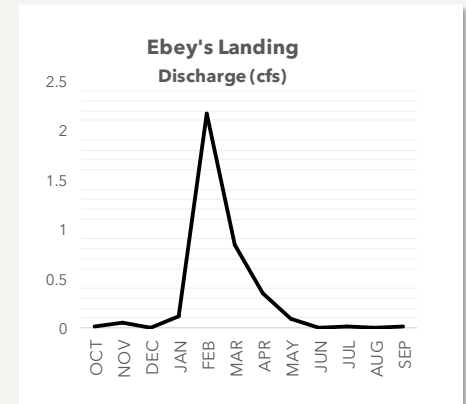
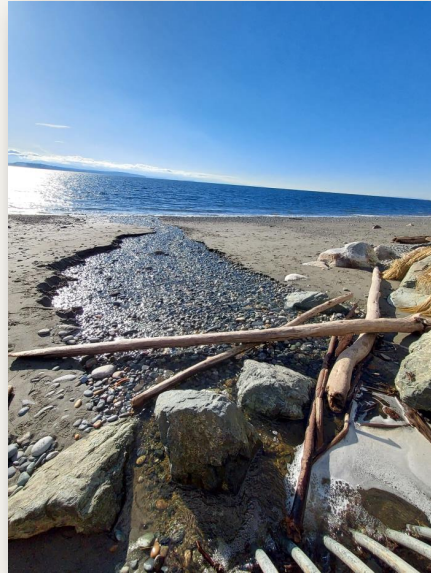


Flow

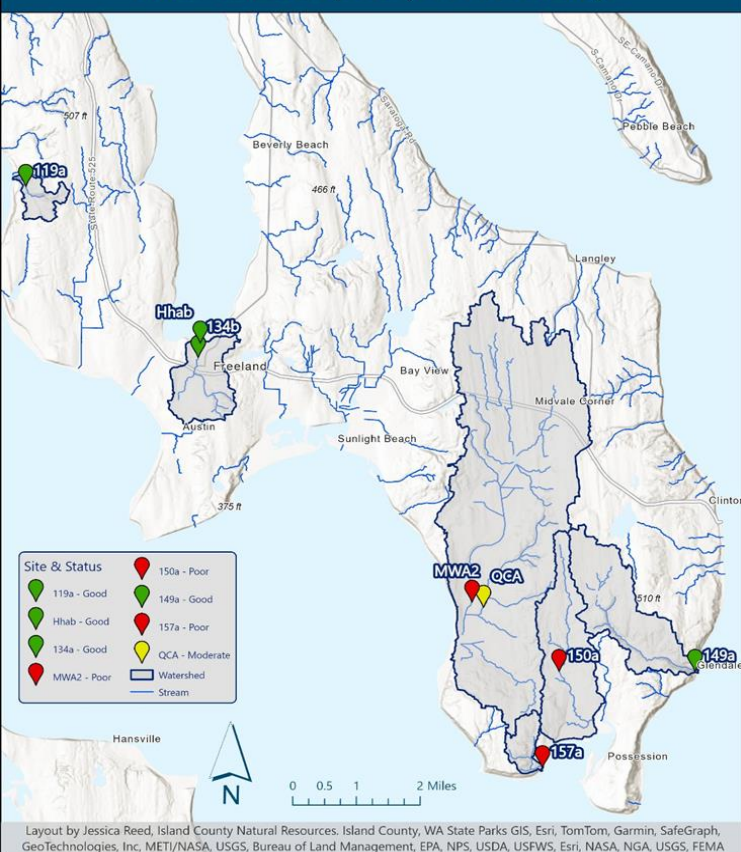
Stream Flow: Year-round
Discharge Max: 2.2 cfs, Min: 0.01



Levels high Jan - Mar and Jul - Sep;
site failed both parts of state
standard.



Island County Watershed & Sample Site Map
Water Year 2023 (WY17) - South Whidbey



WY2023 South Whidbey Results

Cultus Creek



Water quality was **Poor** based on data collected in WY2023



Trends	2020	2023
Water Quality	Moderate	Poor
FC / E. coli	15	210
Temperature ° C	14.00	18.7
DO mg/L	11.44	10.72



E. coli

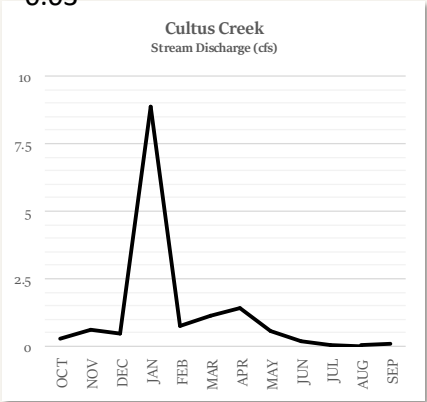
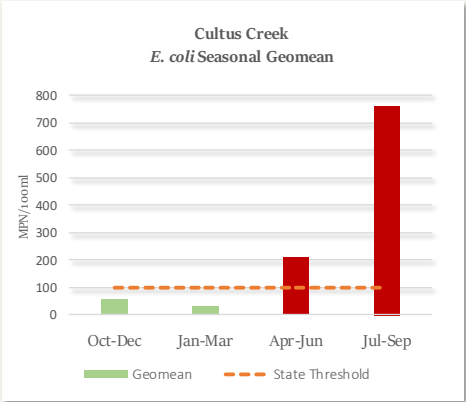
50% of samples exceeded 320
(12 of 24 samples)

Cultus Creek



Flow

Stream flow: Year-round
Discharge: Max 8.87 cfs, Min: 0.03



High hits Apr - Sep. Failed Part 1 and 2 of standard.



Maxwelton Creek



Water quality was **Poor** based on data collected in WY2023

Six Year Trends	2018	2019	2020	2021	2022	2023
Water Quality	Moderate	Moderate	Moderate	Moderate	Poor	Poor
E. coli	FC 41	FC 32	FC 48	23	86	98
Temperature ° C	18.01	15.98	15.78	16.64	17.13	17.31
DO mg/L	10.87	11.34	11.12	10.89	10.02	10.11



E. coli

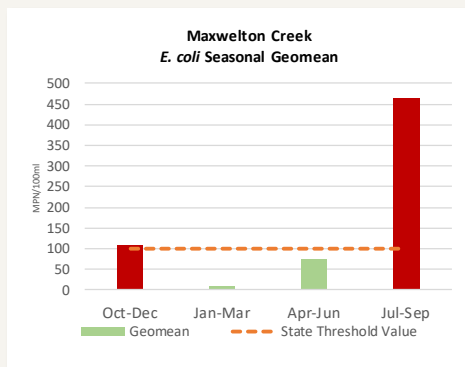
46% of samples exceeded 320 (12 of 26 samples)

Maxwelton Creek

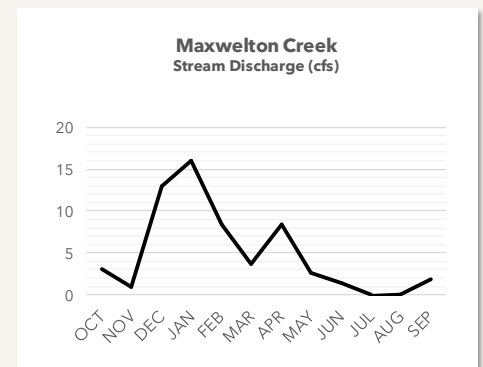


Flow

Stream Flow: Year-round
Discharge: Max 8.87 cfs, Min: 0.03



Levels high Oct - Dec and Jul - Sep; site failed both parts of the standard.



Scatchet Creek



Water quality was **Poor** based on data collected in WY2023

Six Year Trends	2018	2019	2020	2021	2022	2023
Water Quality	Moderate	Poor	Moderate	Good	Moderate	Poor
FC / E. coli	FC 123	FC 113	FC 148	28	99	56
Temperature ° C	14.37	14.44	13.40	14.27	15.43	15.85
DO mg/L	12.08	12.23	12.21	11.85	11.22	11.01



E. coli

17% of samples exceeded 320 (3 out of 17 samples)

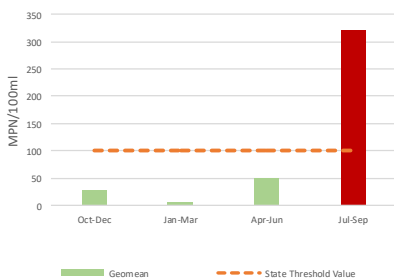
Scatchet Creek



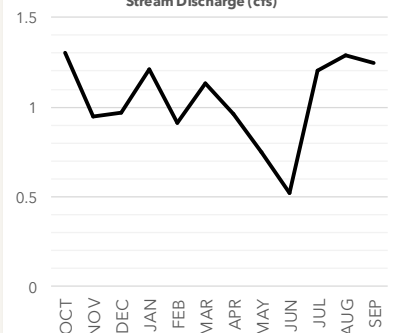
Flow

Stream flow: Year-round
Discharge: Max 1.3 cfs, Min: 0.52

Scatchet Creek
E. coli Seasonal Geomean



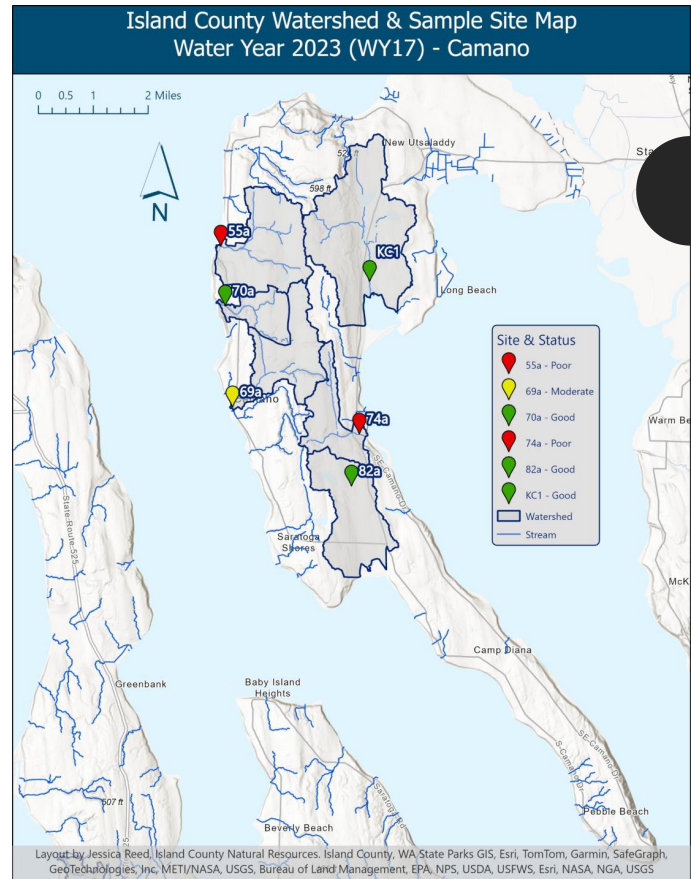
Scatchet Creek
Stream Discharge (cfs)



Annual lower than WY2022, but High hits Jul - Sep. Failed Part 1 and 2 of standard.



WY2023 Camano Island Results



Carp Creek



Water quality was **Poor** based on data collected in WY2023

Six Year Trends	2018	2019	2020	2021	2022	2023
Water Quality	Moderate	Poor	Poor	Good	Good	Poor
FC/E. coli	FC 20	FC 111	FC 30	14	28	50
Temperature °C	12.84	13.10	10.43	11.29	15.41	21.31
DO mg/L	11.32	12.23	11.75	11.56	11.01	10.31





E. coli

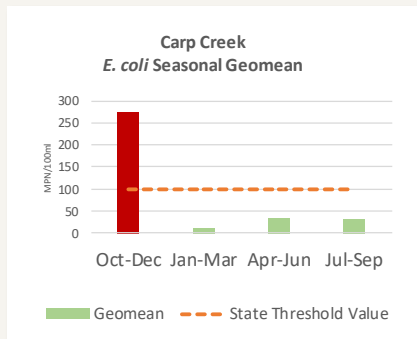
22% of samples exceeded
320 (4 out of 18 samples)

Carp Creek

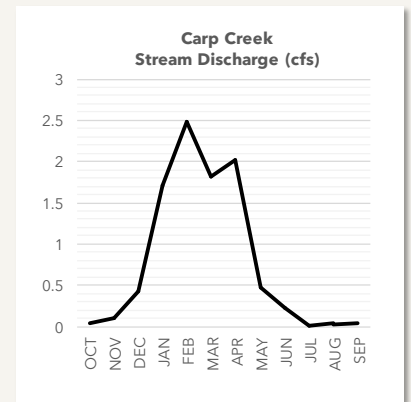


Flow

Stream flow: Year-round
Discharge: Max 2.49 cfs, Min:
0.01



High hits during Oct-Dec. Failed
Parts 1 and 2 of standard.



Cavalero Creek



Water quality was **Poor** based on
data collected in WY2023

Six Year Trends	2018	2019	2020	2021	2022	2023
Water Quality	Moderate	Moderate	Moderate	Good	Good	Poor
FC / E. coli	FC 37	FC 28	FC 28	14	40	94
Temperature °C	15.85	16.55	12.57	13.63	17.23	22.25
DO mg/L	11.78	12.01	12.15	12.19	10.80	10.75





E. coli

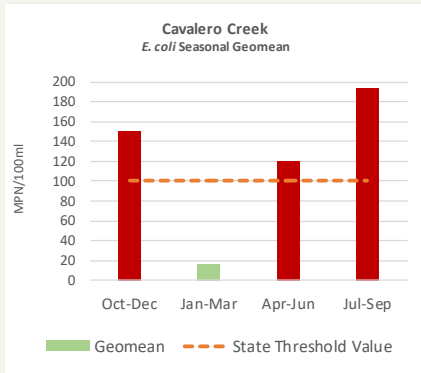
19% of samples exceeded
320 (5 out of 27 samples)

Cavalero Creek

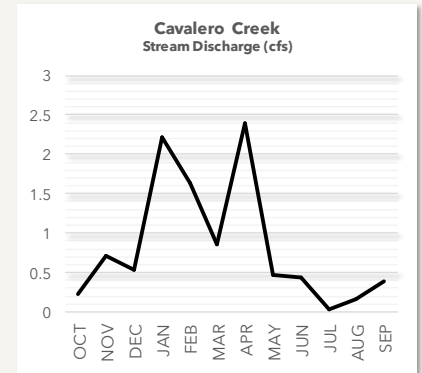


Flow

Stream flow: Year-round
Discharge: Max 2.39 cfs, Min:
0.03



High hits Oct – Dec and Apr – Sep.
Failed Parts 1 and 2 of standard.



*Surface Water
Quality
Monitoring
Program
(SWQMP)
components:*

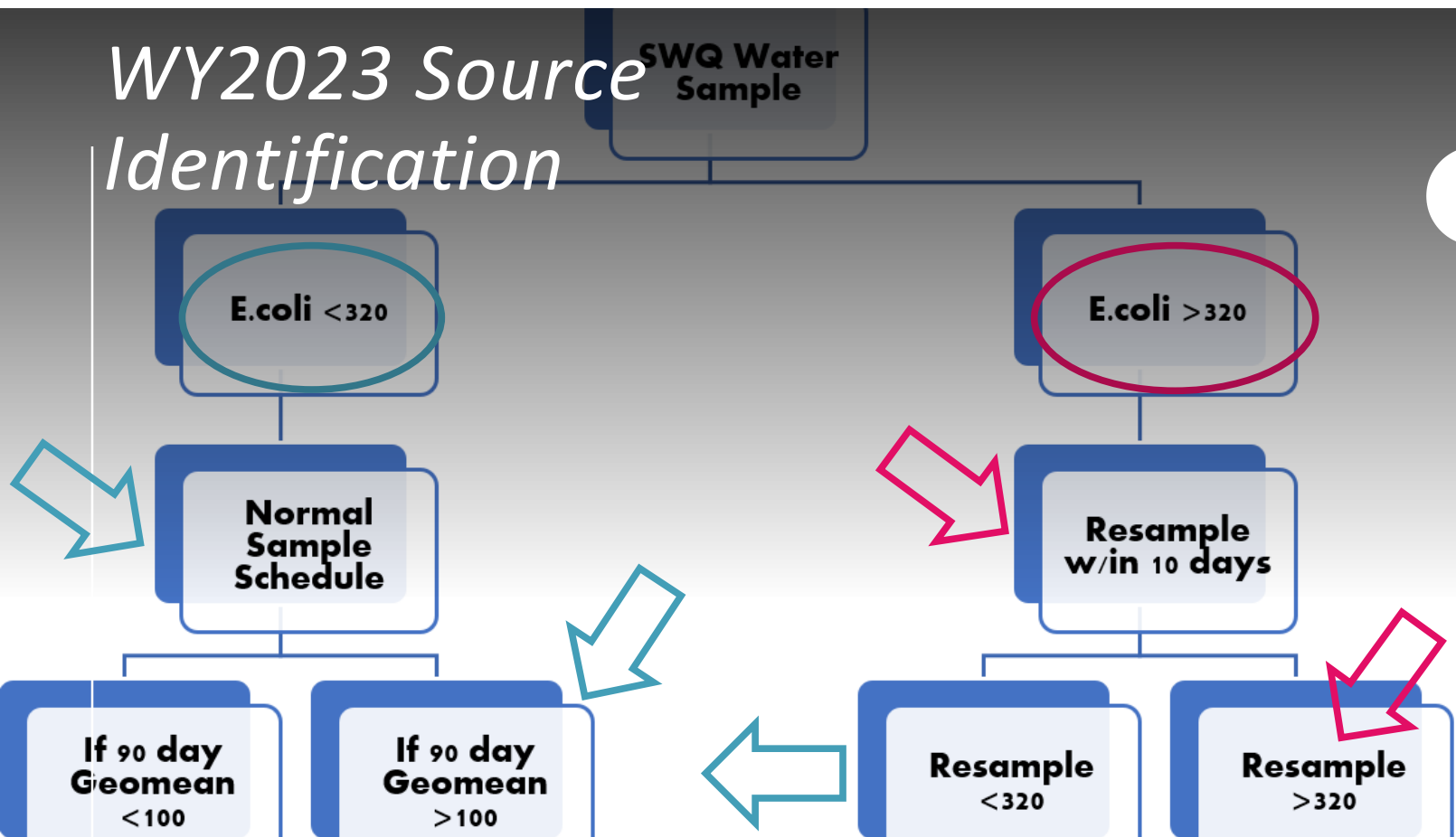
Priority Watersheds, Core and
Rotational Site Sampling

Source Identification (SID)
Sampling

Reconnaissance Sampling

Effectiveness Sampling

WY2023 Source Identification



Adaptive Management Action Team



PUBLIC HEALTH



PUBLIC WORKS



PLANNING &
COMMUNITY
DEVELOPMENT



OUTSIDE
AGENCIES

Source ID and AMAT Successes

- Strawberry Point
- Cultus Creek
- Maxwellton Creek
- Maple Grove



*Surface Water
Quality
Monitoring
Program
(SWQMP)
components:*

Priority Watersheds, Core and
Rotational Site Sampling

Source Identification (SID)
Sampling

Reconnaissance Sampling

Effectiveness Sampling



WY2023 Reconnaissance Sampling Activities

*Surface Water
Quality
Monitoring
Program
(SWQMP)
components:*

Priority Watersheds, Core and
Rotational Site Sampling

Source Identification (SID)
Sampling

Reconnaissance Sampling

Effectiveness Sampling



Effectiveness monitoring plan

Continued focus on...

- Culvert replacements
- Salmon Restoration Efforts
- 13a - Crescent Creek
- KC1 - Kristoferson Creek (upstream and downstream)
- 74a - Cavalero Creek
- 38a - Arrowhead Ave



Effectiveness monitoring plan

Future Plans

- Livingston Bay Estuary restoration
- Cavalero outfall
- Swantown restoration
- Race Road Salmon restoration
- Fish passage culverts
- Utsalady culvert replacements



WY2023 Education and Outreach Activities

Whidbey 101
Camano 101
Crescent Harbor Elementary
Whidbey Island Fair
Penn Cove Water Festival
Sno-Isle Library Nurture Nature
series



How can we
ensure people
have access to
healthy and
productive
shorelines?



Requires Regular and Consistent Surface Water Quality Monitoring



Important Areas of Focus

Continued SWQ Goals

For more information and details about surface water quality and our monitoring programs...

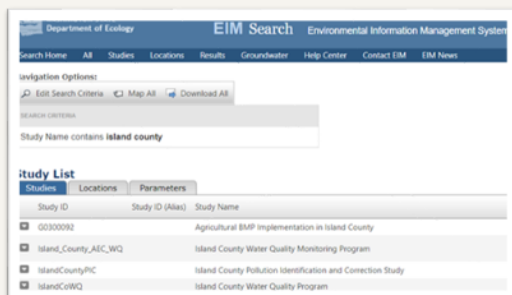
Island County ICGeo Maps



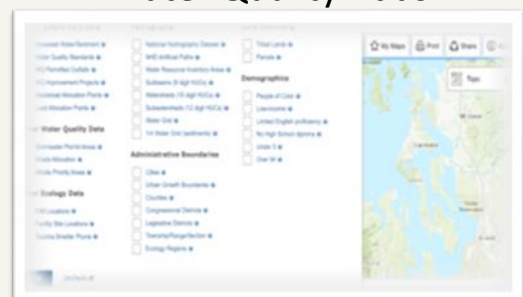
IC Surface Water Quality Report 2023



Washington State EIM Database



WA State Dept. of Ecology Water Quality Atlas





Thank you!

Questions?

**Island County Public Health***Shawn Morris, ND – Public Health Director*1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7350 | Camano 360-678-8261 | N Whidbey 360-240-5554

Email: Publichealth@islandcountywa.gov | www.islandcountywa.gov**MEMORANDUM**

March 6, 2024

TO: Board of Commissioners

FROM: Jen Schmitz, Natural Resources Manager
Shawn Morris, Public Health Director

RE: Revocation of Island County Conservation Futures Grant Agreement for Freund Marsh

At the August 8th, 2023, Regular Session, the Island County Board of County Commissioners (BoCC) voted to approve the Conservation Futures Fund (CFF) funding request received from the City of Oak Harbor to acquire the Freund Marsh property for a total of \$582,490. This sum was comprised of \$289,488 from the 2023 award cycle, and pre-award of \$293,002 from the 2024 cycle. The official grant contract was created and processed through the internal Island County Budget, Risk, and Contract review procedures, and sent to Oak Harbor Mayor Bob Severns and associated administrative staff for signature on September 28, 2023. This grant agreement included the requested contingency that acceptance of the funding also required acceptance of stipulations dictated by the BoCC at the August 8th meeting, including the completion of a Feasibility Study within one year of signature of the agreement.

As no response had been received, Jen Schmitz followed up via email to inquire as to the status of this agreement on October 23, 2023, wherein a response from City Administrator Blaine Oborn on October 25, 2023, indicated that one additional month of processing was needed to further analyze the stipulations in the agreement. As of the January 3, 2024, BoCC Work Session, no additional response had been received from the City. The BoCC directed Jen Schmitz to inquire again, and to indicate that resolution of this issue before the end of the month (January 2024) was expected. On January 8, 2024, City Administrator Blaine Oborn responded that he intended to bring the matter before the City Council on February 20, 2024. As the publicly published agenda for that meeting did not include the CFF contract as an agenda item, Jen Schmitz followed up again via email to the City Administrator on February 23, 2024, requesting an immediate update on the issue. As of the time of this memo, no response has been received.

The Public Health Department recommends that the BoCC revoke the original grant agreement and return the allocated funds to the CFF program budget. This recommendation is based on the delayed timeline for acceptance of the award following multiple attempts for clarification and communication, from both the DNR Manager and the Public Health Director. This delay complicates CFF budgeting and fund management for our current award cycle. The BoCC maintains authority for revoking previously

promised funding and the contract parameters do not apply because the award has not been accepted by the City of Oak Harbor.