

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF ISLAND COUNTY, WASHINGTON

IN THE MATTER OF AMENDING ISLAND
COUNTY'S COMPREHENSIVE PLAN
AND FREELAND SUBAREA PLAN IN
ACCORDANCE WITH THE GMA's 2016
PERIODIC UPDATE

ORDINANCE C-139-16;
PLG-011-16

WHEREAS, Island County conducts planning activities in accordance with Chapter 36.70 RCW, the Planning Enabling Act; and

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990 to guide the development and adoption of comprehensive plans and development regulations of those counties required to plan under RCW 36.70A.040; and

WHEREAS, Island County is required to plan under the GMA; and

WHEREAS, state law requires periodic updates of GMA comprehensive plans; and

WHEREAS, RCW 36.70A.130(3)(b) requires UGAs to be revised to accommodate the urban growth projected in the succeeding twenty-year period; and

WHEREAS, the GMA requires that counties subject to the GMA adopt Countywide Planning Policies (CWPP) and further requires that these policies be developed with the cooperation of the municipalities within the county as per RCW 36.70A.210(2); and

WHEREAS, in order to address the requirements of the GMA, Island County, and the jurisdictions within Island County first adopted CWPPs in 1992 which were subsequently revised in 1998, 1999, and 2015; and

WHEREAS, in 1998, the Board of Island County Commissioners approved Ordinance C-123-98, which adopted the first GMA Comprehensive Plan and designated urban growth areas for Oak Harbor, Coupeville and Langley, and designated Freeland as a Rural Area of More Intense Development (RAID); and

WHEREAS, on December 10, 2007, the Board of Island County Commissioners adopted the initial Freeland Subarea Plan and designated Freeland as an NMUGA; and

WHEREAS, the Washington State Legislature amended RCW 36.70A.130 to extend the schedule and subsequent review cycles for GMA comprehensive plan periodic updates; and

WHEREAS, on February 13, 2012, the Board of Island County Commissioners approved Resolution C-15-12 establishing the County's intent to complete its periodic review of its GMA comprehensive plan and development regulations; and

WHEREAS, on July 2, 2012, the Board of Island County Commissioners approved Ordinance C-79-12 amending the comprehensive plan review procedures established in 16.26.060 and 16.26.090 of the Island County Code to align with RCW 36.70A.130(5)(b); and

WHEREAS, on May 20, 2013, the Board of Island County Commissioners approved Ordinance C-45-13 establishing a public participation plan and preliminary schedule for the periodic review of the Island County Comprehensive Plan and development regulations; and

WHEREAS, on April 1, 2013, Island County Planning & Community Development staff reached out to Oak Harbor, Coupeville and Langley to form an Intergovernmental Working Group (IWG) to better coordinate with the jurisdictions on the 2016 Comprehensive Plan update process, including updating the CWPP and population projections; and

WHEREAS, on November 3, 2015, the Board of Island County Commissioners approved Ordinance C-100-15 revising the CWPPs; and

WHEREAS, the updated CWPPs created a methodology to guide future population projections and allocations to ensure consistency in addressing future growth needs; and

WHEREAS, the 2036 Island County population growth projection is estimated at 9,411, as adopted in Resolution C-76-13; and

WHEREAS, Island County Planning & Community Development conducted a Buildable Lands Analysis which determined that:

- a) Oak Harbor's UGA had adequate land to accommodate the 20 years of allocated growth and employment; and
- b) Coupeville's UGA had adequate land to accommodate the 20 years of allocated growth, with a slight deficiency in land available for employment; and
- c) The Langley UGA and the Freeland NMUGA had more capacity than required to accommodate the 20 years of allocated growth and employment; and

WHEREAS, CWPP 3.2 provides for the County to designate Potential Growth Areas (PGA) and areas of Long-Term Rural Significance (LRS) within the Joint Planning Areas (JPA) to guide and control future development and Urban Growth Area (UGA) expansions, and these are adopted as Comprehensive Plan Overlays which will apply in addition to any underlying comprehensive plan or zoning; and

WHEREAS, CWPP 3.3.6 established a process of prioritizing which areas within the JPA the UGA should be expanded into first, designated as PGA, which areas should be expanded into second, undesignated areas, and which areas should be expanded into last, designated as LRS; and

WHEREAS, Island County Planning & Community Development worked with the Intergovernmental Working Group (IWG), which consisted of staff from Oak Harbor, Coupeville and Langley, and held 20 meetings to discuss updates to the CWPPs, population projections, JPA designations and UGA boundaries for the 2016 Comprehensive Plan update; and

WHEREAS, on April 18, 2016, the Langley City Council submitted to the County their recommendations for JPA designations; and

WHEREAS, on April 22, 2016, the Mayor of Coupeville submitted a letter to the County approving the removal of the Coupeville JPA; and

WHEREAS, the UGAs are sufficient to permit the twenty-years of urban growth that is projected based on the Office of Financial Management population projections; and

WHEREAS, JPAs may be reevaluated when necessary with Comprehensive Plan Updates; and

WHEREAS, Island County Planning & Community Development held 47 community and advisory meetings in Oak Harbor, Coupeville, Freeland, Langley and Camano Island to discuss the 2016 Comprehensive Plan update; and

WHEREAS, the Board of Island County Commissioners held approximately 92 meetings, the Planning Commission held approximately 33 meetings, and the Board and Planning Commission held approximately 8 joint meetings related to the 2016 Comprehensive Plan update; and

WHEREAS, on June 21, 2016, the Board of Island County Commissioners approved Resolution C-76-16 detailing the County's substantial progress towards fulfillment of the requirements of the 2016 periodic comprehensive plan and development regulation update, and forwarded same to the Department of Commerce; and

WHEREAS, on June 14, 2016, the Board of Island County Commissioners approved Resolution C-74-16 proposing Urban Growth Area boundaries and Joint Planning Area overlay maps for the 2016 Comprehensive Plan update; and

WHEREAS, on August 30, 2016, Island County Planning & Community Development staff sent draft amendments to the Department of Commerce ; and

WHEREAS, on October 24, 2016, Island County Planning & Community Development completed their SEPA review and issued a Determination of Non-Significance (DNS) on the 2016 GMA periodic review. The DNS was submitted to the Department of Ecology and transmitted to the SEPA notification list. The 14-day comment period ended on November 9, 2016; and **WHEREAS**, Island County reviewed over 500 public comments received in 2016, evaluated those comments for impacts that would require a change and/or addition, and made revisions where appropriate; and

WHEREAS, Island County reviewed requests received from the public, from the City of Oak Harbor, from the City of Langley and the Town Coupeville related to map revisions, evaluated the impacts of the requested changes and made revisions where appropriate; and

WHEREAS, the changes have been documented via matrix of changes as well as in strikethrough and underline format, have been entered into the record, and are available for public review.

WHEREAS, with this Ordinance and the accompanying two Ordinances amending various GMA and non-GMA regulations and the County zoning map, the County has completed its GMA periodic review pursuant to RCW 36.70A.130; and

WHEREAS, the Island County Planning Commission adopted Findings of Fact following the public hearing, attached as Attachment 1 to Exhibit C, which provide further detail on the 2016 Comprehensive Plan update, and to the extent consistent with the Board of Commissioner findings, the Planning Commission's findings attached as Attachment 1 to Exhibit C are adopted as set forth herein;

NOW, THEREFORE,

IT IS HEREBY ORDAINED that the Board of Island County Commissioners adopts amendments to the Comprehensive Plan attached as Exhibit A, amendments to the Freeland Subarea Plan attached as Exhibit B and the Boards Findings of Fact attached as Exhibit C.

EXHIBITS AND ATTACHMENTS

Exhibit A – Island County Comprehensive Plan

Exhibit B – Freeland Subarea Plan

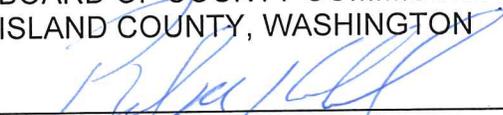
Exhibit C – Board of Island County Commissioner's Findings of Fact

Attachment 1 to Exhibit C – Planning Commission Findings of Fact

ADOPTED this 13th day of December, 2016.



BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON


Richard M. Hannold, Chair


Jill Johnson, Member


Helen Price Johnson, Member

ATTEST:


Debbie Thompson
Clerk of the Board