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COMPREHENSIVE PLAN ELEMENTS AND COMPONENTS

A. GENERAL REQUIREMENTS

CONSISTENCY

<p>Consistency with County Wide Planning Policies (CWPPS) All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, Multicounty Planning Policies (MPPs), and the GMA. <i>(See: RCW 36.70A.100, RCW 36.70A.210, WAC 365-196-400(2)(c), WAC 365-196-305, and WAC 365-196-520)</i></p>	<p>✔ Throughout. 2016 updates include several sections, primarily in the Land Use and Capital Facilities chapters.</p>
<p>Consistency Between Elements All plan Elements must be consistent with each other. <i>(See: RCW 36.70A.070 and WAC 365-197-400(2)(f))</i></p>	<p>✔ Elements have been updated to reflect the new CWPPs and updated population and employment projections.</p>
<p>Consistency with Other Jurisdictions The plan must be coordinated with the plans of adjacent jurisdictions. <i>(See: RCW 36.70A.100 and WAC 365-196-520)</i></p>	<p>✔ Significant joint planning efforts occurred in the development of the new CWPPs and the related Plan updates. Land Use, Sections 1.3, 1.5.1.1, 1.5.1.2, and Goals 5 & 6.</p>

Public Participation

<p>Ensure public participation in the comprehensive planning process A process for early and continuous public participation in the development regulation development and amendment process. The process should address annual amendments (if the jurisdiction allows for them), emergency amendments, and may include a specialized periodic update process. Plan amendment processes may be coordinated among cities within a county and should be well publicized. <i>(See: RCW 36.70A.020(11), RCW 36.70A.035, RCW 36.70A.130, RCW 36.70A.140, WAC 365-196-600(3), RCW 36.70A.130(2), RCW 36.70A.130(2)(b), and RCW 36.70A.130(2)(a))</i></p>	<p>✔ See Appendix C Natural Resource Management, Section 6.4.7 - calls for continued public involvement and education</p>
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PLAN AMENDMENTS

<p>The plan describes the process for making amendments. Plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2). <i>(See: WAC 365-196-640)</i></p>	<p>✔ Located in the Preface</p>
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A. GENERAL REQUIREMENTS

PRIVATE PROPERTY

A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property.



See Land Use Goal 2

(See: RCW 36.70A.370 and Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property)

B. LAND USE

Future Land Use Map

A future land use map showing the city limits and urban growth area (UGA) boundaries.



Land Use, Map 1E - Island County Urban Growth Areas

(See: RCW 36.70A.070(1), RCW 36.70A.110(6), WAC 365-196-400(2)(d), and WAC 365-196-405(2)(i)(ii))

Land Use, Map 1S - Island County Future Land Use

PHYSICAL ACTIVITY

Consideration of urban planning approaches that increase physical activity.



Land Use, Policy LU 1.4.2.1.1 Promotion of Physical Activity

(See: RCW 36.70A.070(1) and WAC 365-196-405 (2)(j))

Transportation, Goal 6 and subsequent sub-policies

Uses Adjacent to a General Aviation Airport

If there is an airport within or adjacent to the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. Must be filed with the Aviation Division of WSDOT.



Land Use, Policy LU 1.5.5.1 Airports and Aviation: addresses aviation facilities and compatibility.

(See: RCW 36.70A.510, RCW 36.70.547, and WAC 365-196-455)

Land Use, Policy LU 1.5.5.1.1 Military Airports: addresses compatibility with land uses and military airports.

Land Use, Goal 14 – Goals and Policies (all) : addresses airport and surrounding land use compatibility

Land Use, Map 1Q - APZ Overlay

Uses Adjacent to a Military Base

If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases.



Land Use, Policy LU 1.5.5.1.1 Military Airports: addresses compatibility with land uses and military airports.

(See: RCW 36.70A.530(3) and WAC 365-196-475)

Land Use, Map 1Q - APZ Overlay

Designating Natural Resource Lands

Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas.

(See: RCW 36.70A.050, WAC 365-190, and WAC 365-195, see 900-925)

- ☑ Land Use, Policy LU 1.5.3 - Resource Lands: defines Resource Lands
- Land Use, Table 1-10 - Resource Land Designation (Criteria)
- Land Use, Map 10 - Commercial Agricultural Lands
- Land Use, Map 1P - Mineral Lands Overlay Map

Uses on Agricultural Land

Policies for agriculturally designated lands limiting non-agricultural 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.

(See: RCW 36.70A.177(3))

- ☑ Land Use, Policy LU 11.5.1 - Agricultural Land Conservation
- Natural Resources, Policy NR 11.2 - addresses conservation of agricultural lands
- Land Use, Table 1-10: Commercial Agriculture - identifies allowable uses based on soil quality

Designation of Mineral Lands

Review of designated mineral resource lands taking into consideration new information, including data available from the Department of Natural Resources, relating to mineral resource deposits when reviewing mineral resource land designations. Minerals include sand, gravel and valuable metallic substances.

(See: RCW 36.70A.131, RCW 36.70A.030(11), and WAC 365-190-070)

- ☑ Land Use, Policy LU 1.5.3, Resource Lands - states Island County designates mineral resource lands in accordance with RCW 36.70A.131
- Land Use, Policy LU 13.3 - addresses mineral land conservation
- Land Use, Table 1-10 - identifies designation criteria for Mineral Lands Overlay
- Land Use, Map 1P - Mineral Lands Overlay Map

Major Industrial Development or Master Planned Locations

If the county is eligible and has designated a major industrial development or master planned location outside of the UGA, is the area consistent with the criteria in the GMA?

(See: RCW 36.70A.365, RCW 36.70A.367, WAC 365-196-465, and WAC 365-196-470)

- ☑ N/A

Master Planned Resorts

If the county has permitted a master planned resort, meet all requirements.

(See: RCW 36.70A.360, RCW 36.70A.362, and WAC 365-196-460)

- ☑ Land Use, Policy LU 1.4.2.1.5 - addresses Master Planned Resorts

Rural Element

A rural element that establishes patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of 36.70A.070(5); allows rural development, forestry, and agriculture in rural areas; provides for a variety of rural densities, uses, essential public facilities and rural governments services; and includes measures that apply to rural development and protects the rural character of the area.

(See: RCW 36.70A.030(15), RCW 36.70A.030(16), RCW 36.70A.030(17), RCW 36.70A.070(5), and WAC 365-196-425)

- ☑ Land Use, Section 1.4.1
- Land Use, Section 1.5.2
- Land Use, Goals 7 through 12 and related policies
- Land Use, Tables 1-7 through 1-9

Limited Urban Services

Policies that limit urban services in rural areas. The plan may include optional techniques such as Rural Areas of Intense Development (RAIDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth.

(See: RCW 36.70A.110(4), RCW 36.70A.070(5)(b), and WAC 365-196-425(4))

- ☑ CWPPs
- Land Use, Goal 1 - calls for the protection for rural character
- Land Use, Goal 7 - addressed RAIDs
- Land Use, Goal 8 - addresses clustered residential development

C. SHORELINE ELEMENT

Shorelines of the state

Plan acknowledges that for shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of this chapter as set forth in RCW 36.70A.020 w/o creating an order of priority among the fourteen goals.

(See: RCW 36.70A.480 and WAC 365-196-580)

- ☑ Shoreline Management Element (SME)
- The SME is the goals and policies of the SMP approved in accordance with RCW 90.58.

D. HOUSING

Goals, Policies, and Objectives

Goals, policies, and objectives for the preservation, improvement, and development of housing.

(See: RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a))

- ☑ Housing, Section 4.6 goals and policies

Inventory and Analysis

An inventory and analysis of existing and projected housing needs over the planning period.

(See: RCW 36.70A.070(2)(a), WAC 365-196-410(2)(b) and WAC 365-196-410(2)(c))

- ☑ Housing, Policy H 4.2 - Housing Inventory
- Housing, Policy H 4.3 - Needs Analysis

Sufficient Land for Housing

Identification of sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities.

(See: RCW 36.70A.070(2)(c))

- ☑ Housing, Section 4.3.5
- Housing, Table 4-10
- Housing, Policy H 4.9 - addresses surplus land transfer
- Housing, Policy H 4.12 - addresses annexation set aside

Adequate Provisions

Adequate provisions for existing and projected housing needs for all economic segments of the community.

(See: RCW 36.70A.070(2)(d) and WAC 365-196-410)

- ☑ Housing, Goal 1 - Promote fair and equal access to housing for all persons (H 1.1; H 1.3; H 1.7; H 1.8; H 1.9)
- Housing, Goal 2- addresses the promotion of a variety of residential densities and types (H 2.1; H 2.2; H 2.3)
- Housing, Goal 4- addresses Implementation in accordance with state law (H 4.1 - H 4.17)

Affordable Housing Program

Program under RCW 36.70A.540, identification of land use designations.

(See: RCW 36.70A.540 and WAC 365-196-870)

n/a

Manufactured Housing

Policies so that manufactured housing is not regulated differently than site built housing.

(See: RCW 35.21.684, RCW 35.63.160, RCW 35A.21.312, and RCW 36.01.225)

- ☑ Housing, Section 4.2.1 - Manufactured housing is considered a single family housing type in Island County
- Housing, Policy H1.9 - manufactured homes the same as site built housing

Accessory Dwelling Units

If the county has a population of over 125,000: provisions for accessory dwelling units (ADUs) to be allowed in single family residential areas.

(See: RCW 36.70A.400 and RCW 43.63A.215(3))

- ☑ Not required in Island County, but provided below:
- Housing, Goal 3 - encourages the preservation of existing housing stock
- Housing, Policy H 3.1 - addresses streamline permitting for accessory dwelling units

E. NATURAL RESOURCES

Public Water Supplies

Provisions for protection of the quality and quantity of groundwater used for public water supplies.

(See: RCW 36.70A.070(1))



Natural Resources, Section 6.3.2 – Groundwater Resource and Recharge Protection

Natural Resources, Section 6.3.3 Seawater Intrusion Protection

Natural Resources, Goal 7 - addresses management and protection of groundwater (NR 7.1 - NR 7.4)

Natural Resources, Goal 8 - addresses the protection of aquifer recharge area (NR 8.1 - NR 8.2)

Natural Resources, Goal 9 - addresses utilization of best available information for water resource protection (NR 9.1 - NR 9.5)

Public Lands

Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses.

(See: RCW 36.70A.150 and WAC 365-196-340)



Natural Resources, Goal 10 - addresses conservation of land for public enjoyment and economic benefit

Land Use, Section 1.6 - identifies uses appropriate for each Land Use designation

Capital Improvement Plan - identifies locations for new facilities

Open Space Corridors

Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas.

(See: RCW 36.70A.160 and WAC 365-196-335)



Natural Resources, Section 6.4.3.5, Open Space Corridors - addresses the protection and conservation of natural and man made corridors.

Map 7L - Habitat Conservation Priorities for Parks Acquisition

Map 6E - Open Space Corridors

Discharges into waters of the state

Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state.

(See: RCW 36.70A.070(1), WAC 365-196-405(1)(e), and RCW 90.56.010(26))



Natural Resources, Policy 5.5 - identifies the Surface Water Program as the program responsible

Critical Areas

Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries.

(See: RCW 36.70A.030(5), RCW 36.70A.172, WAC 365-195-900, WAC 365-195-905, WAC 365-195-910, WAC 365-195-915, WAC 365-195-900, and WAC 365-195-925)

- ☑ Natural Resources, Section 6.2, Critical Areas – defines and calls for protection of critical areas
- Natural Resources, Goal 3 – Protect wetlands from a net loss in functions (all policies)
- Natural Resources, Goal 4 – Protect fish and wildlife habitat areas (all policies)
- Natural Resources, Goal 5 - addresses protection of public health, safety and welfare from loss due to flood (all policies)
- Natural Resources, Goal 6 - addresses protection of public health, safety and welfare from loss due to steep or unstable slopes (all policies)
- Land Use, Section 1.5.4, Critical Areas
- Land Use, Table 1-11: addresses critical area designation criteria

Forest and Agricultural Land Inside UGAs

If forest or agricultural lands of long-term commercial significance are designated inside an urban growth area, there must be a program authorizing Transfer (or Purchase) of Development Rights.

(See: RCW 36.70A.060(4))

- ☑ N/A, no forest or agricultural lands of long-term commercial significance are designed inside of an urban growth area

Conserving Forest and Agricultural Lands

Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses.

(See: RCW 36.70A.020(8), WAC 365-190-050, and WAC 365-196-815)

- ☑ Natural Resources, Section 6.4.4.1 - Agricultural Land Conservation efforts
- Natural Resources, Section 6.4.4.2 - Forest Lands Conservation
- Natural Resources, Goal 11: calls for the prioritization of protection of agricultural lands
- Natural Resources, Policy NR 11.2 - calls for the conservation of agricultural lands
- Natural Resources, Policy NR 11.2.1 - address preservation of prime farm land soils for agricultural purposes
- Natural Resources, Policy NR 11.2.2 - calls for protection of agricultural uses
- Natural Resources, Policy NR 13.1.2 - call for the continuation of tax incentives for agricultural and forest lands

F. TRANSPORTATION ELEMENT

Inventory

An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports.

(See: RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c))

- Transportation, Section 2.1 - addresses roadway network summary and traffic volumes
- Transportation, Map 2-1 Island County Functional Classification Map
- Transportation, Map 2-2 Federal Functional Classification Map
- Transportation, Map 2-6 Truck Routes
- Transportation, Map 2-7 Ferry Routes
- Transportation, Map 2-8 Transit Routes
- Transportation, Map 2-9 Non-motorized routes
- Transportation, Map 2-10 Air and rail facilities

Level of Service (LOS) Standards

Adopted levels of service (LOS) standards for all arterials, transit routes and highways.

(See: RCW 36.70A.070(6)(a)(iii)(B) and WAC 365-196-430)

- Transportation, Page 10 - LOS Standards: discussion about LOS standards and adoption
- Transportation, Page 11 - Concurrency Service Areas: contains discussion of LOS standards
- Transportation, Page 13 - Concurrency LOS Standards
- Transportation, Page 13 - Corridor LOS standards
- Transportation, Page 14 - Ferry LOS Standards
- Transportation, Page 14 - Intersection LOS Standards
- Transportation, Page 15 - State Highways LOS Standards

Locally-Owned Transportation Facilities

Identification of specific actions to bring locally-owned transportation facilities and services to established LOS.

(See: RCW 36.70A.070(6)(a)(iii)(D) and WAC 365-196-430)

- Transportation, Page 10 - LOS Standards: addresses LOS standards for locally owned arterials and transit routes
- Transportation, Pages 10-11 - Transportation Concurrency Management: addresses how County will utilize concurrency management to maintain LOS standards
- Transportation, Section 4.2, Page 62-63 - Transportation Projects and Programs: addresses local projects to enhance transportation within the County

Traffic Forecast

A forecast of traffic for at least 10 years, including land use assumptions used in estimating travel.

(See: RCW 36.70A.070(6)(a)(j), RCW 36.70A.070(6)(a)(iii)(E), and WAC 365-196-430(2)(f))

- ☑ Transportation, Page 46 - Travel Forecast Evaluation
- Transportation, Pages 46-47 – Section 3.1 Land Use Forecasts: utilizes land use assumptions in travel demand model
- Transportation, Pages 50-52 – Section 3.13.2 - Forecast Travel Conditions: discusses land use assumptions and Transportation Analysis Zones (TAZ)
- Transportation, page 50 - 2036 Baseline Traffic Volumes and Improvements
- Transportation, Page 47 - Exhibit 3.1 Existing and Future Land Use.
- Transportation, Page 51 - Figure 3-2, 2012 Existing and 2036 PM Peak Hour Traffic Volumes
- Transportation, Page 52 - Exhibit 3.5 Year 2036 Forecast Conditions and LOS Summary

Projected Demand

A projection of state and local system needs to meet current and future demand.

(See: RCW 36.70A.070(6)(a)(iii)(F) and WAC 365-196-430(2)(f))

- ☑ Transportation, Page 50 - 2036 Baseline Traffic Volumes and Improvements

Pedestrian and Bicycle Component

A pedestrian and bicycle component.

(See: RCW 36.70A.070(6)(a)(vii) and WAC 365-196-430(2)(j))

- ☑ Transportation, Pages 38-39 - Section 2.5 Non-Motorized: provides non-motorized inventory and summary
- Transportation, Page 40-41 - Non-motorized Volumes
- Transportation, Page 42-Non-motorized Safety Data,
- Transportation, Page 60 - references a Non-Motorized Trails Plan to be completed in 2016

Transportation Demand Management

A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc.

(See: RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i))



Transportation, Policies 1.1, 1.2, 1.5, 1.6, 2.1, 2.2, 2.3, 2.4, 2.5, 3.4, 4.1, 4.2, 5.1, 5.2, 5.3, 5.4, 5.6, 6.2, 6.4, 6.6, 6.7, 6.8, 6.9

Future Funding

An analysis of future funding capability to judge needs against probable funding resources.

(See: RCW 36.70A.070(6)(a)(iv)(A) and WAC 365.196-430(2)(k)(iv))



Transportation, Pages 64-75- Section 5 Transportation Funding Situation: provides discussion about anticipated shortfall and methods of dealing with shortfall

Multiyear Financing Plan

A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program.

(See: RCW 36.70A.070(6)(a)(iv)(B), RCW 35.77.010, and WAC 365-196-430(2)(k)(ii))



Capital Facilities, Table 10B-9 - Proposed Schedule of Capital Expenditures by Funding Source

Transportation, Pages 65-71 - Section 5.2 Funding and Revenues

Transportation, Pages 71-74- Section 5.3 Methods to Meet Transportation Funding Needs

Funding Shortfalls

If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met.

(See: RCW 36.70A.070(6)(a)(iv)(C) and WAC 365-196-430(2)(l)(iii))



Capital Facilities, Policy CF 5.4: calls for annual update and review of plan to include amendments to LOS standards and the financing plan

Transportation, Page 71 – Transportation Funding Shortfall

Transportation, Pages 71-74 - Section 5.3 Methods to Meet Transportation Funding Needs

Intergovernmental Coordination

A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan.

(See: RCW 36.70A.070(6)(a)(v) and WAC 365-196-430(2)(a)(iv))

- ☑ Capital Facilities, Goal 4: addresses implementation of CFE in coordination with plans and policies of other agencies and jurisdictions
- Transportation, Page 3 - Goal 5: addresses cooperative planning with local and regional agencies (policies 5.1 - 5.7)

G. UTILITIES FORECAST

Location and Capacity

The general location, proposed location and capacity of all existing and proposed utilities.

(See: RCW 36.70A.070(4) and WAC 365-195-420)

- ☑ Utilities, Section 9.3 - Inventory and Analysis
- Utilities, Section 9.3.1 - Natural Gas
- Utilities, Section 9.3.2 - Electrical Utilities
- Utilities, Section 9.3.3 - Puget Sound Energy
- Utilities, Section 9.3.4- Telecommunications Utilities
- Utilities, Section 9.4 - Water Resources
- Utilities, Map 9A - Cascade Natural Gas Service Areas and Transmission Facilities
- Utilities, Map 9B - Puget Sound Energy Service Areas and Transmission Facilities
- Utilities, Map 9C - Communication Towers

H. CAPITAL FACILITIES ELEMENT

Policies or Procedures

Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan.

(See: RCW 36.70A.120)

- ☑ Capital Facilities, Section 10.1.2: provides language requiring fiscal policies be consistent with the Comprehensive Land Use Element
- Capital Facilities, Goal 4 - Requires the Capital Facilities Element to be consistent with the Comprehensive Plan
- Capital Facilities, Policy CF 4.1.1 - requires all category A and category B facility improvements to be consistent with the Comprehensive Plan

Inventory

An inventory of existing capital facilities owned by public entities.

(See: RCW 36.70A.070(3)(a) and WAC 365-196-415(2)(a))



Capital Facilities, Section 10A - Capital Facilities Plan: includes inventory, LOS standards and strategies for achieving LOS

Forecast of Needed Capital Facilities

The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.

(See: RCW 36.70A.070(3)(b) and WAC 365-196-415(2)(b))



Capital Facilities, Section 10.3 - Level of Service Method for Analyzing Public Facilities

Capital Facilities, Section 10.3.2 - Setting the LOS Standards

Capital Facilities, Goal 1 - calls for establishing LOS for all capital facilities

Capital Facilities, Policy CF 1.2.1 - identifies LOS standards for Category A capital facilities

Capital Facilities, Policy CF 1.2.2 - identifies LOS standards for Category B Facilities

Capital Facilities, Policy CF 1.2.3 - identifies LOS standards for Category C facilities

Capital Facilities, Policy CF 1.2.4 - identifies LOS standards for Category D facilities

Capital Facilities, Policy CF 1.3 - Determining Capital Facility Needs, provides formula incorporating population to determine capital facility needs

Capital Facilities, Section 10A -Capital Facilities - includes inventory, LOS, Strategies for achieving LOS

Proposed Locations

Proposed locations and capacities of expanded or new capital facilities.

(See: RCW 36.70A.070(3)(c) and WAC 365-196-415 (3)(c))



Capital Facilities, Section 10B - Capital Improvements Program (CIP)

Six-Year Plan

A six-year plan (at least) identifying sources of public money to finance planned capital facilities.

(See: RCW 36.70A.070(3)(d), RCW 36.70A.120 and WAC 365-196-415(2)(c))



Capital Facilities, Section 10B - Capital Improvements Program (CIP)

Capital Facilities, Section 10A - Capital Facilities Plan: identifies some projects planned for Category D facilities

Reassessing the Land Use Element

A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs.

(See: RCW 36.70A.070(3)(e) and WAC 365-196-415(2)(d))



Capital Facilities, Section 10.1.3.1
Capital Facilities, Policy CF 2.6

Impact Fees

If impact fees are collected: identification of public facilities on which money is to be spent.

(See: RCW 82.02.050(4) and WAC 365-196-850)



N/A - Not collected in Island County

Siting Essential Public Facilities

Provisions for siting essential public facilities (EPFs), consistent with CWPPs and RCW 36.70A.200.

This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs. Jurisdictions should consider OFM's list of EPFs that are required or likely to be built within the next six years. Regional Transit Authority facilities are included in the list of essential public facilities.

(See: WAC 365-196-340, WAC 365-196-345, WAC 365-196-400, WAC 365-196-405, WAC 365-196-410, WAC 365-196-415, WAC 365-196-420, WAC 365-196-425, WAC 365-196-430, WAC 365-196-435, WAC 365-196-440, WAC 365-196-445, WAC 365-196-550, RCW 71.09.020(14), RCW 36.70A.200(1), and WAC 365-196-550(d))



Capital Facilities, Goal 6 - Provide for the siting of essential public facilities
Capital Facilities, Policy CF 6.1 - CF 6.6 - address the provisions for siting essential public facilities

Not Precluding the Siting of Essential Public Facilities

Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well.

(See: RCW 36.70A.200(5) and WAC 365-196-550(3))



Capital Facilities Element, Policy CF 6.1 – Provisions shall be made in the comp plan and development regulations for siting essential public facilities

FUTURE POPULATION GROWTH ANALYSIS & ACCOMMODATION

A. URBAN GROWTH AREAS (UGAs)

UGA Review

Review and update, if needed, UGA boundaries. Based on population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the succeeding twenty year period, except UGAs completely within a national historic reserve.

(See: RCW 36.70A.110(2), RCW 36.70A.110(6), RCW 36.70A.130, and WAC 365-196-310)



Appendix B

Land Use, Map 1E - Island County Urban Growth Areas

UGA Expansion - 100-Year Floodplain

If there is an urban growth area (UGA) expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions.

(See: RCW 36.70A.110(8))



No urban growth area expansions are proposed at this time.

Population Projections

A consistent population projection throughout the plan which should be consistent with the Office of Financial Management forecast for the county or the county's sub-county allocation of that forecast.

(See: RCW 43.62.035 and WAC 365-196-405(2)(f))



Appendix B, Section B-1 through B-2.2 - 2036 Population Projections

Appendix B, Figure B-3 - Population Distribution by Planning Areas, Estimates and Projection

Population Densities and Building Intensities

Estimates of population densities and building intensities based on future land uses.

(See: RCW 36.70A.070(1) and WAC 365-196-405(2)(c)(i))



Appendix B, Section B-5.5 - UGA Analysis Steps: determines capacity based on zoning designation

Land Use, Table 1-1 - Existing Land Use Characteristics

Land Use, Section 1.2.1 - Land Use Inventory

Land Use, Section 1.3 - Growth Accommodations

Land Use, Section 1.6 - Designation Criteria