



ISLAND COUNTY PLANNING COMMISSION AGENDA
August 21, 2024, 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=Y3NicFrc203OVZBTjBUenJyc21MQT09>

Meeting ID: 936 3689 2599

Passcode: 122086

+1 253 215 8782 US (Tacoma, WA)

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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 – Staff will present the preliminary findings from the Draft Buildable Lands analyses.
7. DISCUSSION – The Planning Commission will have a follow up discussion on Accessory Dwelling Units (ADUs).
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

Mary Engle, Director

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

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

~MEMORANDUM~

TO: Island County Planning Commissioners

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

DATE: August 12, 2024

SUBJECT: Planning Commission Meeting August 21, 2024

The Planning Commission meeting on August 21, 2024, will include the following workshop:

Workshop: Buildable Lands Analyses

As part of Island County's 2025 Comprehensive Plan Update, staff conducted a buildable lands analysis and land capacity analysis. The purpose and scope of the buildable lands analysis is to look back over the past 10 years and evaluate whether development trends were consistent with the assumptions in our last Comprehensive Plan. The land capacity analysis then looks forward over the next 20 years to determine if there is sufficient land capacity to accommodate future population growth and employment projections.

In 2021, with the passage of House Bill 1220, the State Legislature changed the requirements for how we plan for housing in our Comprehensive Plans. We are now required to plan for and accommodate housing at all incomes levels as a part of our land capacity analysis. These requirements have been included in staff's land capacity analysis.

The results of the buildable lands work will help staff and decision makers determine where changes are needed to our comprehensive plan and development regulations.

Attachments:

- PowerPoint Presentation

For more information, please contact:

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



Buildable Lands Analysis DRAFT 2025 Comprehensive Plan

**Long Range Planning
August 2024**

Buildable Lands analyses consist of two parts:

A look backward at the actual development to determine if development trends were consistent with the assumptions in the last Comprehensive Plan.

A look forward to determine if there is sufficient capacity for population and employment growth over the next 20 years.

Island County is not subject to the Buildable Lands Program (RCW 36.70A.215) under the Growth Management Act – **Instead our Countywide Planning Policies direct our Buildable Lands analyses to ensure we are working in partnership with municipalities.**

What Buildable Lands Is, and Isn't

What is Included per CPPs

- Inventories of existing land uses and densities.
- Estimated employment densities.
- Identification of lands suitable for development and redevelopment.
- Capacities to accommodate 20 year projections, by income level.

Board Directed

- Water and septic constraints.

What is Not Included

- Parcel by parcel development expectations.
- Proposed new zoning and density standards.
- Analysis of municipal lands (these are conducted by the cities).

Housing Allocations

By Area Median Income Level (AMI)

	Total Housing Units	0-30%	30-50%	50-80%	80-100%	100-120%	120+	Emergency Housing
Existing Stock	25,445	606	1,580	3,311	3,676	3,788	12,484	28
2045 Allocations	2,388	500	486	414	196	187	604	73

Purpose of Planning by Income Level

- The purpose of the State's affordable housing mandate is to highlight where jurisdictions are not meeting the needs of their community in terms of housing stock.
- Land capacity analyses should identify disparities in housing availability by income level.
- Jurisdictions are meant to use the results of the capacity analysis to make adequate provisions for all housing needs in their comprehensive plans.
- Our housing element must document barriers to housing, and address racially disparate impacts, displacement, and exclusion risks.

Steps in the Analysis:

1. Identify existing housing and vacant lands.
2. Remove government owned lands, land used for utilities, churches, schools, and lands in a conservation program or with a conservation easement.
3. GIS analysis of critical areas (including steep slopes, FEMA flood zones, wetlands and streams and their buffers).
4. Assess development potential of vacant and partially vacant lands to estimate capacity.
5. Apply adjustment factors to account for likelihood of redevelopment potential.
6. Conduct Area Median Income (AMI) analysis.

Adjustment Factors Applied

- Critical Areas
- Partially Vacant Parcels
- Vacant Parcels
- Vacancy Rate
- Public Lands
- Redevelopment Factor
- Seasonal/Recreational Use

Process to Calculate Capacity

1. Gross Density: a density calculation based upon the number of units constructed across the entire county, without deductions.
2. Buildable Density: a density calculation that removes critical areas and buffers to better determine the density of construction over the buildable area.
3. Net Density: a density calculation that removes critical areas and buffers, adjustment factors, as well as roads, utilities, and other areas not explicitly used for residential units.

Net Density

Available Dwelling Units After all Constraint Factors are Applied

	Acres	Parcels	Net Dwelling Units (Future Capacity)
Rural	65,088	16,589	3,415
Rural Forest	13,045	227	72
Rural Ag	6,504	125	24
Commercial Ag	4,391	49	14
Rural Residential LAMIRDs	9,359	13,130	2,029
Mixed Use LAMIRDs	409	330	191
Oak Harbor UGA	1,089	921	200*
Freeland UGA	451	455	399*
Clinton LAMIRDs	252	370	92
Camano	14,680	5,309	732
Totals	115,268	37,505	7,168

Housing Target = 2,388

* Densities assume sewer service and are likely not achievable on septic.

Net Density with Water & Septic Constraints

	Net Dwelling Units (Future Capacity)	Known Septic Constraints	Available Water Connections
Rural Residential LAMIRDs	2,029	533	2,143
Mixed Use LAMIRDs	191	12	916
Freeland UGA	399	13	NA
Clinton LAMIRDs	92	33	NA
Sums	2,711	591	3,059
Total Capacity w/Constraints		2,120	

NOTES: Water rights are managed by Department of Ecology; additional dwellings may be possible via new water rights or other measures. Septic constraints could be mitigated by a Large Offsite Septic or other alternative solution to allow more dwelling units.

Area Median Income (AMI) Analysis

Area Median Income for Island County

Area Median Income (AMI) for Island County is \$102,000 based on a family of four (per HUD 2024 data). HUD recommends that a maximum of 30% of a families annual income should be spent on housing.

0-30%	30-50%	50-80%	80-100%	100-120%	120+
\$30,600	\$51,000	\$81,600	\$102,000	\$122,400	Over \$122,400

Land Uses by Density Allowed

Zoning District	Housing Types Allowed	Max Density Allowed (dwelling units)	Assigned Zone Category
Rural	Single family, ADU, group home, manufactured home park	1 du per 5 acres	Low Density
Rural Forest	Single family, ADU, group home, manufactured home park	1 du per 10 acres	Low Density
Rural Ag	Single family, ADU, group home, farm worker housing	1 du per 10 acres	Low Density
Rural Residential LAMIRDs	Single family, ADU, duplex, tri plex, four plex, group home	1.8 du per acre	Moderate Density
Mixed Use LAMIRDs	Mixed use, multifamily, group home	2.25 du per acre	Moderate Density, Multifamily
Freeland UGA	Single family, ADU, cottage housing, group home, mixed Use, multi family, ADU	4.6 du per acre	Low Density, Moderate Density, Multifamily

Housing Needs vs. Capacity

Income Levels	Projected Need	% from HAPT	Zone Categories	Aggregate Need	Total Zone Capacity	Capacity Surplus/Deficit
0-30%	500	4%	Multifamily	986	58	-928
30-50%	486	7%				
50-80%	414	13%	Moderate Density	610	371	-239
80-100%	196	14%				
100-120%	198	14%	Low Density	802	6,699	5,723
120%+	604	47%				

Key Findings

- With a net capacity of 7,168 dwelling units, we have enough aggregate land to accommodate the 2,388 units allocated.
- However, we have significant deficits in our 0-50% and 50-100% AMI capacities.
- Known septic constraints and available water connections will further limit capacities in some areas.

What Do We Do With The Results?

- The deficits in our 0-80% AMI housing numbers was an anticipated outcome of our buildable lands analysis.
- Almost all jurisdictions planning in 2024-2025 are showing in deficits in 0-50% AMI housing.
- Our upcoming work on the Land Use and Housing Elements will flesh out strategies for mitigating the housing deficits in our capacity analysis.
- Rural counties, like Island County, need to identify creative housing solutions that are appropriate for our rural lands.

Final Steps for Buildable Lands

- Final QC of analysis.
- Employment data must be added to the analysis for urban areas.
- Water and septic constraints need to be added for additional areas.
- A full Buildable Lands report is forthcoming with additional data and details.



Questions?

Long Range Planning

CompPlan@islandcountywa.gov

www.islandcounty2045.com