



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

**COMMISSIONERS AGENDA
- Special Session Work Session -**

June 2, 2015 @ 1:00 P.M.

Subject/Description: Critical Areas Ordinance Update Briefing

Attachment: Yes

1. Cover Memo
2. General Scope of Work and Tentative Timeline

Action Requested:

Follow up:

Subject/Description: General update on the Comprehensive Plan Update

Attachment: No

Action Requested:

Follow up:



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339
FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcounty.net/planning/>

TO: Island County Board of County Commissioners
FROM: Darren Wyss, Senior Planner
DATE: May 20, 2015
SUBJECT: Critical Areas Ordinance Update Briefing

At the Board's June 2, 2015 meeting, staff will give a briefing on the scope, timeline, and progress of the Critical Areas Ordinance Update (CAO) project. The project will be completed as part of the 2016 Island County Comprehensive Plan Update process in which the County is currently engaged. The intent of the CAO project is to establish a comprehensive approach to protecting critical areas. This approach is envisioned to include a combination of regulatory and non-regulatory measures.

The County received a National Estuary Program/Puget Sound Watershed Protection and Restoration Grant in the amount of \$250,000 to fund the CAO project. The County has contracted with Environmental Science Associates (ESA), supported by Pacific Groundwater Group and the Stratum Group, to assist in completing the project.

Progress on the project to this point includes the appointment of a Technical Advisory Group (TAG) by the Board, preliminary work on two of the five major tasks, and scheduling of the first TAG meeting. A first draft of two tasks will be forwarded by the consultant team the second week of June and reviewed by the TAG on June 18th. Subsequent drafts will be reviewed by the Island County Planning Commission and Board of County Commissioners. This will be the protocol for all five tasks in the project. The general scope of work and tentative timeline for the project is attached to this memorandum.

Upon completion of all five tasks, any recommended revisions to the County Comprehensive Plan or Development Code will be brought through the legislative adoption process as part of the 2016 Comprehensive Plan Update project.

Please feel free to contact me with any questions.



Critical Areas Ordinance Update – General Scope of Work 2016 Island County Comprehensive Plan Update

Consultant Team

Environmental Science Associates (ESA) - Seattle, WA
Pacific Groundwater Group - Seattle, WA
Stratum Group - Bellingham, WA

Existing Conditions Report

- Document existing natural conditions of critical areas
 - Inventory County programs, policies, regulations, and plans related to critical area protection or restoration
1. Wetlands
 2. Critical Aquifer Recharge Areas
 3. Groundwater Resources
 4. Surface and Storm-water
 5. Steep Slopes and Geologically Hazardous Areas
 6. Fish & Wildlife Habitat
 7. Frequently Flooded Areas
- Collect and analyze data/information from existing County critical area monitoring programs to:
 - Assess any measurable decline in environmental quality or ecological functions
 - Assess monitoring program effectiveness and document program deficiencies.
 - Analyze condition of critical areas and watershed processes using a landscape or watershed-based approach
 - Develop map of discrete landscape units based on existing natural characteristics and land uses
 - Assess trends in environmental quality and ecological functions by analyzing fine-scale land cover, topography, hydrogeology, streamflow, habitat, geo-hazard, and other available data
 - Compile and/or produce GIS data and mapping products

Best Available Science (BAS) Review

- Assemble BAS bibliography and synthesis report that satisfies applicable GMA requirements, including:
 - GIS data sets, published scientific information, and published guidance on best practices
- Identify connections between land use planning policies and watershed processes.

Needs Assessment and Gap Analysis

- Identify County regulations, plans, policies, data, and programs needing improvement based on new information, regulatory changes, and changing natural conditions
- Analyze mapping data, monitoring reports, studies, and relevant sources of information about applicable Washington State laws and regulations.
- Evaluate existing plans, policies, and regulations for sufficiency to protect critical areas from future pressures, such as development and sea level rise
- Evaluate existing plans, policies, and regulations for consistency with best available science and recommend changes
- Provide options for revising the Comprehensive Plan, Development Regulations, and Critical Area Monitoring Programs

- Recommendations for existing monitoring programs should improve the integration of groundwater, surface-water, and wetland monitoring programs
 - Highlight ways to assess the sustainability of existing groundwater supplies
 - Identify areas of concern for future groundwater use under current zoning and comprehensive plan designations.

Draft Comprehensive Plan Revisions

- Recommend revisions to the Island County Comprehensive Plan based on analyzing a number of "policy packages"
 - "Policy packages" will include regulatory and non-regulatory measures designed to protect critical areas
- Produce adoption ready Comprehensive Plan language

Draft Development Code Revisions

- Recommend code changes to implement the preferred "policy package" identified by the Board of Island County Commissioners
 - Landscape-based planning approaches should be considered
- Produce adoption ready Development Regulation language (strike-through-and-underline revisions)

Tentative Schedule

| | Existing Conditions Report | Best Available Science Review | Needs Assessment & Gap Analysis | Draft Comprehensive Plan Revisions | Draft Development Code Changes |
|--------------------|----------------------------|-------------------------------|---------------------------------|------------------------------------|--------------------------------|
| Draft 1 | 6/8/2015 | 6/8/2015 | 8/11/2015 | 10/5/2015 | 1/18/2016 |
| TAG Meeting | 6/18/2015 | 6/18/2015 | 8/20/2015 | 10/15/2015 | 1/28/2016 |
| Community Meetings | | | | Oct 2015 | Feb 2016 |
| Draft 2 | 7/3/2015 | 7/3/2015 | 9/4/2015 | 10/30/2105 | 2/12/2016 |
| PC Workshop | 7/13/2015 | 7/13/2015 | 9/14/2015 | 11/9/2015 | 2/22/2016 |
| Draft 3 | 7/27/2015 | 7/27/2015 | 9/28/2015 | 11/23/2015 | 3/7/2016 |
| BOCC Workshop | 8/5/2015 | 8/5/2015 | 10/7/2015 | 12/2/2015 | 3/16/2016 |
| Final Draft | 8/21/2015 | 8/21/2015 | 10/19/2015 | 12/21/2015 | 4/1/2016 |