

2025 COMPREHENSIVE PLAN PERIODIC UPDATE

ISLAND COUNTY/OAK HARBOR JOINT MEETING

April 23, 2024



Elements in the County's Comprehensive Plan

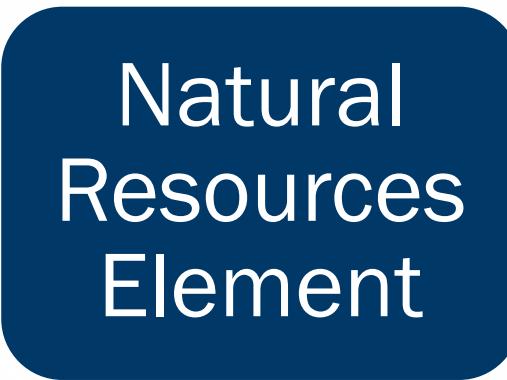
- Land Use/Rural
- **Housing**
- Natural Resources
- Capital Facilities
- Utilities
- Transportation
- Economic Development
- **Climate Resiliency**
- Shoreline
- Historical Preservation
- Parks and Recreation
- **Sub Area Plans**



Key Topics for Consideration during Element Updates



- Affordable housing
- Short-term rentals
- Accessory Dwelling Units (ADUs)



- Water quality and quantity
- Sewer/septic constraints and opportunities
- Conservation



Key Topics for Consideration during Element Updates

Land Use Element

- UGA changes
- Capacity analyses
- Future land use designations

Climate Element

- Sea level rise
- Flooding
- Saltwater intrusion



Housing Allocations



Guidance From Commerce

Where counties and cities are able to plan for and accommodate 0-50% Area Median Income (AMI) housing:

- Typically, 0-50% AMI housing is built as multi-family.
- Multi-family housing types are most appropriate in urban areas where zoning can support dense housing types, and residents benefit from being near services, transit, and jobs.
- Commerce encourages all new 0-50% AMI housing need be allocated to cities and unincorporated UGAs.



Countywide Planning Policies Agreements

1. The Cities are planning for housing units in their City Limits and in their UGAs.
2. The proposed housing allocations are based on a “fair share” methodology where each jurisdiction accommodates housing at all income levels – as assigned by the HAPT tool.



County's Share of 0-50% AMI Housing

Jurisdiction	0-50% AMI	Percentage Share
Unincorporated Island County	986	27.39%

Projection Year: 2045		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)		
Island County	Population Target = 102,639	Total	0-30%	PSH	>30-50%	>50-80%	>80-100%	>100-120%			
Countywide Estimated Housing Supply (2020)	37,272	1,210	18	2,915	7,479	5,878	4,734	15,038	116		
Countywide Additional Units Needed (2020-2045)	8,717	986	838	1,775	1,512	717	683	2,206	265		
Sum of Allocation to Jurisdictions (from User Inputs)	8,717	986	838	1,775	1,512	717	683	2,206	266		
User Input - % Share of County Population Growth. Values must sum to 100%		100.00% Met Target	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.								
* The location of 10 existing permanent supportive housing units within Island County is unknown. Therefore, they are not included in the jurisdiction table below.		Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)		
27.39 %	Unincorporated Island County	Total	0-30%	PSH *	>30-50%	>50-80%	>80-100%	>100-120%			
27.39 %	Unincorporated Island County	Estimated Housing Supply (2020)	25,445	598	8	1,580	3,311	3,676	3,788	12,484	28
		Allocation Method A (2020-2045)	2,388	270	230	486	414	196	187	604	73
4.02 %	Coupeville town	Estimated Housing Supply (2020)	1,017	73	0	191	162	77	118	396	0
		Allocation Method A (2020-2045)	350	40	34	71	61	29	27	89	11
5.12 %	Langley city	Estimated Housing Supply (2020)	743	74	0	34	90	125	107	313	21
		Allocation Method A (2020-2045)	446	50	43	91	77	37	35	113	14
63.47 %	Oak Harbor city	Estimated Housing Supply (2020)	10,057	465	0	1,110	3,916	2,000	721	1,845	67
		Allocation Method A (2020-2045)	5,533	626	532	1,127	960	455	434	1,400	168



County's Strategy for Our Share of 0-50% AMI Housing

The County's ~1,000 units of 0-50% AMI housing would be spread amongst the following (as septic capacity allows):

- Freeland UGA
- Clinton
- Camano
- Mixed-Use Raids
- Rural Lands (creative potential options include: Planned Residential Developments, Manufactured Home and RV Parks, Accessory Dwelling Units, developer incentives, etc.)



Challenges to Locating 0-50% AMI Housing in the County

- Existing land use code
- 0-50% housing should represent a proportion of the available housing, and should not overwhelm the existing housing stock in any given area
- Infrastructure: septic/sewer availability
- Transportation accessibility
- Availability of services
- Public acceptance



UGA Changes – As Outlined in CPPs



Land Capacity Analysis

All land capacity analyses (also called Buildable Lands Analysis) must demonstrate:

- Total net capacity of zoned lands
- How each AMI level will be accommodated
- For each UGA, whether there is sufficient capacity to accommodate housing and job growth for the 20 year period



UGA Modifications Considerations

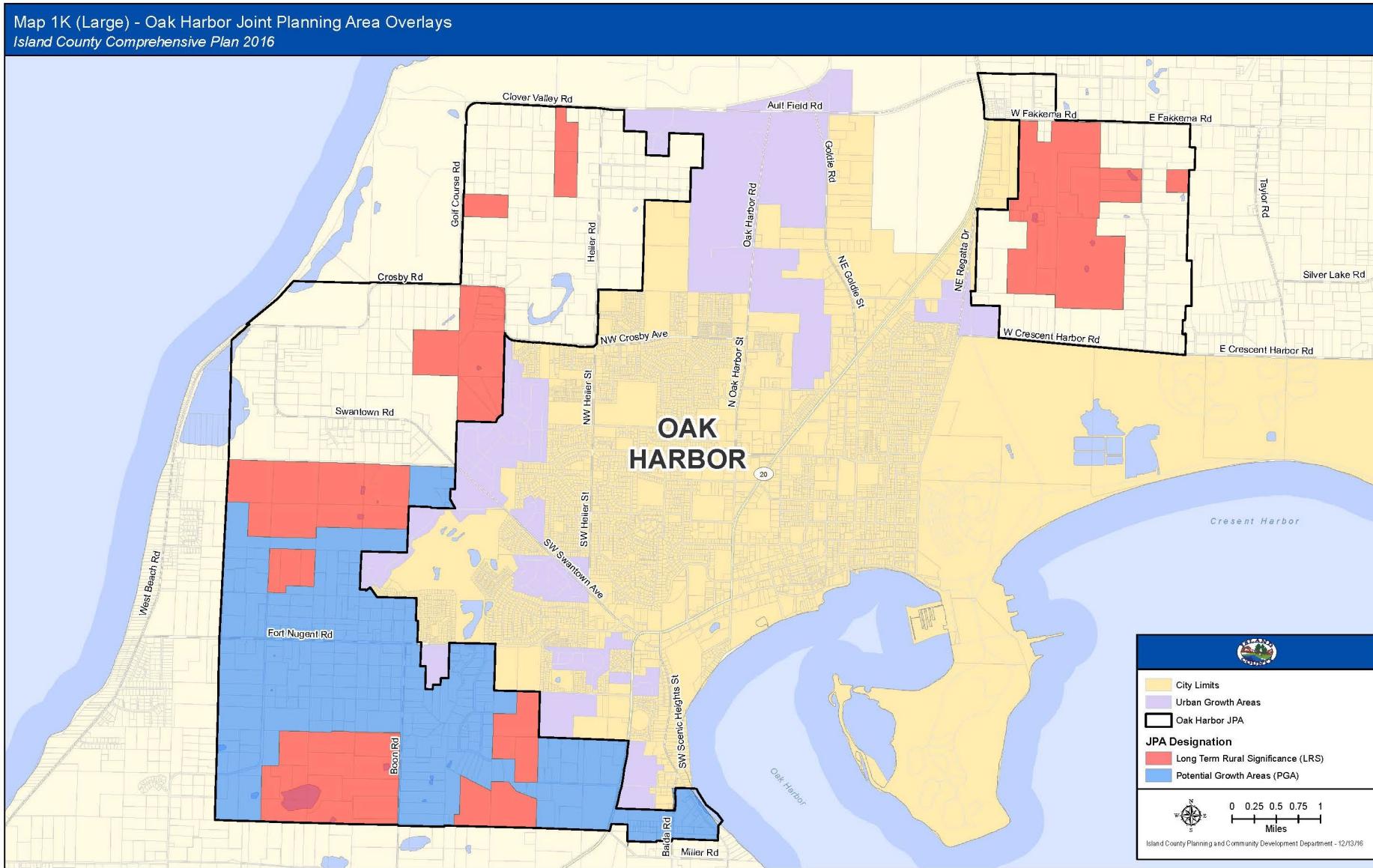
Lands will be considered for UGA expansion in the following order of priority:

- Priority growth areas (or urban holding areas)
- Land inside a JPA that has not been assigned an overlay designation
- Long term rural significance not extensively constrained by critical areas

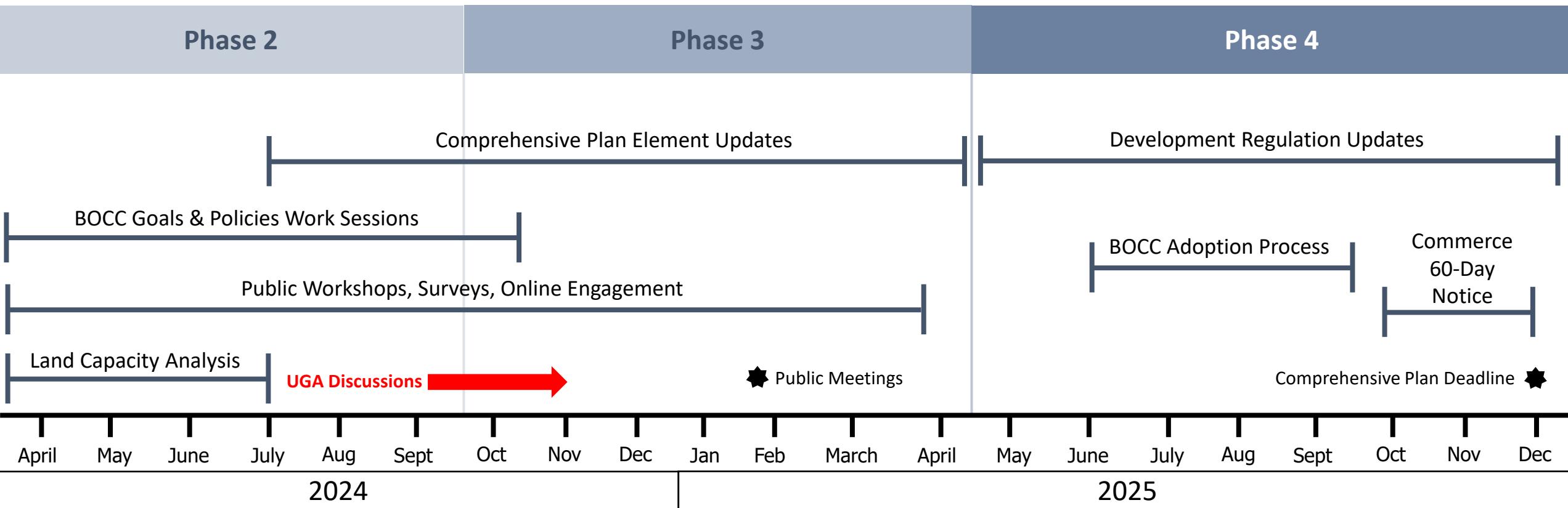


Joint Planning Areas Overlay

Map 1K (Large) - Oak Harbor Joint Planning Area Overlays
Island County Comprehensive Plan 2016



2024-25 Timeline



Conclusion

- CPPs document some processes we can follow moving forward.
- CPPs don't contain all of the details for how we'll work together.
- Today is a chance to discuss high level goals for how we will move forward in collaboration.



QUESTIONS?

WWW.ISLANDCOUNTY2045.COM

CompPlan@islandcountywa.gov

