



**ISLAND COUNTY  
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: 360.679.7339 ■ Camano: 360.629.4522, Ext.7339 ■ S. Whidbey 360.321.5111, Ext. 7339 FAX: 360.679.7306 ■ 1 NE 6<sup>th</sup> Street, P. O. Box 5000, Coupeville, WA 98239-5000

Internet Home Page: <https://www.islandcountywa.gov/Planning/Pages/Home.aspx>

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**TO: Board of Island County Commissioners**

**FROM: John Lanier, Senior Long Range Planner**

**DATE: March 25, 2022**

**SUBJECT: 2022 Conservation Futures Fund – Capacity Analysis**

**Summary**

The Island County Conservation Futures Fund, governed by Island County Code Chapter 3.22, is a special fund created in the County Treasurer's office for the purpose of acquiring rights and interests in open space land, farm and agricultural land, and timberland. RCW 84.34.230 states that for Conservation Futures Fund proposals "the County must determine if the rights or interests in real property acquired with these funds would reduce the capacity of land suitable for development necessary to accommodate the allocated housing and employment growth, as adopted in the countywide planning policies." If a project were to reduce the capacity, the applicable jurisdiction must "adopt reasonable measures to increase the capacity lost." Island County Planning and Community Development reviewed the 2022 Conservation Futures Fund proposal to determine if the project reduced land capacity intended to accommodate projected housing and employment growth. **The project was determined to have no impact on the capacity to accommodate the projected housing and employment growth. For a more detailed explanation, see the project summary below.**

**1. Proposed 2022 Conservation Easement Acquisitions – Lagoon Point Community Forest & English Boom Park Expansion**

The Whidbey Camano Land Trust proposes to acquire several lots adjacent to Whidbey Camano Land Trust's 25± acre Lagoon Point Community Forest. The proposal is broken down into three tracts, A, B, and C. Tract A is two Rural Forest zoned parcels totaling 40 acres directly south of the current Whidbey Camano Land Trust property. Tract B is comprised of 16 Rural Forest zoned parcels totaling 150 acres to the west and south of the currently owned property and Tract A. Tract C will be a public access point, in one of several locations identified in Figure 1. All lands proposed for acquisition in Tract A and B are in the Designated Forest Current Use tax program. Tract C has a variety of options,

and consequently different zoning classifications. All options involve Rural zoned properties, except for the eastern most access point, which involves one more Rural Forest Property that is also in the Designated Forest Current Use tax program.

Island County Public Works proposes to purchase a single .8± acre parcel addition to English Boom Park on north Camano Island (see Figure 2).

According to the 2016 Island County Comprehensive Plan, all parcels involved in both proposals are designated as “Rural Lands”, and although the proposal will have some impact on housing and employment within Island County, that impact will be minimal. None of the subject properties are located within an Urban Growth Area (UGA). The parcels adjacent to the project are currently zoned Rural, Rural Forest, and Rural Agriculture. The proposed conservation easements (Figures 1 and 2) include the following parcels:

- Tract A: R23017-438-0810, R23017-371-0780
- Tract B: R23018-499-4370, R23018-474-4860, R23018-433-4350, R23018-418-5000, R23018-365-4330, R23018-366-4990, R23018-299-4300, R23018-300-4970, R23017-305-0410, R23017-304-1080, R23018-228-5120, R23017-234-0390, R23017-235-1070, R23018-162-5080, R23017-167-0380, R23018-100-5030
- Tract C: TBD, see Figure 1
- English Boom Park Expansion: R33217-257-5300

The rural area within Central Whidbey had a housing capacity in 2016 (the last year for which the county has accurate data) is 1,775 units, with a projected need of 347 more units by 2036. This project would reduce the potential rural capacity within Central Whidbey by approximately twenty (20) dwelling units, so the Lagoon Point Community Forest proposal maintains compliance with the 2016 Comprehensive Plan. The Rural area on Camano Island had a housing capacity of 1,353 units, with a projected need of 408 more units by 2036. This project would reduce the potential rural capacity on Camano Island by approximately one (1) dwelling unit, so the English Boom Park Expansion proposal maintains compliance with the 2016 Comprehensive Plan as well. The Rural-to-Urban Shift section (1.4.1.1.3) of the Land Use Element of the Comprehensive Plan states that “a key concept is directing future growth and development within existing developed urban areas to conserve Island County’s natural resources, critical areas, open space, and rural characteristics”. **These acquisitions will minimally affect capacity to accommodate projected housing and employment growth within Island County, and will not trigger a threshold for further action. Furthermore, these actions will help shift density away from rural lands towards urban areas, which supports the Rural-to-Urban Shift concept of the Comprehensive Plan, and provide increased habitat and provide for low-impact/passive outdoor recreation opportunities.**

## **Conclusion**

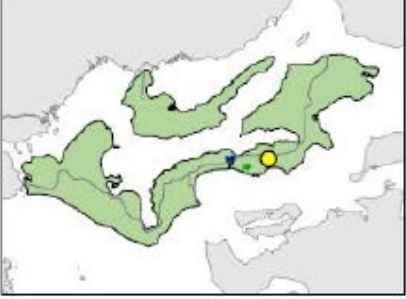
Island County Planning and Community Development has reviewed this project as required by RCW 84.34.240(3), and has found that the proposal is consistent with the 2016 Island County Comprehensive Plan. The project will have a minimal impact that will not reduce the capacity of land suitable for development necessary to accommodate the allocated housing and employment growth, as adopted in the countywide planning policies. **Therefore, Island County Planning and Community Development approves this Conservation Futures Fund acquisition.**

**Figure 1: Lagoon Point Community Forest**

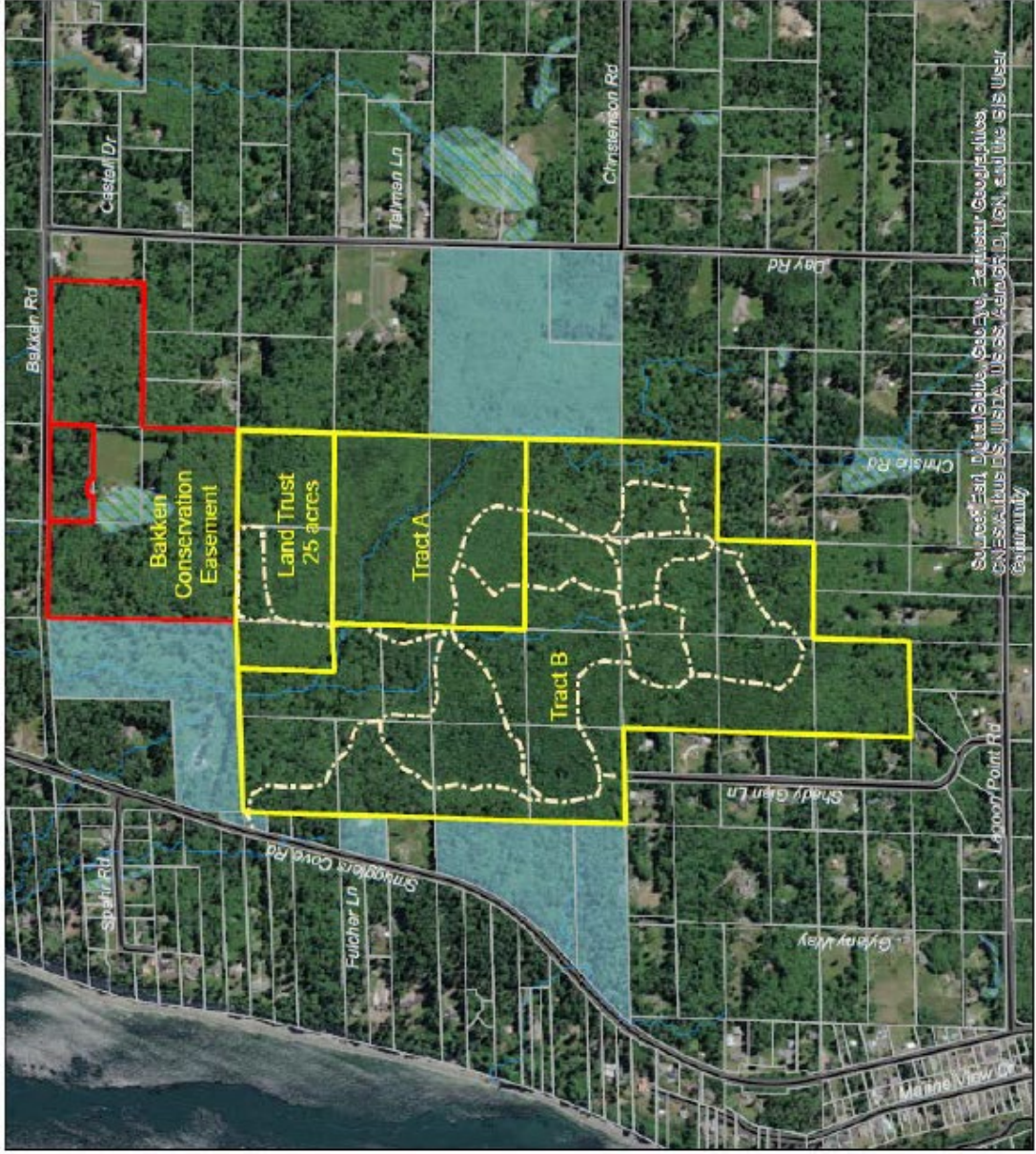
# WHIDBEY CAMANO — Land Trust —

## Lagoon Point Community Forest

-  Lagoon Point Forest
-  Public Access/Expansion
-  Land Trust CE
-  Existing Trails
-  Island County Parcels
-  Streams
-  Wetlands



Date: 2/25/2022



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNRESA, Interim DS, USDA, AeroGRID, IGN, and the GIS User Community



Property boundaries are taken from island County GIS tax parcel maps. These boundaries are approximate and may not match on-the-ground fences or actual survey markers.

**Figure 2: English Boom Park Expansion**

