



ISLAND COUNTY PLANNING COMMISSION AGENDA

June 11, 2025, at 6:00 p.m.

BOCC HEARING ROOM, ROOM 102B, 1 NE 6TH ST COUPEVILLE, WA
ONLINE VIA ZOOM

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

Join Zoom Meeting

<https://zoom.us/j/93636892599?pwd=Y3NicFcrc203OVZBTjBUenJyc21MQT09>

Meeting ID: 936 3689 2599

Passcode: 122086

+1 253 215 8782 US (Tacoma, WA)

Meeting ID: 936 3689 2599

Passcode: 122086

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to PlanningCommission@IslandCountyWA.gov. Please state your name and address when giving public testimony. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT –
6. WORKSHOP – 2025 Comprehensive Plan Update – Review of Land Use Element revised goals and policies
7. WORKSHOP – 2025 Comprehensive Plan Update – Review of Housing Element revised goals and policies
8. ADJOURN

Please visit our website for related documents: <https://www.islandcountywa.gov/235/Planning-Commission>
The public may submit comments in writing to Planning & Community Development at 1 NE 7th St., Coupeville, WA 98239 or PlanningCommission@IslandCountyWA.gov.



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

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~MEMORANDUM~

TO: Island County Planning Commissioners

FROM: Long Range Planning
Island County Planning & Community Development

DATE: June 2, 2025

SUBJECT: Planning Commission Meeting June 11, 2025

Revised Goals and Policies for Island County's 2025 Comprehensive Plan update have been released for a 45-day public comment period from May 30 to July 14.

Workshop 1: Long Range staff will review the revised goals and policies for the Land Use element with the Planning Commission. Please review the attachments in advance.

Workshop 2: Long Range staff will review the revised goals and policies for the Land Use element with the Planning Commission. Please review the attachments in advance.

Attachments:

- Land Use Element Goals and Policies Tracker
- Housing Element Goals and Policies Tracker

You can find the entire [Goals and Policies release packet on our website](#). Long Range staff will review 1-2 elements at each of the upcoming Planning Commission meetings in June and early July.

For more information, please contact:
Emily Neff (360) 678 - 7807 or e.neff@islandcountywa.gov

Draft Island County Comprehensive Plan Update Land Use Goals and Policies Tracker

Blue and Underlined: Added content

Red and Strikethrough: Deleted content

Green and Double Underlined: Moved content

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
1	Concepts and Considerations	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.	<u>Evaluate land use actions and decisions for their impact on development patterns that</u> Achieve a staged and orderly development pattern that accommodates growth, fosters a high quality living, <u>and protects the</u> environment. and protects rural character, natural resources, and historic properties.	Reworded.
1.1	Concepts and Considerations	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.	Accommodate projected population <u>and employment</u> growth in a manner which that promotes equity regardless of geography and socio economic status. protects the established character of neighborhoods, preserves rural and environmental quality, promotes physical activity, and promotes economic growth.	Reworded, equity concerns.
1.2	Concepts and Considerations	Prohibit the expansion of urban services in rural areas and guide urban growth into areas with adequate planned public facilities and services.	Prohibit the expansion of urban services in rural areas and guide urban growth into areas with adequate planned public facilities and services.	Remove policy as it repeats requirements in the Growth Management Act [RCW 36.70A.110 (3) & (4)].
1.2 ^{1.3}	Concepts and Considerations	Encourage infill of subdivided lands and the logical expansion of urban areas.	No change.	N/A
1.4	Concepts and Considerations	Prohibit urban development in rural areas.	Prohibit urban development in rural areas.	Remove. Urban development in rural areas is not allowed under 36.70A RCW.
1.3 ^{1.5}	Concepts and Considerations	Ensure residential developments are planned to minimize public expenditures for public facilities and services.	No change.	N/A
^{1.4}	Concepts and Considerations	<u>New policy.</u>	<u>Create opportunities to evaluate the impact of land use actions and decisions on equal access to housing and employment for all residents through demonstration projects.</u>	<u>New policy.</u>
^{1.5}	Concepts and Considerations	<u>New policy.</u>	<u>Before the 2035 Comprehensive Plan Periodic Update, complete a Subarea Plan for the Camano Gateway.</u>	<u>New policy.</u>

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
<u>1.6</u>	Concepts and Considerations	<u>New policy.</u>	<u>Allow transitional housing or permanent supportive housing in any zone where residential dwelling units or overnight lodging is allowed, provided that such facilities meet all Health, Building, and Zoning code standards.</u>	<u>New policy.</u>
2	Concepts and Considerations	Assure general public health, safety, and welfare without unduly jeopardizing the rights of individuals.	<u>Balance community health, safety, and conservation of resources.</u> Assure general public health, safety, and welfare without unduly jeopardizing the rights of individuals.	Reword goal.
2.1	Concepts and Considerations	All levels of government will coordinate planning and decision making to ensure consistency.	<u>The County will coordinate with internal, local, state, and federal departments and agencies to ensure that there is consistency with planning and decision making.</u> All levels of government will coordinate planning and decision making to ensure consistency.	Reworded.
<u>2.2</u>	Concepts and Considerations	<u>New policy.</u>	<u>The County will work to preserve existing affordable housing stock, including but not limiting to, manufactured and mobile homes.</u>	New policy.
<u>2.3</u>	Concepts and Considerations	<u>New policy.</u>	<u>Educate, promote, and incentivize the use of Large Onsite Sewage Systems within existing affordable housing stock.</u>	New policy.
<u>2.4</u>	Concepts and Considerations	<u>New policy.</u>	<u>Use Best Available Science to regulate development in a manner that balances protection of property rights and human health and safety with protection of critical area functions and values.</u>	New policy.
<u>2.1.1</u>	Concepts and Considerations	County wide planning policies will be given priority when conflicts arise between jurisdictions.	County wide planning policies will be given priority when conflicts arise between jurisdictions.	Remove. Policy is vague and has unactionable language.
<u>2.1.2</u>	Concepts and Considerations	Comprehensive planning must be adaptable to changing conditions.	Comprehensive planning must be adaptable to changing conditions.	Remove. Policy is vague and has unactionable language.
<u>2.1.3</u>	Concepts and Considerations	There should be efficient interdepartmental coordination on all major programs and projects to minimize unnecessary delays in public decision making.	There should be efficient interdepartmental coordination on all major programs and projects to minimize unnecessary delays in public decision making.	Remove. Policy does not belong in comprehensive plan.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
2.2	Concepts and Considerations	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.	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.	Remove. Policy is a constitutional requirement.
2.3	Concepts and Considerations	Applications for County permits should be processed in a timely and fair manner to ensure predictability.	Applications for County permits should be processed in a timely and fair manner to ensure predictability.	Remove policy. This policy is a department goal, not a policy.
2.4	Concepts and Considerations	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.	<u>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.</u>	Relocated policy to Goal 3.
2.5	Concepts and Considerations	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.	<u>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.</u>	Relocated policy to Goal 3.
3	Concepts and Considerations	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)).	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)).	Remove. Goal & related policies have been adopted into the Island County Code.
3.1	Concepts and Considerations	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.	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.	Remove. This policy has been incorporated into the Island County Code, 17.03.180.B (Bed and Breakfast Inns), 17.03.180.J (Bed and Breakfast Rooms), and 17.03.180.D (Country Inns).

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
3.2	Concepts and Considerations	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.	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.	Remove. This policy has been incorporated into the Island County Code, ICC 17.03.180.DD (Wineries, Cideries, and Distillery Facilities); 17.03.180.EE (Rural Event Center); 17.03.180.T (Small scale recreation and tourist uses)
3.3	Concepts and Considerations	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	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	Remove. This policy has been incorporated into the Island County Code, ICC 17.03.180.Y.
3.4	UGAs	Provide areas where urban land use activities may be concentrated in a manner which enables the efficient provision of public facilities and services.	<u>Direct growth to municipalities and urban growth areas (UGAs) where growth is economically viable, served by transportation, and where adequate public facilities exist or can be provided efficiently and consistently with environmental and other goals.</u> Provide areas where urban land use activities may be concentrated in a manner which enables the efficient provision of public facilities and services.	Reworded to more actionable language.
3.1.4.1	UGAs	Increase the proportion of growth in municipal UGAs (compared to growth in Rural areas) where adequate public facilities or services exist or can be provided in an efficient manner.	Increase the proportion of growth in municipal UGAs <u>and NMUGAs</u> (compared to growth in Rural areas) where adequate public facilities or services exist or can be provided in an efficient manner.	Reword policy to include all UGAs, not just municipal UGAs.
4.2	UGAs	Coordinate development within unincorporated municipal UGAs between the county, associated municipalities, and service providers through the following measures.	Coordinate development within unincorporated municipal UGAs between the county, associated municipalities, and service providers through the following measures.	Removed policy for brevity.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
3.2 4.2.1	UGAs	Direct urban development first to areas within municipal boundaries, and then toward the unincorporated portion of municipal UGA;	No change	N/A
4.2.2	UGAs	Non-urban development in the UGA should only be allowed if it will be compatible with future urban development;	Non-urban development in the UGA should only be allowed if it will be compatible with future urban development;	Remove. Non-urban development does not belong in UGAs.
3.3 4.2.3	UGAs	Encourage annexation of unincorporated areas within municipal UGAs	Encourage annexation of unincorporated areas within municipal UGAs	N/A
3.4 4.2.3.1	UGAs	Avoid non-contiguous annexation within the UGA;	Avoid <u>Prohibit</u> non-contiguous annexation within the UGA;	Reword to be more actionable.
4.2.3.2	UGAs	Prohibit annexation of land outside the municipal UGA.	Prohibit annexation of land outside the municipal UGA.	Removed, in state law RCW 35.13.005 and RCW 36.70A.110.
3.5 4.2.4	UGAs	Minimize fiscal and environmental impacts of growth through urban development patterns.	Minimize <u>negative</u> fiscal and environmental impacts of growth through urban development patterns.	Reworded, clarification.
3.6 4.2.5	UGAs	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.	No change.	N/A
3.7 4.2.6	UGAs	Use interlocal agreements (ILAs) as a method to guide development in the unincorporated portions of municipal UGAs.	No change.	N/A
3.7.1 4.2.6.1	UGAs	New policy.	<u>Interlocal agreements shall be reviewed every five years, starting in 2026, and updated as necessary to guide development in the unincorporated portions of municipal UGAs.</u>	New policy, more actionable.
3.8 4.2.7	UGAs	Provide open space corridors between UGAs as shown in the Natural Resources Element of this plan.	Provide open space corridors <u>adjacent to urban areas with intentional habitat interconnectivity for wildlife, between UGAs, as shown in the Natural Resources Element of this plan.</u>	Reworded, more actionable.
4.2.8	UGAs	Identify unincorporated portions of municipal UGAs and applicable municipal land use designation in the Future Land Use Map.	Identify unincorporated portions of municipal UGAs and applicable municipal land use designation in the Future Land Use Map.	Removed policy, this work is completed during the Comprehensive Plan Update.
3.9 4.2.9	UGAs	Regulation of development in municipal UGAs is under County jurisdiction until annexation by the associated jurisdiction, at which time the associated municipality is responsible.	Regulation of development in municipal UGAs is under County jurisdiction until annexation by the associated jurisdiction, at which time the associated municipality is responsible.	This does not belong in the goals and policies.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
3.10 4.2-10	UGAs	The County will notify the affected municipality when applications are received for new development within municipal UGAs.	The County will notify the affected municipality when applications are received for new development within municipal UGAs.	This does not belong in the goals and policies.
3.11 4.2-11	UGAs	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.	Urban Holding UGA areas will be limited to Rural zoning standards until annexation, and are subject to review to ensure that development will not hinder implementation of <u>increased density</u> transportation and utility infrastructure plans.	Reworded, clarity.
4.3	UGAs	Growth and development within the municipal boundaries of Oak Harbor, Coupeville and Langley must conform to their adopted comprehensive plans and adopted CWPPs.	Growth and development within the municipal boundaries of Oak Harbor, Coupeville and Langley must conform to their adopted comprehensive plans and adopted CWPPs.	Removed, this is confirmed in the CPPs and unnecessary in policy.
4.4	UGAs	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.	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.	Removed, this is confirmed in the CPPs and unnecessary in policy.
3.12	UGAs	<u>New policy.</u>	<u>New urban services and facilities (including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas as defined in RCW 36.70A.030(43)) shall be limited to municipalities and associated UGAs, unless service extension is necessary to respond to a documented public health hazard caused by existing development which cannot otherwise reasonably be remedied.</u>	Policy was relocated from Goal 2. Definition for "urban services" was included in the text for clarity.
3.13	UGAs	<u>New policy.</u>	<u>The County shall work to preserve existing affordable housing stock within UGAs, including but not limiting to manufactured and mobile homes, and partner with municipalities to achieve this policy.</u>	New policy added.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
<u>3.14<u>2.4</u></u>	<u>UGAs</u>	<u>Relocated policy.</u>	<u>Require new development (including subdivisions, site plan approvals, and other development) within UGAs to shall 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.</u>	Relocated policy from Goal 2. Reword policy.
3.14.1	<u>UGAs</u>	<u>New policy.</u>	<u>Provide flexibility within the NMUGAs for community sewage solutions.</u>	New policy
<u>4.5</u>	<u>JPAs</u>	<u>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.</u>	<u>Utilize Joint Planning Areas (JPAs) to provide an long term planning opportunities 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.</u>	Reworded to include action verbiage.
<u>4.1<u>5.2</u></u>	<u>JPAs</u>	<u>Provide areas within JPA for municipal Urban Growth Area expansion which will allow for the future development of urban densities in an effective manner.</u>	<u>Encourage municipalities to designate JPA overlays that are appropriate for future UGA expansions, including areas that are appropriate for future development at urban densities, as well as Potential Growth Area (PGA), and Long-Term Rural Significance (LRS) overlays. Provide areas within JPA for municipal Urban Growth Area expansion which will allow for the future development of urban densities in an effective manner.</u>	Consolidated policies 5.1, 5.2, 5.2.1, and 5.2.2 together.
<u>5.2</u>	<u>JPAs</u>	<u>Designate JPAs overlays, determined jointly by the County and associated municipality.</u>	<u>Designate JPAs overlays, determined jointly by the County and associated municipality.</u>	Consolidated into policy 4.1.
<u>5.2.1</u>	<u>JPAs</u>	<u>Designate Potential Growth Area (PGA) overlays that are appropriate for future UGA expansion.</u>	<u>Designate Potential Growth Area (PGA) overlays that are appropriate for future UGA expansion.</u>	Consolidated into policy 4.1.
<u>5.2.2</u>	<u>JPAs</u>	<u>Designate overlays for areas of Long-Term Rural Significance (LRS).</u>	<u>Designate overlays for areas of Long-Term Rural Significance (LRS).</u>	Consolidated into policy 4.1.
<u>5.3</u>	<u>JPAs</u>	<u>JPAs shall be illustrated in the Comprehensive Plan Land Use Map and shown in the Zoning Atlas.</u>	<u>JPAs shall be illustrated in the Comprehensive Plan Land Use Map and shown in the Zoning Atlas.</u>	Remove policy. JPA overlays are shown in the Future Land Use Maps, provided in the Land Use Element.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
5.4	JPAs	Municipal and County land use and Capital Facility Plans shall be coordinated within JPAs.	Municipal and County land use and Capital Facility Plans shall be coordinated within JPAs.	Remove. WAC 365-196-510 requires interjurisdictional consistency.
4.2 5.5	JPAs	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.	Cities, Towns and the County shall jointly develop implementation strategies for the Open Space Corridors identified within JPAs in the Natural Resources <ins>Lands</ins> Element of the County Comprehensive Plan.	Edited name of element to reflect current name in use.
4.3 5.6	JPAs	Development and amendment of the JPA boundaries, overlays, and joint planning processes should be coordinated between the County and associated municipalities.	Development and a Amendment of the JPA boundaries, overlays, and joint planning processes should be coordinated between the County and associated municipalities <ins>as outlined in the CPPs</ins> .	Consolidated policies 5.6 and 5.6.1. The CPPs outline the JPA boundary amendment process.
5.6.1	JPAs	With narrow exceptions per CWPP, amendments to the JPA boundaries and overlays should only occur during the periodic update process.	With narrow exceptions per CWPP, amendments to the JPA boundaries and overlays should only occur during the periodic update process.	Consolidated into policy 5.6. The CPPs outline that the JPA boundaries should generally be reviewed during the periodic update process as well as the exceptions that would warrant amendments outside of the periodic update.
4.4 5.7	JPAs	Land development decisions shall be managed in Joint Planning Areas to not preclude the future expansion of UGAs.	<ins>Land development decisions in Joint Planning Areas shall not preclude the future expansion of UGAs.</ins> Land development decisions shall be managed in Joint Planning Areas to not preclude the future expansion of UGAs.	Reword, clarity.
4.5 5.8	JPAs	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.	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.	N/A
5.6	LAMIRDs <ins>RAIDs</ins>	Designate Rural Areas of More Intensive Development (RAIDs) per RCW 36.70A.070(5)(d) with non-expandable logical outer boundaries.	Provide for the infill, development, or redevelopment of commercial, industrial, residential, or mixed-use LAMIRDs, pursuant to RCW 36.70A.070(5)(d). Designate Rural Areas of More Intensive Development (RAIDs) per RCW 36.70A.070(5)(d) with non-expandable logical outer boundaries.	Reworded goal.

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5.1	LAMIRDs RAIDs	New policy.	<u>In all LAMIRDs, use a proactive planning approach for access management onto State Highway consistent with Island County Code and Washington State Department of Transportation regulations, including cross connectivity, internal circulation systems, and consolidation of access points.</u>	Consolidated transportation related LAMIRD policies.
5.2	LAMIRDs RAIDs	New policy.	<u>Development within Light Manufacturing and Airport LAMIRDs shall minimize environmental and community impact.</u> <u>Developers must mitigate potential negative effects, such as air, light, noise, and water pollution.</u>	Consolidated similar Light Manufacturing (6.1.3.2, 6.1.3.5) and Aiport (6.1.5.2, 6.1.5.3) LAMIRD policies.
5.3	LAMIRDs RAIDs	New policy.	<u>Cluster structures within Light Manufacturing and Airport LAMIRDs and provide adequate expansion space for compatible activities.</u>	Consolidated similar Light Manufacturing (6.1.3.3) and Aiport (6.1.5.4) LAMIRD policies.
5.4	LAMIRDs RAIDs	New policy.	<u>In Rural Village, Rural Center, Camano Gateway Village, and Rural Service LAMIRDs, encourage multi family and mixed uses to support housing development.</u>	Consolidated mixed use related LAMIRD policies.
5.5	LAMIRDs RAIDs	New policy.	<u>Incentivize and support the development of community septic systems and upgrading of existing water systems to accommodate these uses in these zones.</u>	New policy.
5.6	LAMIRDs RAIDs	New policy.	<u>Allow for overnight lodging within Mixed-Use LAMIRDs.</u>	Expanded policy 6.1.7.4 to include Rural Village and Rural Center.
5.7	LAMIRDs RAIDs	New policy.	<u>Encourage compact development within Mixed-Use LAMIRDs to prevent highway sprawl.</u>	Expanded policy 6.1.1.2 to encourage compact development in all Mixed-Use LAMIRDs.
5.8	LAMIRDs RAIDs	New policy.	<u>Allow the development of affordable worker housing within Light Manufacturing zones.</u>	Policy added to support housing and employment numbers.
6.1	RAIDs	RAID land use designations are adopted as described in Section 1.5.2.1 and Table 1-7.	RAID land use designations are adopted as described in Section 1.5.2.1 and Table 1-7.	Removed. Land use designations for LAMIRDs will be discussed in the body text of the Land Use Element.
6.1.1	RAIDs	In Rural Center (RC) areas:	In Rural Center (RC) areas:	Removed all applicable policies.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.1.1.1	RAIDs	Require consolidated access to the highway for all adjacent RC parcels to minimize traffic disruption.	Require consolidated access to the highway for all adjacent RC parcels to minimize traffic disruption.	Consolidated above in 5.1.
6.1.1.2	RAIDs	Develop RC highway shopping and service centers as compact units to prevent highway sprawl.	Develop RC highway shopping and service centers as compact units to prevent highway sprawl.	Consolidated above in 5.7
6.1.2	RAIDs	In Rural Village (RV) areas:	In Rural Village (RV) areas:	Removed all applicable policies.
6.1.2.1	RAIDs	Manage access to the State Highway proactively, and consider consolidating access points where feasible.	Manage access to the State Highway proactively, and consider consolidating access points where feasible.	Consolidated above in 5.1.
6.1.3	RAIDs	In Light Manufacturing (LM) areas:	In Light Manufacturing (LM) areas:	Removed all applicable policies.
6.1.3.1	RAIDs	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.	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.	Remove. These are allowed uses under ICC 17.03.035.C.
6.1.3.2	RAIDs	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.	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.	Policy was consolidated above in new policy 5.2.
6.1.3.3	RAIDs	Cluster structures within LM areas and provide adequate expansion space for compatible activities.	Cluster structures within LM areas and provide adequate expansion space for compatible activities.	Consolidated above in 5.3.
6.1.3.4	RAIDs	Manage access proactively. Require common arterial accesses, internal circulation systems, and cross connectivity. Consider consolidation of non-arterial access points where feasible.	Manage access proactively. Require common arterial accesses, internal circulation systems, and cross connectivity. Consider consolidation of non-arterial access points where feasible.	Consolidated above in 5.1.
6.1.3.5	RAIDs	Protect surrounding uses from adverse effects by providing adequate landscape buffers and open space, and designating compatible surrounding uses.	Protect surrounding uses from adverse effects by providing adequate landscape buffers and open space, and designating compatible surrounding uses.	Remove policy as it exists in ICC 17.03.180.
6.1.4	RAIDs	In Rural Service (RS) areas:	In Rural Service (RS) areas:	Removed all applicable policies.
6.1.4.1	RAIDs	Prohibit a change in use that results in a greater intensity than the existing use.	Prohibit a change in use that results in a greater intensity than the existing use.	Remove policy. HB 1220 requires adjusting density to accommodate housing types for all income levels.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.1.4.2	RAIDs	Require landscaping and other site improvements, on a case by case basis, for changes or expansions to existing uses.	Require landscaping and other site improvements, on a case by case basis, for changes or expansions to existing uses.	Remove policy as it exists in ICC 17.03.180.
6.1.5	RAIDs	In Airport (AP) Areas	In Airport (AP) Areas	Removing heading.
5.9 6.1.5.1	<u>LAMIR</u> Ds <u>RAIDs</u>	Ensure compatibility with existing uses in Wes Lupien Air Park, Whidbey Air Park or Camano Island Air Field.	In Airport areas, e Ensure compatibility with existing uses in <u>Wes Lupien Air Park</u> <u>DeLaurentis Airport, South</u> Whidbey Air <u>P</u> ark or Camano Island Air <u>F</u> ield.	Names of airports were updated.
6.1.5.2	RAIDs	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.	<u>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.</u>	Policy was consolidated above in new policy 5.2.
6.1.5.3	RAIDs	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.	<u>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.</u>	Policy was consolidated above in new policy 5.2.
6.1.5.4	RAIDs	Cluster structures within AP areas and provide adequate expansion space for compatible activities.	<u>Cluster structures within AP areas and provide adequate expansion space for compatible activities.</u>	Policy was consolidated above in new policy 5.3.
6.1.5.5	RAIDs	Manage access proactively. Require common arterial accesses and internal circulation systems, and consider consolidation of access points where feasible.	Manage access proactively. Require common arterial accesses and internal circulation systems, and consider consolidation of access points where feasible.	Policy was consolidated above in new policy 5.1.
5.9.1 6.1.5.6	<u>LAMIR</u> Ds <u>RAIDs</u>	Implement site development standards according to the needs of each site.	No change.	N/A
5.9.2 6.1.5.7	<u>LAMIR</u> Ds <u>RAIDs</u>	Protect existing AP areas from encroachment by incompatible land uses.	No change.	N/A
6.1.6	RAIDs	In Rural Residential (RR) Areas:	In Rural Residential (RR) Areas:	Removed all applicable policies.
6.1.6.1	RAIDs	Raising of large livestock shall be provided for conditioned on the approval of an Animal Management Plan.	Raising of large livestock shall be provided for conditioned on the approval of an Animal Management Plan.	Remove. Livestock husbandry is currently an allowed use in Rural Residential per ICC 17.03.035.C.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.1.6.2	RAIDs	A proactive planning approach shall be used for access management onto State Highway. Possible consolidation of access points should be explored.	A proactive planning approach shall be used for access management onto State Highway. Possible consolidation of access points should be explored.	Policy was consolidated above in new policy 5.1.
6.1.7	RAIDs	In the Camano Gateway Area	In the Camano Gateway Area	Removed all applicable policies.
6.1.7.1	RAIDs	Establish sustainable building practices, use of low impact development, reduction in water 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.	Establish sustainable building practices, use of low impact development, reduction in water 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.	Remove. Policies regarding design, building practices, and low impact development can be found in ICC 17.03.135.
6.1.7.2	RAIDs	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.	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.	Policy was consolidated above in new policy 5.1.
6.1.7.3	RAIDs	Mixed Uses involving a combination of Residential and NonResidential components are encouraged, especially with long-term village residence above business activities or that are detached but functionally and physically connected to each other.	Mixed Uses involving a combination of Residential and NonResidential components are encouraged, especially with long-term village residence above business activities or that are detached but functionally and physically connected to each other.	Policy was consolidated above in new policy 5.4.
6.1.7.4	RAIDs	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.	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.	Policy was consolidated above in new policy 5.5.
6.2	RAIDs	Provide for the infill, development, or redevelopment of existing residential areas, pursuant to RCW 36.70A.070(5)(d).	Provide for the infill, development, or redevelopment of existing residential areas, pursuant to RCW 36.70A.070(5)(d).	Remove policy; repeats the new verbiage in the goal.
6.3	RAIDs	Ensure compatibility with adjacent uses through compliance with rural design guidelines.	Ensure compatibility with adjacent uses through compliance with rural design guidelines.	Remove policy. Rural design guidelines already exist in ICC 17.03.180.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.3.1	RAIDs	Provide for appropriate permitted and conditional uses including accessory uses.	Provide for appropriate permitted and conditional uses including accessory uses.	Remove policy. ICC 17.03.035.C. outlines the allowed permitted, conditional, and accessory uses.
6.3.2	RAIDs	Encourage clustering of uses, where compact design promotes a physical activity and community orientation.	Encourage clustering of uses, where compact design promotes a physical activity and community orientation.	Remove. Policy is repeated from policy 5.5.
6.3.3	RAIDs	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.	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.	Remove. Policy exists in ICC 17.03.035.C and 17.03.180.
6.3.4	RAIDs	Reflect the local knowledge, experience, preferences and character of the rural community in RAID land use designations.	Reflect the local knowledge, experience, preferences and character of the rural community in RAID land use designations.	Remove. This policy creates boundaries for development.
6.3.5	RAIDs	Ensure appropriate landscaping, screening, signing and shielded lighting to promote compatibility.	Ensure appropriate landscaping, screening, signing and shielded lighting to promote compatibility.	Remove. This policy has been incorporated into the Island County Code, ICC 17.03.180.
5.10 6.4	<u>LAMIRDs</u> RAIDs	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.	No change.	N/A
5.11 6.5	<u>LAMIRDs</u> RAIDs	Facilitate pedestrian orientation through site design that incorporates common areas, pedestrian pathways, access to public transit, landscaping, clustering, small parks and compact design.	No change.	N/A
6.5.1.	RAIDs	Encourage mixed uses, with dwelling units above businesses, in the RC, RV, RS, and CVG designations.	Encourage mixed uses, with dwelling units above businesses, in the RC, RV, RS, and CVG designations.	Policy was consolidated above in new policy 5.4.
5.12 6.6	<u>LAMIRDs</u> RAIDs	Discourage public facilities and buildings unless their function or service area is best served by a location outside of a UGA.	Discourage <u>siting essential</u> public facilities and buildings unless their function or service area is best served by a location outside of a UGA.	Reword for clarity.
6.7	RAIDs	Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.	Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.	Remove. Policy exists as code in ICC 14.02A.040.4.d, 16.06, and 17.02B.410.A.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
5.13 6.8	LAMIR Ds RA IDs	Encourage shared water and wastewater services between adjacent structures.	Require all new development to connect to a community water system; require development to connect to a community wastewater system when feasible. Encourage shared water and wastewater services between adjacent structures.	Reword policy to be more actionable.
6.9	RAIDs	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)).	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)).	Remove. Policy exists as code in ICC 17.03.180.A, J, and K, as well as RCW 36.70A.070(5)(d)(iii).
6.9.1	RAIDs	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.	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.	Remove. Policy exists as code in ICC 17.03.180.A.
6.9.2	RAIDs	Home Occupations. Allow the intensification or development of home occupations in RAIDs.	Home Occupations. Allow the intensification or development of home occupations in RAIDs.	Remove. Policy exists as code in ICC 17.03.180.K.
6.9.3	RAIDs	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.	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.	Remove. Policy exists as code in ICC 17.03.180.J.
7	Rural designations, general	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.	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.	Remove goal. Cluster code is being reshaped and will be consistent with WAC 365-196-425(5)(b).

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
7.1	Rural designations, general	Standards for subdivisions and Planned Residential Developments shall 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.	Standards for subdivisions and Planned Residential Developments shall 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.	Remove. Similar policy exists in policy 7.2.
7.2	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
7.2.1	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
7.2.2	Rural designations, general	Provide locational criteria for cluster subdivisions.	Provide locational criteria for cluster subdivisions.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
7.2.3	Rural designations, general	Provide for flexible building envelopes.	Provide for flexible building envelopes.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
7.2.4	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
7.3	Rural designations, general	Minimize impervious surfaces.	<u>Minimize impervious surfaces.</u>	Relocated to goal 9.
7.4	Rural designations, general	Provide for duplexes, triplexes and fourplexes in the Rural Residential land use district.	Provide for duplexes, triplexes and fourplexes in the Rural Residential land use district.	Remove. Policy exists in ICC 17.03.035.C.
7.5	Rural designations, general	Provide for a variety of residential densities.	Provide for a variety of residential densities.	Remove.
7.6	Rural designations, general	Limit overall area which can be developed for large lot residential development.	Limit overall area which can be developed for large lot residential development.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
7.7	Rural designations, general	Street yard setbacks shall be based on road classifications.	Street yard setbacks shall be based on road classifications.	Remove. Policy exists in ICC 17.03.180.S
7.8	Rural designations, general	Innovative development concepts will be encouraged to buffer agricultural and mineral resource lands from development.	<u>Innovative development concepts will be encouraged to buffer agricultural and mineral resource lands from development.</u>	Relocated to goal 7.
7.9	Rural designations, general	Lot size averaging is allowed in subdivisions and short plats.	Lot size averaging is allowed in subdivisions and short plats.	Remove. Policy exists in ICC 17.03.060.B.2.
7.1	Rural designations, general	Designate the siting of water storage facilities by public water systems as permitted in all land use designation subject to screening requirements.	Designate the siting of water storage facilities by public water systems as permitted in all land use designation subject to screening requirements.	Remove. Policy exists in ICC 11.03.035.
8	Rural designations, general	Ensure Planned Residential Developments retain and incorporate natural features and open space and preserve rural character.	Ensure Planned Residential Developments retain and incorporate natural features and open space and preserve rural character.	Goal was removed and replaced with policy 6.1.
8.1	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
8.2	Rural designations, general	Planned Residential Developments shall require a landscaping plan that requires the retention of existing native vegetation.	Planned Residential Developments shall require a landscaping plan that requires the retention of existing native vegetation.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
8.3	Rural designations, general	Planned Residential Developments require identification of dedicated open space areas.	Planned Residential Developments require identification of dedicated open space areas.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
8.4	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
8.5	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
8.6	Rural designations, general	Both attached and detached housing units will be provided for in Planned Residential Developments with conditions which preserve rural character.	Both attached and detached housing units will be provided for in Planned Residential Developments with conditions which preserve rural character.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
8.7	Rural designations, general	Preference shall be given to PRD cluster development consisting of either attached or detached housing in the event subdivision of land occurs.	Preference shall be given to PRD cluster development consisting of either attached or detached housing in the event subdivision of land occurs.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
8.8	Rural designations, general	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.	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.	Remove. New cluster code will be consistent with WAC 365-196-425 (5)(b).
6.9	Rural designations, general	Maintain low residential densities to preserve rural character and to provide buffers between urban activities and agricultural and forestry uses.	Maintain development patterns in rural lands to accommodate low density residential uses that protect sensitive resources. Maintain low residential densities to preserve rural character and to provide buffers between urban activities and agricultural and forestry uses.	Reworded goal.
6.1	Rural designations, general	New policy.	<u>Provide flexibility for cluster developments, consistent with WAC 365-196-425, including allowing for residential density bonuses in return for protection of open space resources and natural resource functions.</u>	New policy, addresses cluster developments.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
9.1	Rural designations, general	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.	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.	Removed, redundant to goal statement. Policy exists as code in ICC 14.02A.040.4.d, 16.06, and 17.02B.410.A.
9.2	Rural designations, general	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.	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.	Remove policy. This policy has been incorporated into the Island County Code, ICC 17.03.060.B.
9.3	Rural designations, general	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.	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.	Remove. Policy exists as code in ICC 17.03.180.A, J, and K.
6.29.4	Rural designations, general	Residential development near designated Commercial Agriculture lands must be designed to minimize potential conflict and prevent unnecessary conversion of farm land.	<u>Minimize potential conflicts between residential development and designated commercial agricultural lands and prevent unnecessary conversion of farm land.</u> Residential development near designated Commercial Agriculture lands must be designed to minimize potential conflict and prevent unnecessary conversion of farm land.	Reword for clarity.
6.39.5	Rural designations, general	Minor or small scale agriculture activities are consistent with rural areas, support rural character, and should be protected and encouraged.	<u>Encourage and protect small scale agriculture activities.</u> Minor or small scale agriculture activities are consistent with rural areas, support rural character, and should be protected and encouraged.	Reworded for clarity purposes.
9.6	Rural designations, general	All non-residential uses within the Rural designation must comply with rural design guidelines to assure compatibility with adjacent uses.	All non-residential uses within the Rural designation must comply with rural design guidelines to assure compatibility with adjacent uses.	Remove policy. Policy exists in ICC 17.03.180.
6.49.7	Rural designations, general	Discourage public facilities and buildings within rural areas unless their function or service area is best served by a location outside of a UGA.	Discourage <u>essential</u> public facilities and buildings unless their function or service area is best served by a location outside of a UGA.	Reword for clarity.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.5 9.8	Rural designations, general	Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.	No change	N/A
6.6 7.3	Rural designations, general		<u>Minimize impervious surfaces.</u>	Relocated from Goal 7.
7.1 10	<u>Resource Lands</u> Rural designations, general	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.	Protect agriculture and forestry uses, including both as habitats and as resources, by providing buffers between these uses and urban activities via low residential densities. 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.	Reword goal.
7.1 10.1	<u>Resource Lands</u> Rural designations, general	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.	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.	Removed, policy exists as code in ICC 14.02A.040.4.d, 16.06, and 17.02B.410.A.
7.2 10.2	<u>Resource Lands</u> Rural designations, general	Maintain allowance and preference for PRD using clustering within RA areas whenever subdivision of land is proposed.	Encourage use of Rural Clusters consistent with WAC 365-196-425 to maintain open space and avoid or minimize the adverse impacts to the visual or physical environment. Maintain allowance and preference for PRD using clustering within RA areas whenever subdivision of land is proposed.	Reworded policy to encourage the use of Rural Clusters in resource lands.
7.3 10.3	<u>Resource Lands</u> Rural designations, general	Right to farm and forest measures shall protect the right to pursue farm and forestry activities.	No change.	N/A
7.4 10.4	<u>Resource Lands</u> Rural designations, general	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.	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.	Grammatical fix.
10.5	<u>Resource Lands</u> Rural designations, general	Encourage the conservation of lands suitable for agricultural use to support farming as an activity valued in the County.	Encourage the conservation of lands suitable for agricultural use to support farming as an activity valued in the County.	Consolidated with policy 7.7

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
7.5 10.5.1	Resource Lands Rural designations, general	Limit nonagricultural uses to lands with poor soils or areas otherwise not suitable for agricultural purposes.	Nonagricultural uses should be allowed primarily on lands with poor soils or areas otherwise not suitable for agricultural purposes. Limit nonagricultural uses to lands with poor soils or areas otherwise not suitable for agricultural purposes.	Reword for clarity.
10.5.2	Rural designations, general	Limit the allowable range of accessory uses to those allowed by state statute.	Limit the allowable range of accessory uses to those allowed by state statute.	Remove, in state law RCW 36.70A.177(2)(a).
7.6 10.6	Resource Lands Rural designations, general	Cooperative agricultural production and marketing will be encouraged.	Review Island County code for barriers to agri-tourism activities, and consider ways to remove those boundaries. Cooperative agricultural production and marketing will be encouraged.	Rephrased to actionable language.
7.7 10.7	Resource Lands Rural designations, general	Encourage agricultural landowners to retain their lands in agricultural production and to utilize tax incentive programs.	Encourage agricultural landowners to retain their lands in agricultural production and <u>through, among other means, to utilize</u> tax incentive programs.	Reword.
7.8 10.8	Resource Lands Rural designations, general	Support innovative public and private programs that provide farmers incentives to stay on the land.	Support innovative public and private programs that provide farmers incentives to stay on the land <u>including conservation of lands suitable for agricultural use.</u>	Consolidated with policy 10.5.
7.9 12.2	Resource Lands	<u>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.</u>	<u>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</u> <u>Support the continued viability of these to serve as a resource for food, fiber, feed and forage.</u>	Relocated policy from goal 12.
7.10 12.3	Resource Lands	<u>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.</u>	<u>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.</u>	Relocated policy from goal 12.
7.8	Resource Lands Rural designations, general	Innovative development concepts will be encouraged to buffer agricultural and mineral resource lands from development.	<u>Innovative development concepts will be encouraged to buffer agricultural and mineral resource lands from development.</u>	Relocated policy from previous goal 7.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
11	Rural designations, general	Encourage preservation of natural resources and rural character through the Earned Development Unit (EDU) system.	Encourage preservation of natural resources and rural character through the Earned Development Unit (EDU) system.	Remove. This goal has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).
11.1	Rural designations, general	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.	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.	Remove policy. This policy has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).
11.2	Rural designations, general	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.	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.	Remove policy. This policy has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).
11.2.1	Rural designations, general	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.	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.	Remove policy. This policy has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).
11.2.2	Rural designations, general	All uses allowed in the Rural land use designation shall be allowed in the remaining 25%.	All uses allowed in the Rural land use designation shall be allowed in the remaining 25%.	Remove policy. This policy has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).
11.2.3	Rural designations, general	EDUs may be used only on land that does not contain prime soils or is otherwise not suitable for farming.	EDUs may be used only on land that does not contain prime soils or is otherwise not suitable for farming.	Remove policy. This policy has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
11.2.4	Rural designations, general	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.	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.	Remove policy. This policy has already been adopted into Island County Code (ICC 17.03.090.B and ICC 17.03.180.F).
12	Resource Lands	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.	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.	Consolidated goal 12 with goal 7.
12.1	Resource Lands	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.	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.	Remove.
12.2	Resource Lands	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.	<u>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.</u>	Consolidated goal 12 with goal 7.
12.3	Resource Lands	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.	<u>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.</u>	Consolidated goal 12 with goal 7.
8.13	General Land Use Designations & Overlays	Ensure that future development in the Airport and Aviation Safety Overlay protects public health, safety and welfare.	No change.	N/A
		Policies Applicable to All Airports	No change.	N/A
8.1.13.1	General Land Use Designations & Overlays	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.	No change.	N/A

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
8.2 13.2	General Land Use Designations & Overlays	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.	No change.	N/A
8.3 13.3	General Land Use Designations & Overlays	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.	No change.	N/A
8.4 13.4	General Land Use Designations & Overlays	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.	No change.	N/A
8.5 13.5	General Land Use Designations & Overlays	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.	No change.	N/A
8.6 13.6	General Land Use Designations & Overlays	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.	No change.	N/A

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
8.7 13.7	General Land Use Designations & Overlays	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.	No change.	N/A
8.8 13.8	General Land Use Designations & Overlays	Land use proposals, structures, or objects that would interfere with the safe operation of aircraft will be examined for compatibility as defined in CFR 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.	No change.	N/A
8.9 13.9	General Land Use Designations & Overlays	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.	No change.	N/A
8.10 13.10	General Land Use Designations & Overlays	Island County will require a Comprehensive Plan Amendment for the establishment of any proposed new airport.	No change.	N/A
8.11 13.11	General Land Use Designations & Overlays	Require advance notification of future owners or renters of properties within noise impact areas of potentially significant noise impacts.	No change.	N/A
8.12 13.12	General Land Use Designations & Overlays	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	No change.	N/A
		Policies Applicable to Military Airports Only	No change.	N/A

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
8.13 13.13	General Land Use Designations & Overlays	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.	No change.	N/A
8.14 13.14	General Land Use Designations & Overlays	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.	No change.	N/A
8.15 13.15	General Land Use Designations & Overlays	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.	No change.	N/A
8.16	<u>General Land Use Designations & Overlays</u>	<u>New policy.</u>	<u>When applicable, Island County will take action on updated AICUZ and APZ standards provided by NAS Whidbey Island within two (2) years of their production.</u>	New policy.
9.14	<u>Special Review Districts</u> General Land Use-Designations & Overlays	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.	No change.	N/A
9.1 14.1	<u>Special Review Districts</u> General Land Use-Designations & Overlays	A master plan shall be required for all developments.	No change.	N/A
9.2 14.2	<u>Special Review Districts</u> General Land Use-Designations & Overlays	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.	No change.	N/A

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
9.3 14.3	<u>Special Review</u> <u>Districts</u> General Land Use Designations & Overlays	Discourage public facilities and buildings unless their function or service area is best served by a location outside of a UGA.	No change.	N/A
9.4 14.4	<u>Special Review</u> <u>Districts</u> General Land Use Designations & Overlays	Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.	Prohibit the creation of new lots unless they have adequate area outside of tsunami hazards, flood areas, geohazards, and other critical areas.	Remove. Policy exists as code in ICC 14.02A.040.4.d, 16.06, and 17.02B.410.A.

Draft Island County Comprehensive Plan Update Housing Goals and Policies Tracker

Blue and Underlined: Added content

Red and Strikethrough: Deleted content

Green and Double Underlined: Moved content

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
1	Encourage preservation of existing housing stock capacity, subsidized affordable housing units, and the character of existing communities.	Encourage preservation of existing housing stock capacity, <u>as well as</u> subsidized and affordable housing units, and the character of existing communities.	Reworded, equity concerns.
<u>1.1</u>	Sustain and enhance the vitality, diversity, and quality of life within existing neighborhoods through the promotion of development that is sensitive to the quality, design, scale, and character of those neighborhoods.	Sustain and enhance the vitality, diversity, and quality of life within existing neighborhoods through the promotion of development that is sensitive to the quality, design, scale, and character of those neighborhoods.	Removed, equity concerns.
<u>1.1</u> <u>1.2</u>	Preserve the existing housing stock to meet the changing needs of residents by continuing to improve the permitting process for remodels/additions, accessory dwelling units, and guest cottages.	No change	NA
<u>1.2</u> <u>1.3</u>	Monitor properties with expiring subsidies and identify strategies and resources to preserve their affordability.	Monitor properties with expiring subsidies <u>that provide affordable housing</u> and identify strategies and resources to preserve their <u>continued</u> affordability.	Reworded, applied more broadly.
<u>1.3</u> <u>1.4</u>	Identify and promote awareness of resources and programs available for housing repair and rehabilitation for homeowners with low incomes; examples may include, weatherization, septic repair or compliance with flood hazard regulations.	Identify and promote <u>Incentivize and build</u> awareness of resources and programs available for housing repair and rehabilitation for homeowners with low incomes ; examples may include, <u>reduced dependence on natural gas</u> , weatherization, septic repair or compliance with flood hazard regulations.	Reworded, more actionable.
<u>1.4</u> <u>1.5</u>	Support the preservation of manufactured home parks in Island County as a component of the County's affordable housing stock.	Support the preservation of manufactured home parks in Island County, <u>by dedication of County funds</u> , as a component of the County's affordable housing stock.	Reworded, more actionable language.
<u>1.5</u> <u>1.6</u>	Develop strategies to encourage the re-use of existing housing structures in rural areas including potential incentives for relocation to other sites.	Develop strategies to <u>accommodate</u> encourage the re-use of existing housing structures in <u>rural residential</u> areas including potential incentives for <u>co-living housing, intergenerational housing, and</u> relocation <u>of houses</u> to other sites.	Reworded, added co-housing per RCW 36.70A.535.
<u>1.6</u> <u>1.7</u>	Monitor the impacts of vacation rentals on housing availability in the County.	Monitor the impacts of vacation rentals on housing availability in the County. <u>Track and monitor existing and future uses of short-term rentals in the County and establish and implement policies and regulations to reduce the impact of short-term rentals on long term housing.</u>	Reworded, stronger language.

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
<u>1.7.1-8</u>	Consider development regulations for the RAIDs and NMUGAs that are compatible with residential community character, that promote pedestrian connectivity and ensure the long term vitality of Island County neighborhoods.	Consider development regulations for the <u>LAMIRDs RAIDs</u> and NMUGAs that are compatible with <u>moderate density housing residential community character</u> , that promote pedestrian connectivity, <u>employment locations</u> , and <u>support the County in meeting our housing allocations ensure the long term vitality of Island County neighborhoods</u> .	Reworded, new terminology and consistency with state requirements under RCW 36.70A.070(2)(b).
2	Promote the development of different housing types, such as rentals and manufactured homes, to meet the needs of all demographic segments of the population, housing tenure choices, and income levels. Provide for these housing types in appropriate locations where infrastructure, public transit, and community services are readily accessible, planned in the near future, or are included as part of a new fully-contained community as described in RCW 36.70A.350.	Promote the development of <u>different housing types, such as rentals and affordable housing manufactured homes</u> , to meet the needs of all demographic segments of the population, housing tenure choices, and income levels. Provide for <u>more diverse these</u> housing types in <u>appropriate</u> locations where infrastructure, public transit, and community services are readily accessible, planned in the near future, or are included as part of a new <u>development fully contained community as described in RCW 36.70A.350</u> .	Reworded, clarity.
2.1	Encourage the construction of multi-family units, primarily rentals, in areas where higher densities are permitted and where infrastructure, including public transportation, is already available.	<u>Encourage Accommodate</u> the construction of multi-family units, primarily rentals, in areas where higher densities are permitted and where infrastructure, including <u>but not limited to</u> public transportation, <u>water, and wastewater</u> is already available <u>or can be supported</u> .	Reworded, stronger language.
2.2	Encourage housing suitable to the needs of older adults, including independent and assisted living housing, in Mixed Use RAIDs and UGAs.	<u>Encourage Support the development of</u> housing suitable to the needs of older adults, including independent and assisted living housing, in Mixed Use <u>LAMIRDs RAIDs</u> and UGAs.	Reworded, stronger language.
2.3	Encourage the siting of duplexes, triplexes, and fourplexes in Rural Residential zones that are near Mixed Use RAIDs and UGAs.	<u>Encourage Allow</u> the siting of duplexes, triplexes, and fourplexes in all Rural Residential zones, <u>that are near in</u> Mixed Use <u>LAMIRDs RAIDs</u> and UGAs, <u>and educate homeowners associations about middle housing</u> .	Reworded, stronger language.
2.4	Identify innovative housing approaches for Camano Island where the predominance of rural zones and lack of a UGA presents challenges for meeting a diversity of housing needs.	<u>Identify Support the development of</u> innovative housing approaches, <u>such as cluster housing, for Camano Island in areas of the county</u> where the predominance of rural zones and lack of a UGA presents challenges for meeting a diversity of housing needs <u>to accommodate housing for all income levels</u> .	Reworded, broader application, added cluster housing as allowed under WAC 365-196-425(5)(b), and added housing at all income levels.
2.5	Evaluate and modify as needed, Planned Residential Developments and clustered housing code provisions to ensure that they provide adequate incentives to achieve desired densities.	<u>Evaluate and modify as needed, Planned Residential Developments and clustered housing code provisions to ensure that they provide adequate incentives to achieve desired densities</u> .	Combined with 2.4

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
<u>2.5</u> 2-6	Evaluate regulations to determine appropriate locations, provide expanded opportunities, determine potential incentives, and remove unnecessary barriers and/or impediments to the development of the following housing types: permanent and seasonal farm worker housing; accessory dwelling units and guest cottages; manufactured housing communities and manufactured homes; small multi-unit structures; cottage housing; and other small dwelling unit types.	Evaluate regulations to determine appropriate locations, provide expanded opportunities, determine potential incentives, and remove unnecessary barriers and/or impediments to the development of the following housing types: <u>co-living housing</u> , permanent and seasonal farm worker housing, accessory dwelling units and guest cottages , manufactured housing communities and manufactured homes, <u>rural clusters</u> small multi-unit structures , cottage housing, and other small dwelling unit types <u>like tiny homes and recreational vehicles</u> .	Reworded, added co-housing per RCW 36.70A.535 and other housing examples.
<u>2.6</u> 2-7	Encourage infill development in RAIDs and UGAs through zoning regulations and incentives with specific attention to the incentives identified under RCW 36.70A.540.	<u>Encourage Accommodate</u> infill development in <u>LAMIRDs</u> RAIDs and UGAs <u>through zoning regulations by implementing minimum density requirements and increase height limits</u> , and <u>consider</u> incentives with specific attention to the incentives identified under RCW 36.70A.540.	Reworded, more specificity and new terminology.
<u>2.7</u> 2-8	Explore options to allow temporary housing structures to accommodate short-term housing needs related to limited-term employment and the homeless population.	<u>Explore Pursue</u> options to allow temporary housing structures to accommodate short-term housing needs related to limited-term employment and for the <u>unhoused homeless</u> population.	Reworded, more actionable and new terminology.
<u>2.8</u> 2-9	Monitor Island County's housing development and periodically compare to housing development targets in the Comprehensive Plan and buildable land supply.	Monitor Island County's housing development and periodically compare to housing development targets in the Comprehensive Plan and buildable land supply. <u>Require municipalities to submit an activities report for tracking purposes annually</u> .	Reworded, more actionable.
<u>2.9</u> 2-11	Ensure that innovative housing options are considered and addressed in county housing policies, programs, funding, and local zoning regulations.	<u>Ensure that Incentivize</u> innovative housing options, <u>such as pilot programs to encourage specific types of innovating housing</u> , are considered and addressed in county housing policies, programs, funding, and local zoning regulations.	Reworded, more actionable.
<u>2.10</u> 2-11	Develop and allow "pre-approved" or "permit ready" house plans for accessory dwelling units, guest cottages, cottage housing and other potential housing types in appropriate locations.	Develop and allow "pre-approved" or "permit ready" house plans for <u>detached</u> accessory dwelling units, guest cottages, cottage housing and other potential housing types in appropriate locations.	Reworded, new terminology.
<u>2.11</u> 2-12	Identify opportunities to lower labor and materials costs by supporting and encouraging alternative housing designs, materials and construction, such as self-help/sweat-equity housing, owner-built housing, and the use of existing or reclaimed building materials.	Identify opportunities to lower labor and materials costs by supporting and encouraging alternative housing designs, materials and construction, such as self-help/sweat-equity housing, owner-built housing, <u>tiny homes, manufactured homes, recreational vehicles, community sewage infrastructure, community drinking water</u> , and the use of existing or reclaimed building materials.	Reworded, more flexibility in housing types.
<u>2.12</u> 2-13	Provide additional locations for, and encourage the siting of, recreational vehicle parks as a temporary lodging option.	Provide <u>funding for identified sites or partner with non-profit or community based organization to create</u> additional locations for, and encourage the siting of, recreational vehicle parks as a temporary lodging option.	Reworded, more actionable.

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
2.13 2-14	Continue to identify and evaluate opportunities to streamline interdepartmental permitting review where possible.	Continue to identify and evaluate opportunities to streamline interdepartmental permitting <u>and create a one-stop-shop for affordable housing developments</u> review where possible .	Reworded, more actionable.
2.14	<u>New policy</u>	<u>Provide flexibility for recreational vehicles to be used as temporary housing in residential zones with adequate utilities including but not limited to water, septic, and electricity.</u>	Added, addresses equity concerns.
2.15	<u>New policy</u>	<u>Utilize 1590 funds (10th of 1% sale tax) to demonstrate the County's commitment to affordable housing initiatives.</u>	Added, actionable policy.
2.16	<u>New policy</u>	<u>Allow provisions for accessory dwelling units (ADUs), coonsistent with RCW 36.70A.681, to support ADUs as an affordable housing type.</u>	Added, addresses ADUs in meeting housing needs per RCW 36.70A.681.
2.17	<u>New policy</u>	<u>Pursue innovative public and private partnership models for infrastructure development to support affordable housing.</u>	Added, addresses infrastructure needs for housing.
3	Promote fair access to housing and shelter for all persons.	Promote fair access to housing and shelter for all persons. Collect race and ethnicity data and analyze for racial disparities in access to affordable rent, rental cost burden, home ownership, and displacement.	Reworded, stronger equity language.
3.1	Identify appropriate locations to support and facilitate transitional housing, coordinated with critical support services, for youth, adults, seniors, families, and those with disabilities.	Identify appropriate locations to <u>Support the development of</u> and facilitate transitional housing, coordinated with critical support services, for youth, adults, seniors, families, and those with disabilities.	Reworded, stronger language.
3.2	Identify appropriate locations to support and facilitate the development of emergency shelters and short-term housing for those in need.	Identify appropriate locations to <u>Support and facilitate</u> the development of emergency shelters and short-term housing for those in need <u>through public private partnerships and commitment of County funding.</u>	Reworded, stronger language.
3.3	Ensure that community housing and shelter needs are considered and addressed in county housing policies, programs, funding, and local zoning regulations.	No change	NA
3.4	Evaluate and consider implementing the recommendations of the Tri-County Consortium's 2018 Analysis of Impediments to Fair Housing Choice and successor Fair Housing Plans to affirmatively further Fair Housing in Island County.	No change	NA
3.5	Promote community and landlord awareness of and compliance with federal and state Fair Housing laws.	Promote community and landlord awareness of and compliance with federal and state Fair Housing laws <u>through training in cultural awareness for housing providers.</u>	Reworded, equity concerns.

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
3.6	Promote diverse representation on boards and committees that make recommendations concerning housing-related policies, programs or funding.	Promote diverse Increase the representation <u>of people of color, low-income, and marginalized voices</u> on boards and committees that make recommendations concerning housing-related policies, programs or funding.	Reworded, equity concerns.
3.7	<u>New policy</u>	<u>Protect existing affordable housing from redevelopment and displacement of residents.</u>	Added, addresses displacement.
3.8	<u>New policy</u>	<u>Establish requirements and/or add incentives for new housing developments to include a percentage of the project for affordable housing and/or for seniors, veterans, and people with disabilities.</u>	Added, meets needs of all residents.
4	Promote policies that facilitate the reduction in the share of cost burdened households by increasing the supply of subsidized housing.	Promote changes policies that facilitate the reduction in <u>reduce the share-amount</u> of cost burdened households <u>by 15%.</u> by increasing the supply of subsidized housing.	Reworded, simplified language and added a measurable target.
4.1	Define subsidized and low-income housing needs and establish measurable subsidized and low-income housing targets relative to those needs.	Define subsidized and Utilize the Housing for All Planning Tool (HAPT) to establish the low-income housing needs <u>by income level for communities across the County.</u> and establish measurable subsidized and low-income housing targets relative to those needs. <u>Each jurisdiction is responsible for meeting the housing needs at each income level.</u>	Reworded, consistency with new state requirements.
4.2	Encourage a range of permanent subsidized housing options through small project-based structures, administration of rental assistance, and supportive housing.	Encourage <u>Support the development of</u> a range of permanent subsidized <u>affordable</u> housing options through small <u>demonstration</u> projects-based structures, administration of rental assistance, and supportive housing.	Reworded, stronger language.
4.3	Ensure publicly-funded, low-income housing is located in appropriate locations where infrastructure, public transit, and community services are readily accessible, planned in the near future, or are included as a part of a new fully-contained community as described in RCW 36.70A.350.	Ensure publicly-funded, low-income <u>affordable</u> housing is located in appropriate locations where infrastructure, public transit, and community services are readily accessible, planned in the near future, or are included as a part of a new <u>development</u> fully-contained community as described in RCW 36.70A.350.	Reworded, new terminology.
4.4	Review existing surplus public land owned by Island County and other public agencies to determine if any such lands are appropriate to be transferred to a non-profit housing agency for subsidized or low-income housing.	Review <u>Prioritize the use of</u> existing surplus <u>and buildable</u> public land owned by Island County and other public agencies to <u>support</u> determine if any such lands are appropriate to be transferred to a non-profit housing agency for subsidized or low-income <u>affordable or subsidized</u> housing.	Reworded, new terminology.
4.5	Evaluate opportunities to reduce or eliminate permit fees for subsidized and low-income housing.	Evaluate opportunities to reduce or eliminate permit fees for subsidized and low-income housing.	Combined with 4.6
4.6	Implement incentives for subsidized housing projects within non-municipal urban growth areas and mixed use RAIDs.	Implement incentives, <u>including reducing or eliminating fees,</u> for <u>subsidized-affordable</u> housing projects within non-municipal urban growth areas and mixed use <u>LAMIRDs-RAIDs.</u>	Combined with 4.5 and updated terminology.

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
4.7	Ensure coordination between the policies addressed in the Comprehensive Plan and those outlined in Island County's Homeless Housing Plan.	No change	NA
4.8	Collaborate with municipal jurisdictions to develop mutual policies and agreements that facilitate the siting and subsequent annexation of subsidized housing in unincorporated UGAs.	Collaborate with municipal jurisdictions to develop mutual policies and agreements that facilitate the siting and subsequent annexation of <u>subsidized</u> <u>affordable</u> housing in unincorporated UGAs.	Reworded, new terminology.
4.9	<u>New policy</u>	<u>Incentivize churches, other faith based organizations, non profits, and NGOs in developing and providing affordable housing on their land including the infrastructure needed to support the housing.</u>	Added, addresses faith based housing projects.
5	Collaborate with other jurisdictions and housing organizations to address county-wide housing issues.	No change	NA
5.1	Actively convene committees to coordinate county-wide housing issues.	Actively convene committees to coordinate county-wide housing issues <u>and include representatives from under served communities and individuals who have previously experienced homelessness or housing insecurity.</u>	Reworded, more inclusive.
5.2	Evaluate the potential for a Transfer of Development Rights (TDR) program for the Freeland NMUGA, or in conjunction with incorporated communities, that allows higher densities within city boundaries and urban growth areas.	<u>Evaluate the potential for</u> <u>Implement</u> a Transfer of Development Rights (TDR) program <u>for the Freeland NMUGA, or</u> in conjunction with <u>municipal jurisdictions</u> <u>incorporated communities</u> , that allows higher densities within city boundaries and urban growth areas <u>and evaluate opportunities for using the TDR program to preserve existing affordable housing.</u>	Reworded, stronger language.
5.3	Continue to maintain partnerships and support collaboration with the Housing Authority of Island County, the Opportunity Council, local industries, major employers, and different groups including nonprofit, faith-based, public, and private interests in ongoing efforts to fund and sustain existing subsidized and low-income housing projects in Island County.	Continue to <u>build</u> maintain partnerships and support collaboration with <u>housing groups, the Housing Authority of Island County, the Opportunity Council</u> , local industries, major employers, and different groups including nonprofit, faith-based, public, and private interests in ongoing efforts to fund and sustain existing <u>subsidized and low-income</u> <u>affordable</u> housing projects in Island County.	Reworded, broader application.
5.4	Support collaboration between private developers, public agencies, and non-profit organizations so that a variety of housing options are dispersed throughout the county and develop these partnerships to collaboratively advocate for more financial resources from the federal and state government for subsidized, low-income housing.	Support collaboration between private developers, public agencies, and non-profit organizations so that a variety of housing options are dispersed throughout the county and develop these partnerships to collaboratively advocate for more financial resources from the federal and state government for subsidized, <u>low-income</u> <u>and affordable</u> housing.	Reworded, new terminology.
5.5	Continue to coordinate with, and provide staff support for the Housing Provider Network and other housing-related committees.	No change	NA

Goal or Policy	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
5.6	Support applications for federal, Low-Income Housing Tax Credits and other available incentives for the acquisition, rehabilitation, or new constructions of rental housing targeted to lower-income households.	No change	NA
5.7	The Board shall consider housing related policy implementation actions as part of the annual work plan review.	No change	NA