



ISLAND COUNTY 2036

2016 GMA Periodic Review

ORD C-139-16 | **December 13, 2016**



ISLAND COUNTY COMPREHENSIVE PLAN

YOUR COMMUNITY - YOUR PLAN



VISION STATEMENT

THROUGH COMPREHENSIVE PLANNING, THE COUNTY WILL BALANCE THE GOALS OF THE GMA TO ENSURE THAT ISLAND COUNTY'S RURAL CHARACTER AND NATURAL BEAUTY IS PROTECTED, WHILE MEETING THE HOUSING AND SERVICE NEEDS OF BOTH EXISTING AND FUTURE COUNTY RESIDENTS.

HOW COMPREHENSIVE PLANNING IMPACTS YOU

Codes & Regulations

- Establishes policies that codes are based on (zoning, subdivision, critical areas, etc.)

Population & Employment Growth

- Determines 20-yr growth projections and how it will be accommodated (including where)

Neighborhoods

- Impacts the way your neighborhood is built

City & UGA Boundaries

- Sets the outer-most boundaries for community growth.

Allowed Uses

- Establishes what and where uses are appropriate

Transportation

- Plans out future road and transportation projects

Parks

- Outlines where and how parks are created and maintained

Natural Resources

- Methods for protecting natural resources for current and future generations

Public Facilities

- Provides for the public facilities to serve your community, including solid waste transfer stations, schools, government buildings etc.

Historic Preservation

- Establishes methods for preserving the County's historic sites & buildings

Economic Resilience

- Creates plans for economic vitality and resiliency

AKNOWLEDGEMENTS

Numerous individuals including Island County elected and appointed officials, members of the Critical Areas Ordinance Technical Advisory Committee (TAG), key stakeholders, and citizens provided knowledge, assistance, and insight throughout the 2016 Periodic Update process.

In addition to the significant amount of public involvement throughout the Periodic Update process (see Appendix C), the County would like acknowledge the specific contributions of the following individuals and groups:

ISLAND COUNTY BOARD OF COMMISSIONERS

- Richard M. Hannold, Chair
- Jill Johnson, Member
- Helen Price Johnson, Member (Former Chair)

PLANNING COMMISSION

District 1:

- Karen Krug
- Val Hillers
- Dean Enell (Chair)

District 2:

- Jeffery Wallin
- Darin Hand
- George Saul (Former Member)

District 3:

- Scott Yonkman (Former Member)
- James Caspers
- Beth Munson

CRITICAL AREAS ORDINANCE TAG

Island County:

- Bill Oakes, Public Works Director
- Bill Poss, Public Works
- Doug Kelley, Public Health
- Greg Goforth, Planning & Community Development
- Heather Roberts, Department of Natural Resources
- Jill Wood, Environmental Health
- Lori Clark, Department of Natural Resources
- Matt Zupich, Department of Natural Resources
- Stephanie Croan, Department of Natural Resources
- Tess Cooper, Planning & Community Development

Industry:

- Matt Kukuk

Citizen Representative:

- Jaime Hartley

Non-Profit and Government:

- Bobbi Lindemulder, Snohomish/Camano Conservation District
- Collin Hume, Department of Ecology
- Diane Hennessey, Washington State Department of Ecology
- Karen Bishop, Whidbey Conservation District
- Susan Meyer, Washington State Department of Ecology
- Timothy Lawrence, WSU Extension

COUNTY STAFF & CONSULTING TEAM

Long Range Planning

- Keith Higman, Interim Planning Director
- Beverly Mesa-Zendt, AICP, Assistant Director
- Beckye Frey, Sr. Long Range Planner
- Meredith Penny, Long Range Planner
- Nathan Howard, Long Range Planner
- Brad Johnson (Former Principal Planner)
- Amanda Almgren (Former Planner)
- Will Simpson (Former Planner)
- Darren Hand (Former Planner)

Community Development

- Hiller West, Director
- Dave Wechner (Former Director)
- Michelle Pezley, Sr. Current Use Planner
- Janet Wright, Sr. Current Use Planner
- Greg Goforth, Current Use Planner
- Doug Yormick, Current Use Planner

ESA | Environmental Science Associates

- Ilon Logan
- Jennifer Hagenow
- Jessica Conquest
- Mark Johnson

With Additional Support from the Following Departments & Organizations

Courts

- Andrew Somners, Juvenile Court Administrator

Facilities

- Larry Van Horn, Facilities Director

Human Services

- Jackie Henderson, Human Services Director
- Catherine Reid, Housing Program Coordinator
- Joanne Pelant, Housing Program Coordinator

Public Health

- Jim Exe, Environmental Health On-Site Supervisor

Public Works

- Connie Bowers, Assistant County Engineer
- Steve Marx, Assistant Public Works Director (Parks)
- Becca Blackman, GIS Coordinator
- Brian Wood, Transportation Planner
- Doug Cox, Transportation Planner
- Jan Van Muyden, Parks Superintendent
- Joantha Guthrie, Solid Waste Manager
- Phil Cohen, Surface Water Manager

Prosecuting Attorney's Office

- Dan Mitchell, Chief Civil Deputy Prosecutor

Sheriff

- Jose Briones, Chief Jail Administrator

Partner Agencies

- City of Oak Harbor
- City of Langley
- Town of Coupeville
- Ebey's Landing National Historical Reserve
- Economic Development Council
- Oak Harbor Fire Department
- North Whidbey Fire & Rescue
- Central Whidbey Fire & Rescue
- South Whidbey Fire/EMS
- Camano Island Fire & Rescue
- Oak Harbor School District (201)
- Coupeville School District (204)
- South Whidbey School District (206)
- Stanwood/Camano School District (401)

ISLAND COUNTY COMPREHENSIVE PLAN ELEMENTS

	Preface	Acronyms, Definitions, Introduction
1	Land Use	Land Use Concepts & Considerations, Future Land Use Plan, Urban Growth Areas & Joint Planning Areas
2	Economic Development	Issues Impacting Island County Economy
3	Shoreline Management	Shoreline Land Use Designations, Regulation Goals & Policies
4	Housing	Housing Inventory, Needs Analysis, Affordable Housing
5	Historic Preservation	Ebey's Landing National Historic Reserve, Plans for expanding the Element beyond Ebey's
6	Natural Resources	Critical Areas, Ground Water Resources, Natural Lands, Mineral Lands
7	Parks & Recreation	Park System, County Area of Focus, Habitat Conservation & Recreation Needs
8	Transportation	Transportation Facilities Inventory & Level of Service Analysis, Travel Forecasts, Transportation System Plan
9	Utilities	Inventory & Analysis (Gas, Electric, Water, Telecommunications)
10	Capital Facilities	Inventory & Level of Service Analysis, 10A - Capital Facilities Plan (20-year), 10B - Capital Improvement Program (6-year)
	Appendices	A - GMA Consistency Matrix, B - Population Growth Analysis & Accommodations, C - Public Participation, D - Large Format Maps

ACRONYMS

ACUIZ Air Installations Compatible Use Zones	RAID Rural Area of More Intensive Development
APZ Accident Potential Zone	RCW Revised Code of Washington
BMP Best Management Practices	RTPO Regional Transportation Planning Organization
CFP Capital Facilities Plan	SED Shoreline Environmental Designation
CIP Capital Improvement Program	SEPA Shoreline Environmental Policy Act
FSP Freeland Subarea Plan	SMP Shoreline Master Program
FPA Future Planning Area	TIP Transportation Improvements Program
GIS Geographic Information System	TDM Transportation Demand Management
GMA Growth Management Act	TDR Transfer of Development Rights
ICCP Island County Comprehensive Plan	UGA Urban Growth Area
JPA Joint Planning Area	WAC Washington Administrative Code
LID Low Impact Development	
LOS Level of Service	
NMUGA Non-Municipal Urban Growth Area	

DEFINITIONS

Accessory Dwelling Unit | A second dwelling constructed within an existing single family home, usually for use as a rental unit. An “Accessory Unit” is a separate dwelling, including kitchen, sleeping, and bathroom facilities. Also known as “in-law apartment”.

Accident Potential Zone (APZ) | Potentially hazardous areas beyond the ends of a military runway where lessening degrees of concern are a function of the distance from that runway.

Adequate Public Facilities | Facilities which have the capacity to serve development without decreasing levels of service below locally established standards.

Affordable Housing | Safe and sanitary owner occupied housing that is obtainable for 30 percent of monthly gross income of a household.

Affordable Housing | Housing that consumes no more than 30% of the household gross annual income.

Air Installations Compatible Use Zones (AICUZ) Program | A comprehensive study prepared for military air installations to identify existing and compatible land use problem areas, and to formulate courses of action to promote compatible development near the air facilities. The AICUZ Study generally contains aircraft noise contour maps, Accident Potential Zone (APZ) designations, and recommended land use matrices for land areas within those noise zones and/or APZs.

Aircraft | A device that is used or intended to be used for flight in the air. (Federal Air Regulations, Part 1)

Airport | An area of land or water that is used or intended to be used for the landing and takeoff of aircraft, and includes its buildings and facilities, if any. (Federal Air Regulations, Part 1, Definitions and Abbreviations)

Airport Operations | A takeoff and a landing.

Annexation | The act of incorporating an area into the domain of a city.

Assisted Housing | Owner-occupied or rental housing which is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies. Assisted housing does not include holders of non-project based Section 8 Certificates.

Available Public Facilities and Services | Facilities or services which are in place or that a financial commitment is in place to provide the facilities or services within a specified time.

Best Management Practices (BMP) | Conservation practices or systems of practices and management measures that (1) control soil loss and reduce water quality degradation; and (2) minimize adverse impacts to surface water and ground water flow, circulation patterns, and to chemical, physical, and biological characteristics of wetlands.

Buffer | A separation designed to absorb potential conflicts between differing land uses, or to protect critical areas or significant natural features.

Capital Facilities | Publicly owned capital improvements and systems that serve Island County, including, but not limited to the following facilities or services; arterial roads/transit routes, domestic water, community parks, sanitary sewer, schools, solid waste, surface and storm water management and transit.

Capital Facilities Plan (CFP) | Inventory of existing capital facilities, comparison of existing Level of Service (LOS) to the LOS Standards set in the Capital Facilities element of the Comprehensive Plan. It also contains an inventory of existing non-County owned capital facilities, and maps of existing facilities.

Capital Improvement Program (CIP) | Annually updated Schedule of Capital Expenditures which forms the basis of the annual capital improvement budget. The CIP includes a financing plan, a list of non-capital alternatives for achieving or maintaining Levels of Service (presents alternatives other than “brick and mortar” capital projects), an inventory of County owned and operated facilities, and a reconciliation of project capacity to level of service standards.

Cluster Development | A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for open space.

Commercial Agriculture | Areas that meet the definition of RCW 36.70A.030(2) “land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long term commercial significance for agricultural production”.

Commercial Uses | A business use or activity involving retail or wholesale marketing of goods and services.

Community Parks | Any area that has been set aside or is managed for outdoor recreation purposes, has associated built elements (e.g. boat ramps, picnic tables, playground equipment, or ballfields), and is consistent with the Capital Facilities element definition 1.1.3 “Community Parks” (owned and operated by the County).

Compatible | To exist harmoniously together; in agreement; congruous.

Comprehensive Plan | A legal document adopted by local officials establishing policies that will guide the future physical development of the community. It will be used by local officials, planning commissions, private firms and individuals when making decisions about land use development or changes, capital improvements programming, and the enactment of development regulations and related growth management legislation

Conservation Areas | Park lands set aside primarily for ecological conservation or environmental protection. Conservation Areas may include fish or wildlife habitat, aquifer recharge areas, significant ecosystems, ecologically critical areas, or agricultural or forest resource lands. These areas may also support outdoor recreational uses, where these uses do not conflict with conservation efforts.

Conservation Uses | Land uses which conserve or protect natural resources or environmental quality within areas designated for flood control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats and similar uses meant to protect natural resources of the County.

Conserve | Use in a manner that maintains sustainability.

Consistency | When features of a plan or regulation are compatible with one another.

Countywide Planning Policies | As required by GMA, the Board of Island County Commissioner’s adopted a series of policies which embody a vision of the future of Island County. These policies are intended to guide the development of communities in the County.

Critical Aquifer Recharge Areas | Those areas that do not possess geologic and hydrogeologic characteristics that limit surface contaminants from entering groundwater systems. Critical aquifer recharge areas also include areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.

Critical Areas | Critical areas, as required by GMA, include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

Cultural Resource | An archeological, historical, or other feature important to the character of Island County.

Density | A measure of the intensity of development, generally expressed in terms of dwelling units per acre. It can also be expressed in terms of population density (i.e. people per acre or other units per acre).

Development Standards | Minimum standards for new development required by local governments for the provision of public facilities and the maintenance of public safety.

Domestic Water System | Any system providing a supply of potable water which is deemed adequate pursuant to RCW 19.27.097 for the intended use.

Dwelling Unit | Any building, or portion thereof which contains living facilities for not more than one family. Living facilities include provisions for sleeping, cooking, and sanitation, as required by Island County.

Earned Development Unit | The dwelling unit or fraction thereof that is granted to a farm or forest owner after the approval of a Farm or Forest Management Plan.

Economic Development | An activity that provides jobs, produces goods or services, and promotes economic health.

Essential Public Facilities | Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

Existing | Unless otherwise expressly stated, existing or vested on the effective date of this Comprehensive Plan, December 1, 1998.

Existing Building | A structure, or portion thereof, which meets the definition of existing and was lawfully erected and maintained including those which, because of the enactment of this Comprehensive Plan, no longer conforms to the land use designation in which it is located.

Existing Lot | A lot or parcel of land which meets the definition of existing and was also of record and lawfully established and maintained including those which, because of the enactment of this Comprehensive Plan, no longer conforms to the land use designation in which it is located.

Existing Master Planned Resort | A resort that was in existence on July 1, 1990 and that met the definition of an Existing Master Planned Resort at that time. The resort is developed, in whole or in part, as a significantly self contained and integrated development that includes short-term visitor accommodations associated with a range of indoor and outdoor recreational facilities within the property boundaries in a setting of significant natural amenities. An existing resort may include other permanent residential uses, conference facilities, and commercial activities supporting the resort, but only if these uses are integrated into and consistent with the on-site recreational nature of the resort. (Ord. C-97-06 [PLG-010-06], August 21, 2006)

Existing Use / Existing Non-Conforming | A use which meets the definition of existing and was lawfully established and maintained including those which, because of the enactment of this plan's accompanying development regulations, no longer conforms to the land use standards or use regulations of the land use district in which it is located.

Farm or Forest Unit | Tracts or parcels of land that are actively managed in agricultural or forest uses that are in one contiguous ownership.

Farm/Forest Management and Development Plan | A master plan for an entire farm or forest unit approved by the Island County Board of Commissioners that establishes both the planned location for earned development units and the specific actions to be taken by the County to strengthen and enhance the viability of the farm or forest unit.

Federal Functional Classification System | Federal and State roadway designations that are used to determine funding eligibility under Federal-Aid programs. The Federal Functional Classification system provides a hierarchy of roadways as defined by the Federal Highway Administration (FHWA) and is maintained for Washington State roadways by WSDOT.

Fish and Wildlife Habitat Conservation Areas | Land management for maintaining species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created.

Flight Track | The normalized track on the ground of an aircraft's path of flight over the ground.

Frequently Flooded Areas | Lands in the floodplain subject to a one percent or greater chance of flooding in any given year; these areas include, but are not limited to, streams, lakes, coastal areas, and wetlands.

Geologically Hazardous Areas (Steep/Unstable Slopes) | Areas not suited to siting of commercial, residential, or industrial development consistent with public health or safety concerns due to their susceptibility to sliding or other slope failures, erosion, or other geological events.

Growth Management | A method to guide development in order to minimize adverse environmental and fiscal impacts, and maximize the health, safety, and welfare benefits to the residents of the community.

Habitat | Habitat is used in a broad fashion to refer to the area or natural environment in which an animal, plant, or ecological community normally occurs, lives, or grows (also called "Habitat Area").

High-impact (Active) Recreation | High-impact or Active recreation is used to describe activities and/or facilities that have a significant impact on the natural environment. Motorized recreational use (dirt bikes, snowmobiles, etc), ball fields, playgrounds and tennis courts are examples of high-impact recreation.

Impact Fee | A payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development.

Infill Development | Development of vacant or underutilized parcels of land in otherwise built-up areas.

Infrastructure | Streets, water and sewer lines, utilities, and other public facilities basic and necessary to the functioning of an urban area.

Inter Jurisdictional | Relationships between governmental jurisdictions such as city, county, state, federal government agencies, special purpose districts, (i.e. schools, water, fire, port districts.)

Island County Functional Classification | County classification system based on the characteristics of individual roadways to accommodate the travel needs of all roadway users. Island County has classified its street system into five primary categories: State Highways, Major Arterials, Secondary Arterials, Collectors, and Local Access streets.

Land Development Regulations | Any controls placed on development or land use activities by a county or city, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building codes, sign regulations, binding site plan ordinances, or any other regulations controlling the development of land.

Land Trusts | A land trust is an organization created to own and steward land for the purpose of preserving lands of historical significance, agricultural value, archeological significance, or open space.

Land Use | A term used to indicate the utilization of any piece of land.

Land Use Inventory | The catalog of the types, extent, distribution, and intensity of the uses or activities found on parcels of land or in spaces within a building.

Large Lot Zoning | Large minimum lot sizes which restrict the density of development.

Level of Service (LOS) | A measure of the capacity of public facilities, services, and transportation.

Logical Outer Boundary | A term described in RCW 36.70A.070 and used by Island County to define the permanent outer limit of the Rural Residential, Rural Center, Rural Village, Rural Service, Light Manufacturing and Airport land use designations.

Long-Term Commercial Significance | As defined by GMA, long-term commercial significance includes the growing capacity, productivity, and soil composition of the land for long-term commercial production in consideration with the land's proximity to population areas and the possibility of more intense use of land.

Low-impact Recreation | Low-impact recreation refers to a leisure activity that typically has minimal impact on the natural environment. Hiking, camping, horseback riding, bicycling, and fishing are examples of low-impact recreation.

Low-Income Household | Households whose income does not exceed 80 percent of the median income for the area, as determined by HUD.

May | Optional and permissive, and does not impose a requirement.

Mineral Lands | Those lands primarily devoted to the extraction of minerals or that have a known potential for long-term commercial extraction of minerals. Minerals are defined as sand, gravel, and valuable metallic substances.

Minerals | As defined by GMA (36.70A.030 RCW), include sand, gravel, and metallic substances.

Minimum Lot Size | The smallest parcel of land which can be created by subdivision within a given zone.

Mitigation | Mitigation means (1) Avoiding the impact altogether by not taking a certain action or parts of an action; (2) Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts; (3) Rectifying the impact by repairing, rehabilitating, or restoring the affected environment; (4) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; (5) Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and/or (6) Monitoring the impact and taking appropriate corrective measures.

Mixed Use | A development involving a combination of residential and non-residential uses. Typically, a mixed use structure may have non-residential uses at street level with residential uses on the second floor.

Mixed Use Area | Specific areas established pursuant to RCW 36.70.A.070 as areas of more intensive development. The Rural Center, Rural Village and Rural Service land use designations are used for these areas.

Natural Lands | Any land area whose preservation in its natural or existing state would conserve or enhance natural, scenic, or cultural resources; protect surface waters or groundwater supplies; promote the conservation of soils, wetlands, beaches, or tidal marshes; enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, or other open spaces; enhance recreation opportunities; preserve historic sites; preserve working agricultural landscapes; or preserve visual quality or scenic vistas along transportation corridors. Natural Lands may include some development activity or are “worked” (such as agricultural or forestry uses), but which promote values consistent with environmental conservation.

Natural Recreation Areas | Park lands that offer recreational opportunities in a natural setting but do not meet the definition of a Community Park or Conservation Area. Examples of these are beach access sites without built elements, off-leash dog parks and forest areas with a greater focus on outdoor recreational use.

Non-Municipal Urban Growth Areas (NMUGAs) | Non-Municipal Urban Growth Areas are designated pursuant to RCW 36.70A.110. NMUGAs are designated areas where urban growth will be encouraged and supported with urban levels of service, but are not incorporated.

Open Space | A generic term which may be applied to any parcel of undeveloped land.

Open Space Corridors | Lands useful for recreation, wildlife habitat, trails, and connection of critical areas as defined in RCW 36.70A.030. Identification of a corridor under this section shall not restrict the use or management of lands within the corridor for agricultural or forest purposes.

Outdoor Recreation | A leisure activity (or act of engaging in a leisure activity) typically associated with outdoor, natural or semi-natural settings, such as a beach, forest, grassland, lake, mountain, wetland, or farmland. Hiking, boating, camping, horseback riding, bicycle riding, fishing, hunting, and nature interpretation are examples of outdoor recreation activities.

Park Lands | All the lands managed by the Island County which are formally used for or dedicated to outdoor recreation and/or conservation. There are three types of properties that make up Island County Park Lands: 1) Community Parks; 2) Conservation Areas; and 3) Natural Recreation Areas.

Planning Period | The 20-year or greater period established by the state as an initial planning horizon.

Policy | An agreed course of action adopted and pursued by decision makers for achieving one or several goals and objectives and used as a guide for formulating programs.

Preserve | To maintain unchanged; to keep or maintain intact.

Primary Land Use | The primary activity or structure for which a site is used.

Project Improvements | Site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project, and are not system improvements. No improvement or facility included in a capital facilities plan approved by the governing body of the County shall be considered a project improvement.

Proportionate Share | That portion of the cost of public facility improvements that are reasonably related to the service demands and needs of new development.

Public Facilities | Capital facilities owned or operated by government entities: (a) Public streets and roads; (b) publicly owned parks, open space, and recreation facilities; (c) school facilities; and (d) fire protection facilities in jurisdictions that are not part of a fire district.

Public Service Obligations | Obligations imposed by law on utilities to furnish facilities and supply service to all who may apply for and be reasonably entitled to service.

Public Services | As defined by GMA (36.70A.030 RCW), the full range of services traditionally provided by local government including police and fire protection, roads, utilities, schools and parks.

Public Utilities | Enterprises of facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and the disposal of sewage.

Purchased Development Rights (PDR) | Purchased of less than fee interest by a government or a non-profit public trust to protect open space, scenic, or historic areas.

Real Estate Excise Tax (REET) | A tax levied on the sale of real property. The amount of the tax is determined as a percentage of the sales price.

Regional Transportation Plan | A transportation plan for the regionally designated transportation system which is produced by a Regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO) | The voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or more counties which have common transportation interests.

Resources Lands | The resource lands of Island County are defined by the Commercial Agriculture land use designation and the Mineral Lands Overlay.

Right-to-Farm/Right to Practice Forestry Ordinance | Legislation protecting farmers'/timber growers' rights to conduct normal agricultural and silvicultural practices, and providing protection against nuisance lawsuits.

Rural Agriculture | Lands where agricultural activities have been an important and valued use in the past, and will continue to be in the future, but do not meet the criteria for inclusion as lands of long-term commercial significance.

Rural Areas of More Intensive Development (RAID) | Pursuant to RCW 36.70A.070(5)(d), rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas. The County's interpretation of the statutory designation criteria is contained within this plan. **Rural Character** | Rural character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan | (a) In which open space, the natural landscape, and vegetation predominate over the built environment; (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas; (c) That provide visual landscapes that are traditionally found in rural areas and communities; (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That generally do not require the extension of urban governmental services; and (g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas. From RCW 36.70A.030(14)

Rural Forest | Lands where forestry activities have been an important and valued use in the past, and will continue to be in the future, but do not meet the criteria for inclusion as lands of long-term commercial significance.

Rural Governmental Services | Public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

Rural Lands | Rural areas of the County not otherwise designated or within UGAs, areas of more intensive rural development, Rural Agriculture, Rural Forest or Commercial Agriculture.

Sanitary Sewer Systems | All facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

Scenic Corridor | The viewshed generally visible to the public traveling on routes characterized by unusual natural, historic, or cultural significance.

Scenic Highway | A federal definition based upon the interim scenic byway guidance. A road that has been designated through some legislation or some other official declaration for its scenic, historic, recreational, archaeological, or cultural values.

Service Area | A geographic area defined by a county or intergovernmental agreement in which a defined set of public facilities provide service to development within the area. Service areas shall be designated on the basis of sound planning or engineering principles.

Shall | Mandatory and imposes a requirement

Shoreline Environmental Designations (SEDs) |

Classification system for shoreline resources under the SMP consisting of six designations: High Intensity, Shoreline Residential, Urban Conservancy, Rural Conservancy, Natural, and Aquatic. The purpose of SEDs is to provide a uniform basis for applying policies and use requirements within distinctively different shoreline areas.

Shoreline Master Program (SMP) | The SMP provides goals and policies which apply to all shorelines of the state and freshwater lakes 20 acres or larger, associated wetlands, and the area 200 feet landward from the ordinary high water mark, as well as seaward of that line to the limits of County jurisdictions. It is the intent of the SMP to protect the public interest in the waters of the state in accordance with state law under the Shoreline Management Act. See Chapter 3, Shoreline

Shoreline Public Access | A means of physical approach to and along the shoreline available to the public.

Should | Insofar as is practical.

Small Scale | Of a size or intensity which has minor impacts on the surrounding area and which makes minor demands on existing public facilities and services.

Sole Source Aquifer | An aquifer which supplies at least fifty percent of the drinking water consumed in the area overlying the aquifer.

Solid Waste Handling Facility | Any facility for the transfer or ultimate disposal of solid waste, including land fills and municipal incinerators.

Sound Attenuation | The ability of a building's structure (roof, walls, foundation, doors, windows, vents, etc.) to prevent exterior noise from entering the interior. A measure of the lack of acoustical connection between the outdoor and indoor noise environments expressed as the amount of difference (in decibels) between the spatially averaged sound levels outdoors to indoors.

Special Needs Housing | Housing for those who face serious impediments to independent living and who require special assistance and services in order to obtain appropriate housing on a permanent, long term or transitional basis.

Special Review District | Areas defined during the comprehensive planning process that require special consideration for future development which a master plan allows.

Sprawl | The inappropriate conversion of undeveloped land into low-density development as human populations expand away from centralized urban areas

State Environmental Policy Act (SEPA) | RCW 34.21 and its implementing regulations, WAC 197-11. The state law passed in 1971 requiring state and local agencies to consider environmental impacts in the decision-making process. A determination of environmental significance must be made for all non-exempt projects or actions which require a permit, license or decision from a government agency. If the action does not have significant adverse environmental impacts, a Declaration of Non-Significance (DNS) is issued. If the action or project could have major impacts, an Environmental Impact Statement (EIS) is required. The Act requires consideration of alternatives and mitigation of environmental impacts for major public and private projects and programs.

Steep Slopes | Refers to WAC 365-190-080, or those lands which have a slope greater than 40 percent.

Stormwater | Channeled water that is generated by precipitation and is often routed into drain systems in order to prevent flooding.

Streams | Those areas where naturally occurring surface waters produce a defined channel, bed, bank or side, and where there is clear evidence of the passage of water such as bedrock channels, gravel beds, sand and silt beds and defined channel swales. The channel or bed need not contain water year-round. This definition is not intended to include irrigation or drainage ditches or swales, canals, storm or surface water run-off devices or other artificial watercourses unless they are used by salmonids or to convey streams naturally occurring prior to construction of such watercourses.

System Improvements | Public facilities that are designed to provide service to service areas within the community at large, in contrast to project improvements.

Taking | The appropriation by government of private land for which fair and just compensation must be paid. Under the U.S. and State Constitutions property cannot be condemned through eminent domain for public use or purpose without just and fair compensation.

Transfer of Development Rights (TDR) | A program in which the unused portion of a “sending” property’s zoned capacity - one of the separable rights of property - is sold to the developer of a “receiving” site, who is allowed to add the capacity to the zoned limit of that site.

Transitional Housing | As defined by the Federal McKinney Act, transitional housing means a project (a) that is designed to provide housing and appropriate supportive services to homeless persons, including (but not limited to) de-institutionalized homeless individuals with mental disabilities and other homeless individuals with mental disabilities, and homeless families with children; and (b) that has as its purpose facilitating the movement of homeless individuals to independent living within 24 months, or within a longer period determined by HUD as necessary to facilitate the transition.

Transportation Concurrency | The County must ensure the transportation system meets the needs of new development. The primary regulatory mechanism to achieve this is referred to as concurrency, which is mandated in the GMA (RCW 36.70A.070(6)(b)).

Transportation Demand Management Strategies (TDM) | Strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies, telecommuting.

Urban | Characteristic of a city; commercial, residential, and industrial, containing or requiring a complete infrastructure (sewers, water, etc.)

Urban Growth Areas (UGAs) | Urban Growth Areas are designated pursuant to RCW 36.70A.110. UGAs are designated areas where urban growth will be encouraged and supported with urban levels of service. Urban growth makes intensive use of land for the location of buildings, structures and impervious surfaces to the degree that it is incompatible with agriculture, forestry and the extraction of mineral resources.

Urban Services | Services, utilities, and facilities historically and typically delivered by cities and towns.

Urban Sprawl | Scattered, poorly planned urban development that occurs particularly in urban fringe and rural areas and frequently invades land important for environmental and natural resource protection.

Very Low Income | Income that does not exceed 50 percent of the area median income.

Watershed | The geographic region within which water drains into a particular stream, or body of water. A watershed includes hills, lowlands, and the body of water into which the land drains.

Wetlands | Pursuant to RCW 36.70A.030(20), wetlands means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

Wildlife Corridors | Wildlife Corridors are connecting habitat that links larger patches of habitat, allowing the movement, migration, and dispersal of animals and plants. These are called 'corridors' even though they are not always linear.

Workforce Housing | Housing priced to be within the means of a household that earns 80% - 120% of the median household income.

Zoning | A police power measure, enacted by local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. The Zoning Ordinance consists of two parts, the text and the map.