

# 2025 COMPREHENSIVE PLAN PERIODIC UPDATE



## LAND USE ELEMENT GOALS AND POLICIES REVIEW

March 6, 2024

# Goals of Session Today

- Review the 2016 Land Use Element Goals and Policies.
- Share feedback from public, county departments, and GMA required updates.
- Gather Board feedback on where changes are needed.



# **GOAL 1: 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.**

## **Feedback on Goal 1 and Policies LU 1.1 – 1.5**

GMA requires policies to designate and protect critical areas; policies must use Best Available Science (BAS) RCW 36.70A.030(6), RCW 36.70A.172, WAC 365-190-080, WAC 365-194-900 to 925.

Consider removing redundancy [LU 1.1 repeats much of the goal statement] and policies that repeat requirements in the Growth Management Act [LU 1.2 and 1.4].

Consider adding a policy to address equitable zoning in rural lands while maintaining rural character.

Consider highlighting environmental justice, health equity, and climate equity in goal and policies.

Consider language incentivizing climate resiliency, low impact design, and the use of green infrastructure practices and water quality protection best practices.

Consider investing in social infrastructure, including programs, policies, and physical elements of a community that facilitate bringing people together.

## **GOAL 2: ASSURE GENERAL PUBLIC HEALTH, SAFETY, AND WELFARE WITHOUT UNDULY JEOPARDIZING THE RIGHTS OF INDIVIDUALS.**

### **Feedback on Goal 2 and Policies LU 2.1 – 2.5**

GMA updates related to climate resilience requires the land use element to include the following: element must "give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities"; element must "reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools"(lists Firewise USA program, International Wildland-Urban Interface Code, and other practices) [3(1)].

Apply the Health in All Policies framework to planning and decision making across all levels of government [LU 2.1].

Consider removing sub-policies LU 2.1.1 and 2.1.2 due to vague and unactionable language.

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## **CONTINUED GOAL 2: ASSURE GENERAL PUBLIC HEALTH, SAFETY, AND WELFARE WITHOUT UNDULY JEOPARDIZING THE RIGHTS OF INDIVIDUALS.**

### **Feedback on Goal 2 and Policies LU 2.1 – 2.5**

Consider strengthening policy LU 2.3 with specific implementation actions for better cross department coordination and better language and financial access.

Consider septic capacity with new development in RAIDs and NMUGAs [LU 2.4] and reword to allow for creative septic solutions.

Consider zoning strategies for increasing healthcare access in rural communities.

Consider developing a countywide food system plan.

Consider hazard scenarios and emergency preparedness and response in land use zoning.

**GOAL 3: 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)).**

### **Feedback on Goal 3 and Policies LU 3.1 – 3.3**

Consider removing goal and policies that have been incorporated into Island County Code [ICC 17.03.180].

Consider environmental health utilities (septic capacity, infrastructure, drinking water) when allowing intensification.

Consider availability of supportive housing in rural areas developed for recreational uses, as well as access to recreation areas for diverse population.

# GOAL 4: PROVIDE AREAS WHERE URBAN LAND USE ACTIVITIES MAY BE CONCENTRATED IN A MANNER WHICH ENABLES THE EFFICIENT PROVISION OF PUBLIC FACILITIES AND SERVICES.

## Feedback on Goal 4 and Policies LU 4.1 – 4.4

Consider innovative sewage infrastructure technologies that support sustainable growth in unincorporated Island County [LU 4.1].

Consider infrastructure analysis of water systems to determine capacities and plan growth while protecting aquifers [LU 4.1].

Consider removing goal and policies that are in the Countywide Planning Policies and duplicated here [LU 4.2, 4.2.1, and 4.3].

Consider opportunities for trails or bike lanes when developing natural boundaries between urban and rural areas [LU 4.2.5].

Consider removing policies referencing updates to Future Land Use map [LU 4.2.8].

Consider access to recreational spaces, healthy environments, healthy foods, social connectivity, education, healthcare, transportation, and economic opportunities.

**GOAL 5: 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.**

**Feedback on Goal 5 and Policies LU 5.1 – 5.8**

Consider accounting for open space to be included in JPAs [LU 5.2.1 and 5.2.2].

Consider removing policies referencing Future Land Use map [LU 5.3].

## **GOAL 6: DESIGNATE RURAL AREAS OF MORE INTENSIVE DEVELOPMENT (RAIDS) PER RCW 36.70A.070(5)(D) WITH NON-EXPANDABLE LOGICAL OUTER BOUNDARIES.**

### **Feedback on Goal 6 and Policies LU 6.1 – 6.9**

GMA requires policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547.

Consider rewording goal statement and reorganizing section to reduce redundancy and clarify policies.

Consider removing sub-policy LU 6.1.4.1 to allow for more density in Rural Service.

Consider additional regulations of home-based businesses in RAIDs [LU 6.9.2 and 6.9.3] including prohibiting industries that would generate significant waste or pollution.

Consider removing policy LU 6.3.4 due to exclusionary language.

Consider updates to ensure consistency with Island County Code 17.03.

Consider changing the term RAID to LAMIRD for consistency with the state.

## **GOAL 7: 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.**

### **Feedback on Goal 7 and Policies LU 7.1 – 7.10**

Consider the overall vision for Planned Residential Developments and revise goals and policies accordingly.

Consider whether ADUs are appropriate in PRDs.

Consider adding a policy under 7.2 to address internal roadways and site design standards.

Consider adding specificity to policy 7.3 regarding restricting impervious surfaces.

Consider adding specificity to policy 7.5 regarding providing for a variety of residential densities.

## **GOAL 8: ENSURE PLANNED RESIDENTIAL DEVELOPMENTS RETAIN AND INCORPORATE NATURAL FEATURES AND OPEN SPACE AND PRESERVE RURAL CHARACTER.**

### **Feedback on Goal 8 and Policies LU 8.1 – 8.8**

Consider combining some policies under Goal 8 with Goal 7 and removing policies that have already been incorporated into Island County Code [ICC 16.17] after previous comprehensive plan updates.

## **GOAL 9: MAINTAIN LOW RESIDENTIAL DENSITIES TO PRESERVE RURAL CHARACTER AND TO PROVIDE BUFFERS BETWEEN URBAN ACTIVITIES AND AGRICULTURAL AND FORESTRY USES.**

### **Feedback on Goal 9 and Policies LU 9.1 – 9.8**

GMA requires policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8), WAC 365-190-050, WAC 365-196-815.

Consider removing redundant policies [LU 9.3 is very similar to LU 6.9.2 and 6.9.3].

Consider removing policies that are already in Island County Code [LU 9.2 and 9.6].

## **GOAL 10: 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.**

### **Feedback on Goal 10 and Policies LU 10.1 – 10.8**

GMA requires policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3).

Consolidate the policies regarding PRDs under one goal statement [LU 10.2 should go under Goal 7].

Consider adding language to protect farms inside UGAs.

## **GOAL 11: ENCOURAGE PRESERVATION OF NATURAL RESOURCES AND RURAL CHARACTER THROUGH THE EARNED DEVELOPMENT UNIT (EDU) SYSTEM.**

### **Feedback on Goal 11 and Policies LU 11.1 – 11.2**

Consider removing this goal and related policies; they have already been incorporated into Island County Code [ICC 17.03.090.B and ICC 17.03.180.F].

**GOAL 12: 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.**

### **Feedback on Goal 12 and Policies LU 12.1 – 12.3**

No comments

## **GOAL 13: ENSURE THAT FUTURE DEVELOPMENT IN THE AIRPORT AND AVIATION SAFETY OVERLAY PROTECTS PUBLIC HEALTH, SAFETY AND WELFARE.**

### **Feedback on Goal 13 and Policies LU 13.1 – 13.15**

GMA requires policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510, RCW 36.70.547.

GMA requires policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), WAC 365-196-475.

Consider consolidation of airport related policies under one goal [LU 6.1.5].

Consider emulating Kitsap Counties airport related policies.

**GOAL 14: 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.**

**Feedback on Goal 14 and Policies LU 14.1 – 14.4**

Consider removing this goal and related policies; as they have been incorporated into Island County Code [ICC 17.03.160] as special review districts.

# Public Feedback

## **Summary of Public Input Received via Online Surveys Related to Land Use**

Consider changes to lot size for commercial and rural center zoning to provide more flexibility for housing.

Better coordination and efficiencies in County Departments for permitting (e.g.; Health and Planning).

Consider removing exclusionary single family housing and parking minimums.

Consider transportation and vehicle emissions when zoning (e.g.; cite housing near jobs).

Maintain rural character.

Land use policies should consider climate change.

Consider better access to healthcare.

Consider updates to airport policies to support compatible uses and new technologies.

Consider a new Urban Growth Area (UGA) to support growth.

# Public Feedback Cont.

## Summary of Public Input Received via Online Surveys Related to Land Use

Policies should be friendlier to agriculture (e.g.; allow commercial/businesses uses on Ag property, and prioritize infrastructure to strengthen the food system).

Consider more flexibility in zoning for higher density housing (e.g.; more ADUs, tiny homes, and workforce housing).

Consider more flexibility in zoning for commercial development and increasing economic opportunities for retail, especially on South Whidbey.

Policies to protect healthy forest management and minimize loss of forest lands.

Consider more protections for land conservation and natural resources.

Consider discontinuing residential development near OLF and Ault fields.

Consider how to retain large open spaces (e.g.; stream corridors, wetlands, wildlife habitat, shoreline, etc.).

# FEEDBACK / QUESTIONS

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