

Meetings are available remotely. Those interested in attending the meetings virtually may use the following link: **ZOOM:** <https://zoom.us/j/98879222637?pwd=IziJPBBTDjvtVH18K6qnU0TAEjo06f.1>

Meeting ID: 988 7922 2637 **Passcode:** 562717

or by telephone: 1-253-215-8782 **Meeting ID:** 988 7922 2637 **Passcode:** 562717

BOARD OF ISLAND COUNTY COMMISSIONERS
2025 COMPREHENSIVE PLAN WORKSHOP DISCUSSION
JUNE 24, 2025 @ 1:00 P.M.

Board of County Commissioners Hearing Room (Room 102B), 1 NE 6th Street, Coupeville, WA

JUNE 24, 2025 @ 1:00 P.M.

2025 COMPREHENSIVE PLAN WORKSHOP

Discussion to include:

- Revised Goals and Policies for the Natural Resources Element

Jennifer Roll, Clerk of the Board of County Commissioners (360) 679-7385



Island County Planning and Community Development

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~ MEMORANDUM ~

TO: **Board of County Commissioners**
FROM: **Long Range Planning**
DATE: **June 18, 2025**
SUBJECT: **2025 Comprehensive Plan Update – Revised Goals and Policies**

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 until July 14.

Long Range staff will review the revised goals and policies tracker for the Natural Resources Element with the Board.

Attachments:

- Natural Resources 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 Board of County Commissioners work sessions in June and early July.

For more information, please contact:

Emily Neff (360) 678 - 7807 or e.neff@islandcountywa.gov



Natural Resources Goals and Policies

2025 Comprehensive Plan Update

Long Range Planning
June 18, 2025

Agenda

- Purpose of the Natural Resources Element
- GMA Requirements
- Major Changes
- Review Policy Tracker

Purpose

- **Provide the goals, direction, and policy for the future of preserving natural resources and environments in Island County.**

What the GMA requires of this element

- **RCW 36.70A.70(1): Considerations and review of drainage, flooding, and stormwater**
- **RCW 36.70A.060: Local governments must adopt and enforce development regulations to protect critical areas and designate natural resource lands (agricultural, forest, mineral)**
- **RCW 36.70A.020(8): Maintain and enhance natural resource-based industries ... encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.”**

What the GMA requires of this element

- **WAC 365-196-485: Critical Areas** requires best available science to guide designation and protection of critical areas, which often overlap with natural resource lands like aquifer recharge areas and fish habitat
- **WAC 365-196-400-520: Consistency & Coordination Rules** ensure all elements (including optional ones) are internally consistent, coordinated across jurisdictions, and align with county-wide policies and adjacent plans
- **WAC 365-196-445: State guidelines** allow a local “Conservation” or “Natural Resources” element optional if the jurisdiction chooses to. It may cover resources not otherwise addressed

Major Changes

- Added stronger and more actionable language
- Consolidated some policies and removed redundancy
- Addressed concerns about aquifer recharge and Low Impact Development standards
- Cross-walked with other elements

How to Comment on Draft Goals & Policies

- **The public comment period is open until July 14, 2025.**
- **There are multiple ways to submit a comment:**
 - Email: CompPlan@IslandCountyWA.gov
 - Website: www.islandcounty2045.com/compplan
 - Mail: Planning and Community Development Department, 1 NE 7th St, Coupeville, WA 98239
 - In Person/Virtual at Planning Commission (6 PM June 11, 18, & 25, July 9)
 - In Person/Virtual at BOCC Regular Sessions (10 AM June 17 & 24, July 1 & 8)

Draft Goals & Policies can be view at www.islandcounty2045.com/compplan



Questions?

Submit comments or questions to

complan@islandcountywa.gov or via our website www.islandcounty2045.com

Draft Island County Comprehensive Plan Update Natural Resources 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	General Environmental Quality	Safeguard the natural environment as an integrated system where the land, water, and air resources interact creating a balanced environment for all life on the islands.	No change	NA
1.1	General Environmental Quality	Include the best available science in developing policies and development regulations to protect the functions and values of critical areas and give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries.	No change	NA
1.2	General Environmental Quality	Preserve Island County's environmental quality through the careful use of land, water and air resources.	Preserve Island County's environmental quality <u>in pursuit of environmental justice and health equity</u> through the careful use of land, water and air resources	Reworded, added environmental justice and health equity
1.2.1	General Environmental Quality	Extraction of mineral resources must minimize detrimental effects to the environment. (Other policies related to the siting and conservation of mineral lands are located in the Land Use Element.)	Extraction of mineral resources must minimize detrimental effects to the environment. (Other policies related to the siting and conservation of mineral lands are located in the Land Use Element.)	Reworded, simplify
1.2.2	General Environmental Quality	Infilling of developed lands, Urban Growth Areas and areas of more intensive rural development will be encouraged in order to provide public facilities and services in the most efficient manner, as laid out in the Land Use Element.	<u>Encourage</u> infilling of developed lands, Urban Growth Areas and areas of more intensive rural development will be encouraged in order to provide public facilities and services in the most efficient manner, as laid out in the Land Use Element.	Reworded, clarity
1.2.3	General Environmental Quality	Island County encourages low-impact development practices.	<u>Prioritize</u> green infrastructure and Low Impact Development (LID) practices <u>to promote stormwater infiltration and aquifer recharge</u> .	Reworded, stronger language
1.3	General Environmental Quality	Conserve energy by encouraging efficient consumption and proper land use management.	Conserve energy by <u>incentivizing</u> efficient energy consumption, <u>reduction of waste, reduced emissions</u> , and proper <u>efficient</u> land use management.	Reworded, stronger language
1.3.1	General Environmental Quality	Government must provide leadership and education in employing energy conservation practices and the use of renewable energy technologies.	Government must Provide <u>leadership guidance</u> and education in employing energy conservation practices and the use of renewable energy technologies <u>to improve climate resilience</u> .	Reworded, clarity

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
1.3.1.1	General Environmental Quality	Recycling of wastes and use of recycled or reused materials will be encouraged.	Recycling of wastes and use of recycled or reused materials will be encouraged. Encourage easy to access community facilities for reuse, recycling, and composting.	Reworded, added composting
1.3.1.2	General Environmental Quality	Use of gray and treated black water will be encouraged, provided treatment design meets public health standards.	Allow for re use of gray and treated black water will be encouraged , provided treatment design meets local and state public health standards.	Reworded, clarity
1.3.2	General Environmental Quality	Transportation systems and land use patterns must be designed to consider conservation of energy. Primary employers, commercial users and population centers will be clustered where possible to minimize worker, service and consumer travel, as laid out in the Transportation Element.	Transportation systems and land use patterns must be designed to consider conservation of energy. Primary employers, commercial users and population centers will be clustered where possible to minimize worker, service and consumer travel, as laid out in the Transportation Element.	Remove, should be in transportation element.
1.3.3	General Environmental Quality	Government services will be sited to minimize consumer travel, as laid out in the Capital Facilities Element.	Government services will be sited to minimize consumer travel, as laid out in the Capital Facilities Element.	Remove, moved to Capital Facilities Element
1.3.24	General Environmental Quality	Island County will encourage developments and structures with energy conservation technologies.	Island County will encourage Incentivize developments and structures with energy and/or water conservation technologies through density credits, waiving of permit fees, and bonuses for implementation of conservation practices in development.	Reworded, stronger language
1.4	General Environmental Quality	High intensity lighting is discouraged, but where necessary will require that it must be shielded from adjacent properties and roads and shielded and directed down to reduce impacts to the dark sky.	High intensity lighting is discouraged, but where necessary will require that it must be shielded from adjacent properties and roads and shielded and directed down to reduce impacts to the dark sky. Incentivize removal of high intensity lighting (HIT) where possible. In locations where HIT is neccesary, require shielding from adjacent properties and roads to reduce impacts to the dark sky.	Reworded, more actionable
1.5	General Environmental Quality	New policy	Conserve and enhance a diverse network of natural lands and open spaces for public benefit	Added, conservation for public
1.6	General Environmental Quality	New policy	Incentivize innovative conservation methods to permanently protect high-value natural areas	Added, sub policy of above to encourage creative methods for conservation
1.7	General Environmental Quality	New policy	Preserve a high level of air quality by limiting outdoor burning and reducing the use of fossil fuels. Incentivizing conversion to alternative fuels and energy sources and tree planting to improve air quality.	Reworded, stronger language

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
<u>1.7.1</u>	<u>General Environmental Quality</u>	<u>New policy</u>	<u>Restrict outdoor burning from clearing, grading, and logging activities and incentivize having materials chipped on site.</u>	Added, sub policy for outdoor burning.
<u>2</u>	Air Quality	Preserve a high level of air quality	Preserve a high level of air quality	Relocated under Goal 1
<u>2.1</u>	Air Quality	Emphasis will be given to alternative forms of transportation (public transit, car pools, bicycle and pedestrian trails) decreasing dependency on the single occupant automobile.	Emphasis will be given to alternative forms of transportation (public transit, car pools, bicycle and pedestrian trails) decreasing dependency on the single occupant automobile.	Remove, should be in climate or transportation section
<u>2.2</u>	Air Quality	Promote non-polluting alternatives to wood burning, such as solar heating and chipping instead of burning slash.	Promote non-polluting alternatives to wood burning, such as solar heating and chipping instead of burning slash.	Remove, should be in climate or transportation section
<u>3.2</u>	Wetlands	Protect wetlands from a net loss in functions.	Protect wetlands from a net loss in functions. Protect, preserve, and enhance wetlands to achieve no net loss of wetland functions.	Reworded, stronger language
<u>3.1.2.1</u>	Wetlands	Protect, preserve, and enhance wetlands to achieve no net loss of wetland functions.	Protect, preserve, and enhance wetlands to achieve no net loss of wetland functions.	Moved, repetitive of goal statement
<u>3.1.12.2</u>	Wetlands	Avoid land development that causes loss of wetland functions. When there is no reasonable alternative, minimize and mitigate adverse impacts to wetland functions.	Avoid land development that causes loss of wetland functions <u>and values</u> . When there is no reasonable alternative, minimize and <u>mitigate</u> <u>compensate</u> adverse impacts to wetland functions.	Reworded, added verbiage
<u>3.1.2.3</u>	Wetlands	Mitigation projects that add to existing wetlands or increase functions and values of degraded wetlands are preferred over efforts to create wetlands from non-wetland areas and should remain subject to wetlands protection regulations.	Mitigation projects that add to existing wetlands or increase functions and values of degraded wetlands are preferred over efforts to create wetlands from non-wetland areas and should remain subject to wetlands protection regulations. Prioritize onsite mitigation projects that add to existing wetlands or increase functions and values of degraded wetlands followed by in-watershed mitigation rather than creating wetlands from non-wetland areas.	Reworded, clarity
<u>3.1.32.4</u>	Wetlands	Prohibit alteration of land that results in degradation of Category A wetlands, except for maintenance of existing public use or road or utility crossings that are the least environmentally damaging practical alternative or if necessary to permit reasonable use of the land. In such cases, minimize and mitigate the degradation.	Prohibit alteration of land that results in degradation of Category A wetlands, except for maintenance of existing public use, or road, or utility crossings that are the least environmentally damaging practical alternative. or if necessary to permit reasonable use of the land. In such cases, minimize and mitigate the degradation.	Reworded, clarity
<u>3.1.4</u>	Wetlands	Implement non-regulatory wetlands protection measures such as acquisition and incentive programs and the public benefit ratings system.	Implement non-regulatory wetlands protection measures such as acquisition and incentive programs and the public benefit ratings system.	Remove, covered in other wetland policies

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
3.1.5 2.5	Wetlands	Provide continuity of natural systems by establishing protected corridors of native vegetation between wetlands systems using buffer averaging, density incentives, land acquisition, site design and other techniques.	Provide continuity of natural systems <u>while avoiding trading high value lands for low value lands</u> by establishing protected corridors of native vegetation between wetlands systems <u>using with increased flexibility in the application of buffers</u> <u>buffer-averaging</u> , density incentives, land acquisition, site design and other techniques.	Reworded, clarity
3.1.6 2.6	Wetlands	Consider economic, environmental, and cultural costs when evaluating proposals for wetland alterations, and recognize instances where development or alteration within or adjacent to wetlands is acceptable.	Consider economic, environmental, and cultural costs when evaluating proposals for wetland <u>buffer</u> alterations, and recognize instances where development or alteration within or adjacent to wetlands <u>buffers</u> is acceptable.	Reworded, added verbiage
3.2 2.7	Wetlands	Allow reasonable use of a property, provided all wetlands functions are evaluated, the least harmful alternative is pursued, and degraded functions are mitigated, on site as far as possible.	Allow reasonable use of a property, provided all wetlands functions are evaluated, the least <u>harmful impactful</u> alternative is pursued, and degraded functions are mitigated <u>to ensure no net loss of ecological function.</u>	Reworded, added verbiage
3.3	Wetlands	Development will be located away from regulated wetlands by use of buffers and Planned Residential Developments.	Locate development away from regulated wetlands by use of buffers. and Planned Residential Developments.	Remove, extraneous
3.4 2.8	Wetlands	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	No change	NA
3.5	Wetlands	Alteration will occur only after careful consideration of the function of the area, the potential environmental costs of alterations, the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.	Alteration will occur only after careful consideration of the function of the area, the potential environmental costs of alterations, the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.	Remove, same as 3.1.1
3.6	Wetlands	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	Remove, extraneous

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
3.7	Wetlands	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.	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.	Remove same as 5.4
3.8	Wetlands	Wetlands regulations are contained in ICC 17.02B and where applicable, ICC 17.05A.	Wetlands regulations are contained in ICC 17.02B and where applicable, ICC 17.05A.	Remove, extraneous
4.3	Fish and Wildlife Habitat Conservation Areas Overlay	Protect Fish and Wildlife Habitat Conservation Areas.	Protect Fish and Wildlife Habitat Conservation Areas <u>to provide for biodiversity, water infiltration and retention, flood mitigation, climate resiliency and recreation.</u>	Reworded, stronger language
4.13.1	Fish and Wildlife Habitat Conservation Areas Overlay	Develop specific criteria and processes to nominate, designate and classify habitats and species of local importance.	No change	NA
4.23.2	Fish and Wildlife Habitat Conservation Areas Overlay	Periodically review and update designations as new information on species viability and habitat needs becomes available.	No change	NA
4.3	Fish and Wildlife Habitat Conservation Areas Overlay	Conserve habitats necessary for continued reproductive success of designated species.	Conserve habitats necessary for continued reproductive success of designated species.	Remove, integrated into following policy
4.3.13.3	Fish and Wildlife Habitat Conservation Areas Overlay	Protect elements necessary to the survival of designated species, including habitat areas such as nests, breeding areas, nurseries from disturbance during critical life cycle periods.	Conserve and protect elements necessary to the survival of designated species, including habitat areas such as nests, breeding areas, and nurseries from disturbance during critical life cycle periods <u>to support the survival of protected species.</u>	Reworded, clarity
4.3.23.3.1	Fish and Wildlife Habitat Conservation Areas Overlay	Encourage enhancement of degraded habitat areas.	Encourage enhancement of degraded habitat areas <u>where the function and value of habitat has been degraded.</u>	Reworded, clarity
4.3.33.3.2	Fish and Wildlife Habitat Conservation Areas Overlay	Based on the recommendations of Biological Site Assessment or Habitat Management Plan, provide physical buffers or timing restrictions around specific habitat areas used by designated species commensurate to the seasonal use of the area (where that is the case), the sensitivity of the species and habitat, the relative importance of the species and habitat, and the intensity of proposed and actual uses.	Based on the recommendations of Biological Site Assessment or Habitat Management Plan, Provide physical buffers or timing restrictions around specific habitat areas used by designated species commensurate to the seasonal use of the area (where that is the case), the sensitivity of the species and habitat, the relative importance of the species and habitat, and the intensity of proposed and actual uses.	Reworded, brevity

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
4.3.4 3.3.3	Fish and Wildlife Habitat Conservation Areas Overlay	Landscaping, screening, or vegetated buffers required through development review should retain, salvage, or re-establish native vegetation.	Landscaping, screening, or vegetated buffers required through development review should retain, salvage, or re-establish native vegetation using conditions developed during project review.	Reworded, clarity
4.3.5	Fish and Wildlife Habitat Conservation Areas Overlay	Limit the use of non-native and prohibit the use of invasive plant species in Fish and Wildlife Habitat Conservation Areas.	Limit the use of non-native and prohibit the use of invasive plant species in Fish and Wildlife Habitat Conservation Areas.	Remove, addressed in critical areas ordinance
4.3.6 3.3.4	Fish and Wildlife Habitat Conservation Areas Overlay	Encourage the provision of corridors and networks of native vegetation between protected habitat areas to minimize isolating and fragmenting designated wildlife habitat. Incorporate natural resource lands supporting uses such as forestry and agriculture into wildlife corridors and networks.	Encourage the provision of corridors and networks of native vegetation between protected habitat areas to minimize isolating and fragmenting designated wildlife habitat. Incorporate Incentivize natural resource lands supporting uses such as forestry and agriculture into wildlife corridors and networks.	Reworded, clarity
3.3.5	Fish and Wildlife Habitat Conservation Areas Overlay	New policy	Allow the modification of buffer standards (pursuant to Biological Site Assessment) to promote connectivity of regulated habitats.	Added, gives added leeway for improvements
4.3.7 3.3.6	Fish and Wildlife Habitat Conservation Areas Overlay	Consult with State and Federal agencies when making wildlife management and protection decisions.	No change	NA
4.3.8 3.3.7	Fish and Wildlife Habitat Conservation Areas Overlay	Develop and implement programs to restore, rehabilitate, and acquire important habitat areas.	No change	NA
4.4 3.4	Fish and Wildlife Habitat Conservation Areas Overlay	Protect all streams.	Protect all streams. Support and incentivize voluntary stream, wetland, riparian, and shoreline restoration and preservation efforts.	Reworded, clarity
4.5	Fish and Wildlife Habitat Conservation Areas Overlay	Protect near shore habitats, including commercial and recreational shellfish areas; kelp and eelgrass beds; herring, sand lance and smelt spawning areas.	Protect near shore habitats, including commercial and recreational shellfish areas; kelp and eelgrass beds; herring, sand lance and smelt spawning areas.	Remove, addressed in critical areas ordinance
4.5.1	Fish and Wildlife Habitat Conservation Areas Overlay	The design of new and replacement on-site sewage systems shall meet the minimum requirements outlined in ICC 8.07C and where applicable, meet the siting requirements in ICC 17.05A	The design of new and replacement on-site sewage systems shall meet the minimum requirements outlined in ICC 8.07C and where applicable, meet the siting requirements in ICC 17.05A	Remove, extraneous
4.5.2	Fish and Wildlife Habitat Conservation Areas Overlay	Require buffers for new development adjacent to streams and marine habitats.	Require buffers for new development adjacent to streams and marine habitats.	Remove, addressed in state and county code

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
4.5.3	Fish and Wildlife Habitat Conservation Areas Overlay	Require preparation of farm plans for new agriculture uses in the Commercial Agriculture land use district.	Require preparation of farm plans for new agriculture uses in the Commercial Agriculture land use district.	Remove, addressed in critical areas ordinance
4.5.4 3.5	Fish and Wildlife Habitat Conservation Areas Overlay	Require implementation of best management practices for new and existing agricultural activities.	Require implementation of Natural Resources Conservation Service best management practices for new and existing agricultural activities.	Reworded, clarity
4.6	Fish and Wildlife Habitat Conservation Areas Overlay	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Remove, same as 3.4, 5.2, 6.2, and 9.1
4.7 3.6	Fish and Wildlife Habitat Conservation Areas Overlay	Regulation of these areas will take into consideration the function of the area, the potential environmental costs of alterations, the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.	No change	NA
4.8	Fish and Wildlife Habitat Conservation Areas Overlay	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	Remove, extraneous
4.9	Fish and Wildlife Habitat Conservation Areas Overlay	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.	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.	Remove, same as 3.7
4.10	Fish and Wildlife Habitat Conservation Areas Overlay	Fish and Wildlife Habitat Conservation Areas regulations are contained in ICC 17.02B and where applicable, 17.05A.	Fish and Wildlife Habitat Conservation Areas regulations are contained in ICC 17.02B and where applicable, 17.05A.	Remove, extraneous
3.7	Fish and Wildlife Habitat Conservation Areas Overlay	New policy	Support recovery of native fish populations based on data provided by, and in coordination with state, tribal, and federal programs.	Added, collaboration and natural resource recovery
5.4	Frequently Flooded Areas	Protect public health, safety, and welfare, to minimize public and private losses due to flood conditions in frequently flooded areas.	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
5.4.1	Frequently Flooded Areas	Reduce the potential for physical injury and damage to public and private property from flooding by minimizing impacts of upstream land uses.	No change	NA
5.4.1.1	Frequently Flooded Areas	Protect natural water storage areas and drainage systems, including wetlands, streams and lakes, to reduce downstream flooding.	No change	NA
5.4.1.2	Frequently Flooded Areas	Ensure new development above identified thresholds minimizes additional runoff by limiting impervious surfaces, unnecessary grading and compaction of soils, and preserving areas of undisturbed vegetation.	No change	NA
5.4.1.3	Frequently Flooded Areas	Ensure new development above identified thresholds is accompanied by appropriate stormwater facilities, such as detention ponds, infiltration facilities, and other measures to maintain rates of runoff at pre-development levels.	No change	NA
5.4.1.4	Frequently Flooded Areas	Impose standards for construction in frequently flooded areas to minimize the potential for physical injury and property damage.	No change	NA
5.2	Frequently Flooded Areas	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Remove, same as 3.4, 4.6, 6.2, and 9.1
5.3	Frequently Flooded Areas	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	Remove, extraneous
5.4	Frequently Flooded Areas	Development regulations shall be implemented in addition to those associated with the underlying land use designation.	Development regulations shall be implemented in addition to those associated with the underlying land use designation.	Remove, same as 3.7

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
5.5.4.2	Frequently Flooded Areas	The County's Surface Water Program will continue to work to review drainage, flooding, and stormwater run-off in the area and nearby jurisdictions to provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state	The County's Surface Water Program will continue to implement LID practices work to review drainage, flooding, and stormwater run-off in the area and nearby jurisdictions to provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state	Reworded, actionable language.
4.3	Frequently Flooded Areas	New policy	Examine alternatives and increase scrutiny for septic systems located in areas that are subject to flooding for any reason, particularly during high runoff rain storms or coastal flooding events.	Added, addressing septic runoff
5.6	Frequently Flooded Areas	Regulations for frequently flooded areas are contained in the ICC 17.02B, as well as ICC 17.05A for the FEMA designated 1% flood zone.	Regulations for frequently flooded areas are contained in the ICC 17.02B, as well as ICC 17.05A for the FEMA designated 1% flood zone.	Remove, extraneous
4.4	Frequently Flooded Areas	New policy	Incentivize community septic systems located landward of shoreline areas that replace aging single-family infrastructure in flood prone areas.	Added, addresses climate resilience
6.5	Geologically Hazardous Areas (Steep/Unstable Slopes)	Protect the public health, safety, and welfare from threats resulting from incompatible development being sited on or near steep and/or unstable slopes.	No change	NA
6.5.1	Geologically Hazardous Areas (Steep/Unstable Slopes)	Minimize damage to life, health, property, and natural resources caused by geological processes.	No change	NA
6.5.1.1	Geologically Hazardous Areas (Steep/Unstable Slopes)	Require thorough geotechnical investigation of localized conditions during the review of proposed development within areas of steep/unstable slopes. The amount of information required will be proportionate to the severity of the geologic hazard and the susceptibility of the proposed development.	Require thorough geotechnical investigation of localized conditions during the review of proposed development within areas of steep/unstable slopes. The amount of information required will be proportionate to the severity of the geologic hazard and the susceptibility of the proposed development.	Reworded, brevity
6.5.1.2	Geologically Hazardous Areas (Steep/Unstable Slopes)	Encourage, and where appropriate, require use of special engineering, site design, and modified construction practices.	No change	NA
6.5.1.3	Geologically Hazardous Areas (Steep/Unstable Slopes)	Prohibit activities and land uses which cause or exacerbate existing hazardous geological conditions.	When technology cannot reduce risks to acceptable levels, prohibit activities and land uses which cause or exacerbate existing hazardous geological conditions <u>such as site modification, modification of vegetation, and/or modifications for stormwater management.</u>	Reworded, stronger language

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.2	Geologically Hazardous Areas (Steep/Unstable Slopes)	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Remove, same as 3.4, 4.6, 5.2, and 9.1
6.3-5.2	Geologically Hazardous Areas (Steep/Unstable Slopes)	Regulation of these areas will take into consideration the sensitivity of the area to disturbance, and the intensity and potential risks associated with a proposed land use.	No change	NA
6.4	Geologically Hazardous Areas (Steep/Unstable Slopes)	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	When a violation of the policies and regulations of this area is identified, the enforcement action and severity of any penalty will be proportional to the nature and circumstances of the violation and the damage or risk to private and public resources.	Remove, extraneous
6.5	Geologically Hazardous Areas (Steep/Unstable Slopes)	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.	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.	Remove, same as 3.7
6.6	Geologically Hazardous Areas (Steep/Unstable Slopes)	Steep and unstable slope regulations are contained in ICC 17.02B.	Steep and unstable slope regulations are contained in ICC 17.02B.	Remove, extraneous
7.6	Water Resources	Manage and protect ground water and provide for resource protection through a common goal of non-degradation for existing and future residents of Island County.	No change	NA
7.6.1	Water Resources	Protect the quantity and quality of groundwater resources for existing and future residents of Island County.	No change	NA
7.6.1.1	Water Resources	Provide incentive programs to encourage participation in water conservation and aquifer recharge area protection programs.	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
7.6.1.2	Water Resources	No development shall be allowed in areas of known ground water limitations as determined by the Health Department, unless it can be proven through objective well tests not to diminish water supplies or reduce water quality for existing users, per ICC 8.09 and related policies.	No Prohibit development shall be allowed in areas of known ground water limitations as determined by the Health Department, unless it can be proven through objective well tests not to diminish water supplies or reduce water quality for existing users, per ICC 8.09 and related policies .	Reworded, clarity
7.1.3	Water Resources	Continue to carefully evaluate the hydrogeologic setting when making decisions on potentially contaminating land uses, and require use of Best Management Practices, hazardous material management plans, and other tools to help prevent contamination of ground water.	Continue to carefully evaluate the hydrogeologic setting when making decisions on potentially contaminating land uses, and require use of Best Management Practices, hazardous material management plans, and other tools to help prevent contamination of ground water.	Removed, duplicative of 8.2.3
7.6.2	Water Resources	The County will promote the retention and reuse of stormwater when it is the best and environmentally correct option.	The County will p romote the retention and reuse of stormwater <u>using integrated stormwater management best practices to protect surface and groundwater quality when it is the best and environmentally correct option.</u>	Reworded, stronger language
7.6.3	Water Resources	Public education concerning water conservation will be a continuing high priority	<u>Public education concerning water conservation will be a continuing high priority. Educate County residents and businesses about the function and benefits of water conservation.</u>	Reworded, stronger language
7.6.4	Water Resources	Reuse of water, recharge of aquifers and alternative storage systems will be encouraged.	<u>Reuse of water, recharge of aquifers and alternative storage systems will be encouraged. Identify and protect critical aquifer recharge areas by utilizing Low Impact Development (LID) site planning principles, water reuse, or alternative storage systems to the greatest extent possible for reducing stormwater runoff.</u>	Reworded, stronger language
	Water Resources	Protect aquifer recharge areas from contamination and insure long term recharge potential.	Protect aquifer recharge areas from contamination and insure long term recharge potential.	Merged policies under Goal 8 into Goal 7
8.1.6.5	Water Resources	Consider acquisition of areas with particular value to ground water recharge.	<u>Consider acquisition of Identify and acquire areas with particular value to ground water recharge.</u>	Reworded, stronger language.
8.2.6.6	Water Resources	Continue efforts to identify areas with ground water problems such as seawater intrusion, groundwater depletion, and contamination from surface activities.	Continue efforts to identify areas with ground water problems such as seawater intrusion, groundwater depletion, and contamination from surface activities. Develop a comprehensive assessment of groundwater infrastructure in Island County including resiliency needs to support preparedness.	Reworded, stronger language.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
6.6.1	Water Resources	Continue implementing data collection and analysis efforts as recommended in the Ground Water Management Program.	No change	NA
7.6.2	Water Resources	Work with the Island County Health Department, Washington Departments of Health and Ecology to make best use of available data and new technology.	Work with the Island County Health Department, Washington Departments of Health and Ecology to make best use of available data and new technology.	Remove, already recommended in ground water management program.
6.6.2	Water Resources	Use site-specific data as it becomes available to determine locations of important recharge areas, areas of limited ground water availability, and areas of particular vulnerability to contamination from surface activities. Maintain, update, and coordinate this data to make the most effective use of the available information.	No change	NA
6.7	Water Resources	<u>New policy</u>	<u>Prohibit hazardous uses in critical recharge areas and protected wellhead areas, limit impervious surfaces to reduce stormwater runoff, and require low impact development (LID) standards.</u>	Added, addresses RCW 36.70A.182(1)
9-7	Water Resources	Ensure that Island County plans and develops in a manner that utilizes the best available information regarding water resources so that the resource will be preserved for current and future use.	Ensure that Island County plans and develops in a manner that utilizes the best available information regarding water resources so that the resource will be preserved for current and future use. <u>Treat water as precious and ensure it will be preserved for current and future uses by incentivizing conservation, reclamation, and reuse.</u>	Reworded, stronger language
9.1	Water Resources	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Maps, site-specific studies, and information collected by other agencies available for public review will be made readily accessible to potential and existing landowners, interested citizens, and development interests to aid in the protection of these areas.	Remove, same as 3.4, 4.6, 5.2, and 6.2
9-2-7.1	Water Resources	Watershed management planning will be cognizant of the need to preserve water supply while providing drainage facilities to protect the welfare and safety of the community.	Watershed management planning will be cognizant of the need to preserve water supply while providing drainage facilities to protect the welfare and safety of the community. <u>Develop a watershed planning approach through collaboration between ICDNR, Public Works, and PCD utilizing the Clean Water Utility to support comprehensive watershed plans that can be continually updated to advance priorities.</u>	Reworded, stronger language.

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
9.3	Water Resources	Development plans will contain plans for facilities to mitigate the impacts of increased runoff, stormwater drainage and flooding.	Development plans will contain plans for facilities to mitigate the impacts of increased runoff, stormwater drainage and flooding.	Remove, same as 7.2
9.4	Water Resources	The location and design of development will be carefully guided in order to minimize potential adverse impacts on the quality of ground and surface waters.	The location and design of development will be carefully guided in order to minimize potential adverse impacts on the quality of ground and surface waters.	Remove, same as 8.2.3 and 7.1.3.
9.5-7.2	Water Resources	Land use patterns and practices conserving the integrity of the natural watershed system will be encouraged.	<u>Encourage land use patterns and practices that preserve the integrity of the natural watershed system.</u>	Reworded, clarity
10.8	Natural Lands	Natural Lands Conserve a variety of natural lands, in both public and private ownership, for the enjoyment and economic benefit of current and future residents of Island County.	Natural Lands -Conserve a variety of natural lands, in both public and private ownership, for the enjoyment and economic benefit of current and future residents of Island County.	Reworded, removed redundancy
10.8.1	Natural Lands	Balance public and private interests in land.	No change	NA
10.8.1.1	Natural Lands	Correct any imbalance in public policies between open space protection and land development incentives through sound incentives for land conservation and careful analysis of the equity and real costs, both financial and environmental, of subsidizing development.	Correct any imbalances in public policies between open space protection and land development incentives through sound incentives for land conservation and careful analysis of the using equity <u>criteria</u> and real costs, both financial and environmental, of subsidizing development.	Reworded, clarity
10.8.1.2	Natural Lands	Only consider divestment in publically owned open lands and resources if careful analysis shows that they contain little value as public conservation or recreational land.	No change	NA
10.8.1.3	Natural Lands	The proceeds from the selling or trading of publicly owned open lands and resources should be reinvested in conservation of land and resources, either directly or through a dedicated fund that yields continuing income streams devoted to land conservation.	<u>Reinvest</u> proceeds from the selling or trading of publicly owned open lands and resources should be reinvested in towards conservation of land and resources, either directly or through a dedicated fund that yields continuing income streams devoted to land conservation.	Reworded, clarity
10.8.1.4	Natural Lands	Respect property rights when developing regulations and policies around land conservation.	No change	NA
10.1.4.1	Natural Lands	Ensure that the designation of natural lands does not infringe on individual property rights.	Ensure that the designation of natural lands does not infringe on individual property rights.	Remove, same as above

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
10.8.1.5	Natural Lands	Develop objective criteria to prioritize public expenditures for the acquisition of fee simple or other interests in natural lands.	Develop objective criteria to prioritize public expenditures for the acquisition of fee simple or other interests in natural lands <u>recognizing the physical and mental health benefits that recreational environments provide to our residents.</u>	Reworded, added health equity
10.8.2	Natural Lands	Identify funding sources for the acquisition or protection of natural lands in accordance with the Parks and Recreation Element.	Identify Pursue funding sources for the acquisition or protection of natural lands in accordance with the Parks and Recreation Element.	Reworded, stronger language
11.9	Natural Lands	Prioritize the protection of natural lands that coincide with other valuable resources, including ecological, historical, agricultural, recreational, and cultural lands.	Prioritize the protection of natural lands that coincide with other valuable resources, including ecological, historical, and agricultural, recreational, and cultural lands.	Reworded, removed terms not addressed in policies below
11.9.1	Natural Lands	Maintain the important ecological functions and values of natural landscapes such as wetlands, stream corridors, shoreline systems, and forests.	No change	NA
11.9.1.1	Natural Lands	Develop land use regulations and strategies such as cluster development and wetlands buffer requirements to identify and preserve important natural lands areas located on sites proposed for development.	Develop land use regulations and strategies such as cluster development and wetlands buffer requirements to identify and preserve important natural lands areas located on sites proposed for development.	Reworded, simplify
11.9.1.2	Natural Lands	Prioritize the protection of natural lands that contain historic or archaeological sites, structures, and landscapes which are important to local culture and retain the county's rural quality and character.	Prioritize the protection of natural lands that contain historic or archaeological sites, structures, and landscapes, which are important to local culture and retain the county's rural quality and character. <u>Prioritize the protection of natural lands that provide multiple benefits, including critical wildlife habitat, aquifer recharge, flood storage, carbon sequestration, and recreational or scenic value.</u>	Reworded, more inclusive
11.9.2	Natural Lands	Conserve agricultural lands for the continued profitable production of crops, timber and livestock.	No change	NA
11.9.2.1	Natural Lands	Discourage the conversion of properties identified as having prime farmland soils to non-agricultural uses.	Discourage the conversion of <u>Require</u> properties identified as having prime farmland soils <u>or designated as resource lands</u> <u>comply with WAC 365-190-040 to de-designate lands</u> to non-agricultural uses.	Reworded, consistency with WAC 365-190-040(10)
11.9.2.2	Natural Lands	Look into possible strategies for protecting agricultural uses and maintaining the economic viability and sustainability of existing farms.	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
11.9.3	Natural Lands	Enhance recreational opportunities for County residents.	No change	NA
12-10	Natural Lands	Protect natural, scenic, cultural, and historic lands as community assets.	Protect natural, scenic, cultural, and historic lands as community assets.	Reworded, differentiate between Goal 11
12-10.1	Natural Lands	Maintain Island County's natural lands and open space to protect health and welfare, enhance the quality of life, preserve heritage, promote economic vitality and reduce the burden on government resources.	No change	NA
12.2	Natural Lands	When converting land to a use that requires water availability, Island County will prohibit major alterations to the land beyond the minimum necessary to do soil and water testing prior to the issuance of a water right or other state or local authorized evidence of adequate potable water.	When converting land to a use that requires water availability, Island County will prohibit major alterations to the land beyond the minimum necessary to do soil and water testing prior to the issuance of a water right or other state or local authorized evidence of adequate potable water.	Remove, already covered in permit process
12-10.2	Natural Lands	Ensure residents have adequate access to open space areas, including land that contains natural areas, habitat lands, natural drainage features, and/or other environmental, cultural, and scenic resources.	Ensure residents have adequate access to open space areas, including land that contains natural areas, <u>beach access</u> , <u>habitat lands</u> , <u>natural drainage features</u> , and/or other <u>environmental</u> , cultural, and scenic resources.	Reworded, take out sensitive areas
13-11	Natural Lands	Continue to promote active public involvement in the conservation or protection of important natural lands.	Continue to promote active public involvement in the conservation or protection of important natural lands.	
13-11.1	Natural Lands	Foster enduring voluntary land conservation through government assistance such as income and estate tax benefits, technical assistance grants and programs to purchase partial land interests.	Foster enduring voluntary land conservation <u>through incentives, partnerships, new innovative solutions, and</u> government assistance such as income and estate tax benefits, technical assistance grants and programs to purchase partial land interests	Reworded, other examples
13-11.1.1	Natural Lands	Continue implementing the Public Benefit Rating System as a property tax reduction incentive program for property owners to conserve open space.	No change	NA
13-11.1.2	Natural Lands	Maintain existing current use taxation programs for designated forest and agricultural lands.	No change	NA
14-12	Natural Lands	Continue an open dialogue between Island County, incorporated jurisdictions, special purpose districts, non-profits, and other interested individuals and organizations working toward the conservation or protection of natural lands.	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
14.1 12.1	Natural Lands	Establish and maintain partnerships with State and Federal agencies, cities, towns, private non-profit conservation groups, port districts, school districts, tribes, foundations, corporations and individuals for the purpose of acquiring or protecting natural lands.	Establish and maintain Continue to foster active public involvement and partnerships with State and Federal agencies, cities, towns, private non-profit conservation groups, port districts, school districts, tribes, foundations, corporations and individuals for the purpose of acquiring or protecting natural lands.	Reworded, more active public involvement
14.2 12.2	Natural Lands	Design and implement education programs to promote the benefits of conserving natural lands, and to introduce available and proposed current use taxation programs.	No change	NA
15.1 13	Resource Lands	Protect existing and ongoing resource management operations and preserving longterm commercial viability of those uses.	No change	NA
15.13.1	Resource Lands - Rural Forest	Measures shall be used to support silviculture industries.	Measures shall be used Implement further measures to support silviculture practices industries.	Reworded, stronger language
15.13.2	Resource Lands - Rural Forest	Encourage the conservation of lands suitable for forestry use and support forestry as an activity valued in the County.	Encourage the conservation of lands suitable for forestry use- and support healthy forest ry management as an activity valued in the County.	NA
15.13.3	Resource Lands - Rural Forest	Cluster development or encourage low intensity uses to minimize site clearing and maintain future forestry use options	Cluster development or Encourage low intensity uses or cluster development to minimize site clearing and maintain future forestry use options	Reworded, clarity
15.13.4	Resource Lands - Rural Forest	Encourage forestry landowners to retain their lands in timber production and to utilize tax incentive programs.	No change	NA
15.13.5	Resource Lands - Rural Forest	Support innovative public and private programs that provide foresters incentives to stay on the land.	No change	NA
15.13.6	Resource Lands - Rural Forest	Encourage selective clearing and logging, as opposed to clearcutting, if forest harvesting is done in the Ebey's Landing National Historical Reserve.	Encourage selective clearing and logging, as opposed to clearcutting, <u>especially</u> if forest harvesting is done in the Ebey's Landing National Historical Reserve.	Reworded, stronger language
13.7	Resource Lands - Rural Forest	<u>New policy</u>	Promote innovative and sustainable forest management that enhances forest health, protects existing tree canopy, and promotes replanting with diverse native species.	Added, encouraging innovation and conservation
13.8	Resource Lands - Rural Forest	<u>New policy</u>	Encourage reforestation of underutilized or degraded lands and agroforestry practices that integrate native trees into the landscape.	Added, encouraging reforestation where appropriate
15.7 13.9	Resource Lands - Commercial Ag	Achieve agricultural preservation through:	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
15.7.1 13.9.1	Resource Lands - Commercial Ag	Right to farm and forest measures which protect the right to pursue farm and forestry activities.	<u>Support</u> right to farm and forest measures which protect the right to pursue farm and forestry activities.	Reworded, clarity
15.7.2 13.9.2	Resource Lands - Commercial Ag	Support the continuation of preferential tax programs.	No change	NA
15.8 13.10	Resource Lands - Commercial Ag	Encourage an effective stewardship of the environment to conserve and protect Commercial Agriculture lands.	No change	NA
15.8.1 13.10.1	Resource Lands - Commercial Ag	Prevent or correct agricultural practices that produce non point source pollution of surface and groundwater	Prevent or correct <u>Encourage</u> agricultural practices that produce non-point source pollution of surface and groundwater.	Reworded, clarity
15.8.2 13.10.2	Resource Lands - Commercial Ag	Take measures to minimize adverse impacts of agricultural activities.	No change	NA
15.9 13.11	Resource Lands - Commercial Ag	Protect agricultural operations from incompatible uses by using measures including, but not limited to:	No change	NA
15.9.1 13.11.1	Resource Lands - Commercial Ag	Ensuring that uses on adjacent lands do not interfere with continuing agricultural good management practices on resource lands;	No change	NA
15.9.2 13.11.2	Resource Lands - Commercial Ag	Setbacks and buffer strips should be on land within the development unless an alternative is mutually agreed on by adjacent landowners; and	No change	NA
15.9.3	Resource Lands - Commercial Ag	Public education concerning resource activities and the common benefits derived from them.	Public education concerning resource activities and the common benefits derived from them.	Removed, same as 14.2
15.10 13.12	Resource Lands - Commercial Ag	Protect and promote related development such as farmers markets and roadside stands, cooperative marketing, and value added products, etc.	No change	NA
15.11 13.13	Resource Lands - Commercial Ag	Strengthen public disclosure of current adjacent agricultural activities by means of a “right to farm” notice on the deed, area maps, etc.	No change	NA
15.12	Resource Lands - Commercial Ag	Support the continued existence of agricultural lands by means of tax incentives or other appropriate financial aid or incentives.	Support the continued existence of agricultural lands by means of tax incentives or other appropriate financial aid or incentives.	Remove, same as 15.7.2
15.13 13.14	Resource Lands - Commercial Ag	Coordinate agricultural land preservation policies with other jurisdictions, special districts and their respective programs.	No change	NA
15.14 13.15	Resource Lands - Commercial Ag	Coordinate agricultural land preservation policies with other County wide Planning Policies through:	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
15.14.1 13.15.1	Resource Lands - Commercial Ag	Correlating agricultural land preservation policies with Urban Growth Area policies and with public facility and service provision policies to prevent the extension of urban services to areas intended for continued agricultural use;	No change	NA
15.14.2 13.15.2	Resource Lands - Commercial Ag	Ensuring that public facility and service extension, even if not directly serving the agricultural lands, do not stimulate the conversion of agricultural land or make its preservation and protection more difficult.	No change	NA
15.15 13.16	Resource Lands - Commercial Ag	In order to assure the rights of agricultural land owners and to provide them reasonable flexibility to modify classification of their land, owners of agricultural land may request change of agricultural lands classification under certain circumstances.	In order to assure the rights of agricultural land owners and to provide them reasonable flexibility to modify classification of their land, owners of agricultural land may request change of agricultural lands classification under certain circumstances. In order to assure the conservation of agricultural lands, landowners wishing to request a modification to the classification of their land shall have their proposals reviewed through the comprehensive plan amendment process, consistent with WAC 365-190.	Reworded, consistency with the state laws for de-designating resource lands.
15.16 13.17	Resource Lands - Commercial Ag	Cooperative agricultural production and marketing will be encouraged.	No change	NA
13.18	Resource Lands - Commercial Ag	New policy	Permanently preserve prime farmland while directing growth to appropriate areas.	Added, preventing sprawl and directing growth to urban areas
15.17 13.19	Resource Lands - Mineral	Maintain and enhance natural resource based industries.	No change	NA
15.17.1 13.19.1	Resource Lands - Mineral	Assure conservation of mineral resource lands.	Assure conservation of mineral 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.	Added, more actionable
15.17.1.1 13.19.1.1	Resource Lands - Mineral	Assure that the use of lands adjacent to mineral resource lands do not interfere with the continued use, in accordance with best management practices, of lands designated for the extraction of minerals.	No change	NA

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
<u>15.17.1.2</u> <u>13.19.1.2</u>	Resource Lands - Mineral	Assure that the excavated land will have an ultimate economic use which will complement and preserve the value of adjoining land.	No change	NA
<u>15.17.1.3</u> <u>13.19.1.3</u>	Resource Lands - Mineral	Maintain the contribution of mining and processing operations to the Island County employment base.	No change	NA
<u>15.17.2</u> <u>13.19.2</u>	Resource Lands - Mineral	Island County will provide for title or plat notification for property owners within 300 feet of an existing approved mining operation.	No change	NA
<u>15.17.3</u> <u>13.19.3</u>	Resource Lands - Mineral	Regulate surface mining operations to minimize land use conflicts through the conditional use process.	No change	NA
<u>15.17.4</u> <u>13.19.4</u>	Resource Lands - Mineral	Apply standards which consider noise levels, light pollution, dust, visual screening, transportation impacts, hours of operation, water quality and groundwater protection and consumption, to new and expanding mine operations.	No change	NA
<u>15.17.5</u>	Resource Lands - Mineral	Encourage the purchase of development rights, by the mine developer, of the area within 300 feet of the proposed mine, thus limiting use within that area to forestry, agricultural or designated open space, for the life of the mining operation.	Encourage the purchase of development rights, by the mine developer, of the area within 300 feet of the proposed mine, thus limiting use within that area to forestry, agricultural or designated open space, for the life of the mining operation.	Remove, in code
<u>15.18</u> <u>13.20</u>	Resource Lands - Mineral	Allow extractive industries to locate where prime natural resource deposits exist, provided these sites are separated by buffers from existing residential areas and restored for appropriate reuse after removing the resource material.	No change	NA
<u>15.19</u> <u>13.21</u>	Resource Lands - Mineral	Discourage new residential uses from locating near active extractive sites, unless the residential developer provides adequate buffering.	No change	NA
<u>15.20</u> <u>13.22</u>	Resource Lands - Mineral	Operation of new and expanding sites will be regulated by land development standards to ensure proper siting and to minimize environmental impacts during operation.	No change	NA
<u>15.24</u> <u>13.23</u>	Resource Lands - Mineral	There is no minimum parcel size for existing operations. Future commercial sites generally should be 10 acres or greater to provide for adequate screening. Future small scale operations such as borrow pits may be less than 10 acres.	There is no minimum parcel size for existing operations. Future commercial sites generally should be 10 acres or greater to provide for adequate screening. Future small scale operations such as borrow pits may be less than 10 acres.	Reworded, simplify

Goal or Policy	Theme/Subheading	Existing Goal or Policy Text	Proposed Policy Revision	Reasoning for Proposed Change
15.22 13.24	Resource Lands - Mineral	On sites with disturbed areas of three acres or less, site reclamation will be carried out as soon as practical, as phased operations are completed, to prevent erosion and water quality degradation, and to return the site to a natural state. Reclaimed sites can be used for any of the uses permitted in the underlying land use designation.	No change	NA
15.23 13.25	Resource Lands - Mineral	Surface mining is not considered to be a permanent use of the land. The land should be utilized consistent with the long term plans of the community, and mining allowed based upon performance standards.	No change	NA
15.24	Resource Lands - Mineral	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.	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.	Removed, same as 3.7
15.25 13.26	Resource Lands - Mineral	Island County shall notify adjacent landowners of the existence of a surface mine and to the extent known, undeveloped mineral resources, acknowledging that surface mining is market dependent, and operations may be intermittent and more or less intense at times.	No change	NA
13.27	Resource Lands - Mineral	New policy	Encourage Innovative development concepts to buffer agricultural and mineral resource lands from development.	Added, encouraging innovation and conservation
13.28	Resource Lands - Mineral	New policy	Develop guidelines that require cluster developments to 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 separated by distance.	Added, building upon previous policy