



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

**TO: Island County Board of Commissioners
Island County Planning Commission**

FROM: Island County Planning & Community Development

DATE: March 8, 2016

**SUBJECT: 2016 Comprehensive Plan Update – Joint Work Session on Urban
Growth Areas and Joint Planning Area Proposed Changes**

Island County staff has been working with local municipalities to review to the Urban Growth Areas and the Joint Planning Areas as a part of the comprehensive plan update. This includes review of the UGA boundaries, Buildable Land Analysis, code and/or policy updates to implement a shift in population growth from Rural to Urban areas, and comprehensive plan overlays within the Joint Planning Areas for areas of Long Term Rural Significance and Potential Growth Area. These items are on the agenda for discussion in the second half of the March 17, 2016, Joint Work Session.

I. Urban Growth Area (UGA) Changes

a. Buildable Lands Analysis Results

Island County has three Municipal Urban Growth Areas (Oak Harbor, Coupeville and Langley) and one Non-Municipal Urban Growth Area (Freeland). UGAs are places within which urban growth shall be encouraged, and outside of which growth can occur only if it is not urban in nature. Under the Growth Management Act (GMA), UGAs must also be adequately sized to accommodate urban population and employment growth projected for the next twenty years, and cannot be larger than necessary to accommodate this population.

To analyze if the UGA boundaries needed to be adjusted before the final adoption of the Comprehensive Plan, the County conducted a Buildable Lands Analysis for each of the County's UGAs (per the GMA), using methodology adopted in the County Wide Planning Policies (CWPP).

By 2036	Oak Harbor	Coupeville	Freeland	Langley
Housing Units Needed	1,629	63	62	40
Capacity <i>(At Average Densities)</i>	1,859	293	169	841
Excess	+230	+230	+107	+801

By 2036	Oak Harbor	Coupeville	Freeland	Langley
Jobs Needed	167	162	104	52
Capacity <i>(At Average Densities)</i>	2,857	88	410	108
Excess	+2,690	-74	+312	+56

The results of this analysis concluded that all of the UGAs have adequate land to accommodate the projected population and employment growth (no expansion needed at this time). In the case of both the City of Langley and Freeland’s UGAs, they were determined to be **oversized** and required a boundary adjustment to reduce the size.

b. UGA Boundary Revisions

In a series of public meetings with the City of Langley and with Freeland residents, new Urban Growth Boundaries were identified that are adequately sized to balance the need for land to accommodate growth and effectively provide urban services.

The proposed boundaries for Freeland based on public request for “smallest possible” and feedback from Freeland Water & Sewer District. The smallest logical outer boundary methodology used was:

- Must contain enough land to accommodate the projected 20 years of growth, using existing zoning regulations
- Must be appropriately sized for public services
- Include identified patterns of existing development (both residential and commercial)
- Include public services facility locations (parks, fire, water, sewer, etc.)

- Include clusters of residential lots smaller than half an acre
- Boundary lines follow street lines, when possible
- Boundary lines are kept straight, simple and logical, when possible
- The UGA must be contiguous and not contain any holes
- Land not substantially constrained by Critical Areas

The City of Langley supported redrawing the UGA to the city limits. A few parcels outside the city limits are included within the proposed boundary due to existing water and sewer availability to the parcels.

The County Wide Planning Policies establish a process for revisions to the UGAs (Section 3.3), including the automatic review if the population growth in the UGA exceeds fifty percent of the population growth allocated to the UGA at the start of the planning period. The analysis will also be revised with the next periodic update.

c. Proposed Zoning Changes

- i. Where the Langley UGA is being reduced and UGA zoning applies, the zoning will become standard County zoning:
 - The proposed methodology is to apply a Rural zoning designation *unless the property owner requests* Rural a Forest (RF), Rural Agricultural (RA), or Commercial Agricultural (CA) designation.
 - If RF, RA, or CA zoning is applied, a comprehensive plan overlay of Long Term Rural Significance (LRS) will also be applied (see Section III of this memo, below).
- ii. Freeland properties zoned Rural Residential (RAID zoning) outside the NMUGA, but not within a RAID, to be rezoned to Rural. The zoning within the NMUGA will be discussed with the Freeland Subarea Plan update and the creation of the Development Regulations.
- iii. Areas within the Oak Harbor and Langley UGAs, but not within the municipal boundaries, to be rezoned to a new zoning district, Urban Holding (per CWPP 3.4.10).

II. Rural-to-Urban Shift (Population Growth)

a. Policy Options

There are numerous policy options available that have the potential to impact a shift in where population growth will occur, but all will require some level of research to determine the impacts. Many policies will take a significant amount of staff time and/or public input to develop, and others might be more straightforward. Options vary in the level of impact (number of lots/acres, densities, etc.), and may be restrictions/dis-incentives on Rural growth and/or encouragement/incentives on Urban Growth (in partnership with municipalities).

Staff is seeking direction at this Work Session on the policies that the Board & Commission would like to have staff research further for potential inclusion in this periodic update cycle (Island County 2036).

Policy Options for Discussion <i>(Additional Research Needed)</i>	Notes
Consider amendments to Critical Areas Code 17.02B to prohibit the Creation of Lots Entirely Constrained by Tsunami Hazards (Optional: consider providing incentives for purchase and/or easements on properties already significantly constrained by tsunami zone)	SMP Amendment (to consider)
Amend 16.06 to Specify that Subdivision Approval is Contingent on Health Officer Finding of Water Adequacy	County Code includes this in one section; consider adding to another section.
Eliminate Base Density Exemptions for Critical Areas Buffers	Optional
Consider a Comp Plan Overlay for Prime Farm Land in Rural zones <ul style="list-style-type: none"> - Consider Incentives or Right-to-Farm - Consider ways to incorporate into PBRs program - Consider fee waivers for lot consolidation - Consider restricting subdividing of CA and RA lands (possibly make into a type 4 decision) 	Optional
Encourage annexation of areas within the UGA boundaries	Optional/Cooperative
Encourage maximizing capacity for growth within UGAs (rezoning to allow more mixed use, allowing up to 4 units in single-family zones, etc.)	Optional/Cooperative

Staff recommends this topic be considered in the updates of each element so that research may be conducted into best practices and methodologies best suited to Island County, and that can complement and not contradict the other priority areas of the Comprehensive Plan (i.e. affordable housing, etc.). This would allow for a gradual build-up of complementary policies that also allows for discussion and recognition of the differing conditions that occur in each Planning Area.

III. Joint Planning Area (JPA) Changes

a. Potential Growth Area (PGA) & Areas of Long Term Rural Significance (LRS) comprehensive plan overlays

Countywide Planning Policies are policy statements used for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. The County updated these policies in 2015. The update emphasized the need for cooperative long-term planning.

Section 3.2 of the Countywide Planning Policies lays out the process around designating Joint Planning Areas (JPA). For each Municipal Urban Growth Area (UGA), the County and the associated Municipality has designated a section of land surrounding the UGA as a JPA. The boundaries of these JPAs were designated in 1998 as part of the Comprehensive Plan and are not being changed during the 2016 update process. However, the Countywide Planning Policies do outline a new process for long term planning within the JPAs. A similar process is underway for the Freeland's Future Growth Planning Area (FGPA).

As outlined in the Countywide Planning Policies, the first step to this process involves applying overlay designations within the JPAs of:

- **Potential Growth Areas (PGA)**
- **Areas of Long Term Rural Significance (LRS)**

Not all of the land within the JPA needs to be given a designation. The designation structure was designed to promote cooperative planning over the long term and reduce litigation over these issues. To achieve that objective, sufficient quantities of both PGA and LRS land should be designated to guide and control future development and UGA expansions. The overlays will be utilized to prioritize potential future expansions of the UGA (assuming the criteria for an expansion is met), as:

1. PGAs
2. Undesignated JPA
3. LRS Areas zoning Rural, not extensively constrained by critical areas
4. LRS Areas with underlying County zoning of Rural Forest or Rural Agriculture, not extensively constrained by critical areas

Potential Growth Areas (PGAs) are areas that are appropriate for the first locations to be considered for any potential future UGA expansions, and are designated based on the following criteria:

- Areas already characterized by Urban Development,
- Areas served by Urban Services, particularly sanitary sewer, or
- Areas determined by the Municipality and the County to be the most logical and cost effective location to accommodate future UGA expansions

Areas of Long Term Rural Significance (LRS) are areas which will be considered last for potential future UGA expansions and are designated based on the following criteria:

- All lands which have been assigned a County Comprehensive Plan designation of Rural Agriculture (RA), Commercial Agriculture (CA), or Rural Forest (RF),
- Lands which are extensively constrained by critical areas, flood hazards, or tsunami hazards,
- Lands that have long term cultural, scenic or environmental benefits, or
- Any other lands which may be within contiguous blocks or RA, CA, or RF land

When possible, buffer areas should also be designated LRS based on the following criteria:

- Between the UGA or PGA lands and Commercial Agriculture (CA), rural Agriculture (RA), or Rural Forest (RF) lands
- Buffer should not be established if it would result in highly irregular or impractically configured LRS overlay boundaries

The JPA designations may be reviewed periodically in the same manner as the UGAs.

b. Preliminary Maps with options for consideration

The optional designation criteria and the preliminary draft maps are provided for discussion and direction. Property owners impacted by the proposed changes will be sent notification by mail, online materials have been created, and community meetings will be held to solicit public comment and feedback on the options for the overlays.

Staff is seeking direction from the Board and Commission on the optional criteria and the materials for the community meetings scheduled for late March and early April.

c. Policy Options

Once the broad overlay designations of LRS and PGA have been agreed upon, the second step in completing the long term conceptual plans for the JPAs is to develop policies and regulations for these areas. As outlined in the Countywide Planning Policies, policies and regulations for lands designated PGA could potentially include but are not limited to, those which limit or restrict development which could interfere with the efficient utilization of such lands for future Urban Development. For lands designated LRS, policies and regulations could potentially include, but are not limited to, those which protect the agricultural, environmental, forestry, aesthetic, or cultural values of such lands.

At this time, staff is recommending the following:

- Joint review process for development proposals (update existing Interlocal Agreements)
- Municipality Request: No subdivisions to less than 10 acres (to protect future urban development potential)
- Optional: Consider additional policies which limit or restrict development which could interfere with the efficient utilization of such lands for future Urban Development.
- Staff recommends additional research be conducted during the update to the Land Use element to review additional policy options.

Staff is seeking Board and Commission discussion and direction on which policies to research further and/or inclusion in this periodic update cycle (Island County 2036).

IV. Community Discussions

The County is hosting community meetings within each area affected by the proposed UGA & JPA changes. The meetings will be held in a workshop format, with presentations and activities similar to the Joint Work Session. The materials will be created based on feedback provided by the Board and Commission.

- **Langley** – on **Monday, March 28th** from 6:30 – 8:30 pm
at the SW High School Commons, 5675 S Maxwellton Rd, Langley
- **Coupeville** – on **Tuesday, March 29th** from 6:30 – 8:30 pm
at the Rec Hall, 901 NW Alexander St, Coupeville
- **Freeland** – on **Thursday, March 31st** from 6:30 – 8:30 pm
at the Freeland Water & Sewer District Offices, 5585 Lotto Ave, Freeland
- **Oak Harbor** – on **Tuesday, April 5th** from 6:30 – 8:30 pm
at the Elks Lodge, 155 NE Ernst St, Oak Harbor

Staff will return to the Board & Commission following the community meetings and will share the feedback received.

Enclosures:

- Final Buildable Lands Analysis – GMA Item #11845
- Preliminary Draft Maps for Discussion – GMA Item #11845

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Enclosure:

- **Final Buildable Lands Analysis – GMA Item #11845**

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Buildable Lands Analysis - Final

Island County Comprehensive Plan, 2016 Periodic Update

Methodology

Single Family Residential Zones

- Remove tax exempt land, land in the agricultural, timber, open space or PBRS program (land use codes 81, 82, 83, 87, 88, 94, 95), land assessed at under \$500 and public land
- Remove parcels currently used for non-single family housing, such as multi-family housing, residential condominium, etc. (land use codes 13 – 19)
- Remove parcels currently used for non-residential (land use codes 20-89)
- Vacancy – If the Land Use Code is greater than 90, but less than 100, divide the parcel acreage by the minimum lot size and round down to the nearest whole number. Also consider vacant if Land Use Code is less than 90 and the improvement value is less than \$4,000.
- Non-vacant parcels (≥ 2 times minimum lot size) – If non-vacant, divide the parcel acreage by the minimum lot size and round down to the nearest whole number. Subtract 1 for the existing dwelling unit.
 - For parcels with land use code 12 (Households with 2-4 units), do not include additional dwelling units for parcels ≤ 3.5 times the minimum lot size
 - Adjust parcels by the following discount factor
 - 75% reduction for parcels 2 to 2.5 times the minimum lot size
 - 50% reduction for parcels >2.5 to 3 times the minimum lot size
 - 25% reduction for parcels >3 to 3.5 times the minimum lot size
 - 0% reduction for parcels >3.5 times the minimum lot size
- Add vacant land and non-vacant land

Multi-Families Residential Zones

- Remove tax exempt land, land in the agricultural, timber, open space or PBRS program (land use codes 81, 82, 83, 87, 88, 94, 95), land assessed at under \$500 and public land
- If the ratio between the improvement value and land use value is less than 1:2, sum the acreage
- Multiply acreage by maximum lots per acreage for zoning
- Reduce by 50%

Non-Residential Zones

- Remove tax exempt land, land in the agricultural, timber, open space or PBRS program (land use codes 81, 82, 83, 87, 88, 94, 95), land assessed at under \$500 and public land
- If the ratio between the improvement value and land use value is less than 1:2, sum the acreage
- Reduce acreage by 50%

Reductions

- Critical Areas – Reduce by the following factor:
 - Langley 13%
 - Freeland 16%
 - Coupeville 39%
 - Oak Harbor 16%
- Public Lands - Reduce by 15%

Employment

- Commercial – Multiply acreage by 17 to calculate number of jobs
- Industrial – Multiply acreage by 8 to calculate number of jobs

Oak Harbor UGA - Buildable Lands/Population Allocations

Population Growth Shift

<i>Regional Allocation</i>	6,245
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	Baseline		10% shift		20% shift	
	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>
North Whidbey						
Oak Harbor	60%	3,747	70%	4,372	80%	4,996
Rural	40%	2,498	30%	1,874	20%	1,249

	2036			
	2010	Baseline	10%	20%
Oak Harbor Total Population	22,075	25,822	26,447	27,071

Land Capacity (2036)

	Baseline			10%		20%	
	Housing Capacity (Housing Units)	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units
Low	1,016	1,629	(613)	1,901	(885)	2,172	(1,156)
Average	1,985	1,629	356	1,901	84	2,172	(187)
High	2,490	1,629	861	1,901	590	2,172	318

Job Growth (non-military)

<i>Regional Allocation</i>	398
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North Whidbey	<i>Allocation</i>	<i>Growth</i>
Oak Harbor	42%	167
Rural	58%	231

Employment Capacity

Employment Capacity (Jobs)	Estimated Employment Increase	Excess Capacity to Accommodate Jobs
2,857	167	2,690

Data Summary - Oak Harbor

Residential Zone	Potential Buildout		
	LOW	AVERAGE	HIGH
Low Density Residential	1165	2284	2629
Medium Density Residential	160	371	671
Total	1325	2655	3300

Multi-Family	Acres	Potential Buildout		
		LOW	AVERAGE	HIGH
Med-High Density Residential	3.13	18	21	50
Medium Density Residential	14.84	178	229	326
Total		196	250	376
50% Reduction		98	125	188

Commercial	Redev. Acres
Residential Office	8
Planned Business Park	120
Neighborhood Commercial	2
Central Business District	16
Community Commercial	102
Highway Service Commercial	64
Highway Commercial Corridor	19
Subtotal	332
50% Reduction	166

Industrial	Redev. Acres
Industrial	118.3
Light Manufacturing	7.8
Planned Industrial Park	169.2
Subtotal	295.3
50% Reduction	147.6

	Subtract Critical Area ¹	Subtract Public Land ²	Jobs ³
Low Density (Units)	1195	1016	N/A
Average Density (Units)	2335	1985	N/A
High Density (Units)	2930	2490	N/A
Commercial (Acres)	139.4	118.5	2014
Industrial (Acres)	124.0	105.4	843

Notes:

1. Determined based on the % of acres in critical areas (Oak Harbor 16%)
2. Assumption of 15%
3. Assumption of 17 employees/acre commercial and 8 employees/acre industrial

Coupeville - Buildable Lands/Population Allocations

Population Growth Shift

<i>Regional Allocation</i>	963
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Central Whidbey	Baseline		10% shift		20% shift	
	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>
Coupeville	15%	144	25%	241	35%	337
Rural	85%	819	75%	722	65%	626

Coupeville Total Population	2036			
	2010	Baseline	10%	20%
	1,831	1,975	2,072	2,168

Land Capacity (2036)

Coupeville	Baseline			10%		20%	
	Housing Capacity (Housing Units)	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units
	299	63	236	105	194	147	152

Job Growth

<i>Regional Allocation</i>	246
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Central Whidbey	<i>Allocation</i>	<i>Growth</i>
Coupeville	66%	162
Rural	34%	84

Employment Capacity

Employment Capacity (Jobs)	Estimated Employment Increase	Excess Capacity to Accommodate Jobs
88	162	(75)

Data Summary - Coupeville

Residential Zone	Pot. Buildout
Rural Reserve	23
Low Density Residential	205
Medium Density Residential	255
Planned Unit Development	0
Memorandum of Agreement	41
Total	524

Multi-Family	Acres	Pot. Buildout
High Density Residential	9.62	104
Total		104
50% Reduction		52

Commercial	Redev. Acres
General Commercial	1.7
Historic Limited Commercial	2.5
Town Commercial	15.7
Subtotal	19.9
50% Reduction	9.9

	Subtract Critical Area¹	Subtract Public Land²	Jobs³
Residential (Units)	351	299	N/A
Commercial (Acres)	6.1	5.2	88

Notes:

1. Determined based on the % of acres in critical areas (Coupeville 39%)
2. Assumption of 15%
3. Assumption of 17 employees/acre

Freeland Revised UGA - Buildable Lands/Population Allocations

Population Growth Shift

<i>Regional Allocation</i>	1,239
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South Whidbey	Baseline		10% shift		20% shift	
	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>
Langley	7%	92	11%	140	15%	188
Freeland	12%	144	18%	219	24%	295
Rural	81%	1,004	71%	880	61%	756

Freeland Total Population	2036			
	2010	Baseline	10%	20%
	523	667	742	818

Land Capacity (2036)

Freeland	Baseline			10%		20%	
	Housing Capacity (Housing Units)	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units
	172	62	110	95	77	128	44

Job Growth

<i>Regional Allocation</i>	305
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South Whidbey	<i>Allocation</i>	<i>Growth</i>
Langley	17%	52
Freeland	34%	104
Rural	49%	149

Employment Capacity

Employment Capacity (Jobs)	Estimated Employment Increase	Excess Capacity to Accommodate Jobs
415	104	312

Data Summary - Freeland

Residential Zone	Pot. Buildout
Low Density Residential	52
Medium Density Residential	189
Total	241

Mixed Use Zones	Redev. Acres
Business Village	18.8
Business General	27.9
Mixed Use	21.6
Subtotal	68.3
50% Reduction	34.2

Industrial	Redev. Acres
Industrial	0.3
Subtotal	0.3
50% Reduction	0.2

	Subtract Critical Area¹	Subtract Public Land²	Jobs³
Residential (Units)	202	172	N/A
Commercial (Acres)	28.7	24.4	415
Industrial (Acres)	0.1	0.1	1

Notes:

1. Determined based on the % of acres in critical areas (Freeland 16%)
2. Assumption of 15%
3. Assumption of 17 employees/acre commercial and 8 employees/acre industrial

Langley Revised UGA - Buildable Lands/Population Allocations

Population Growth Shift

<i>Regional Allocation</i>	1,239
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South Whidbey	Baseline		10% shift		20% shift	
	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>	<i>Allocation</i>	<i>Growth</i>
Langley	7%	92	11%	140	15%	188
Freeland	12%	144	18%	219	24%	295
Rural	81%	1,004	71%	880	61%	756

Langley Total Population	2036			
	2010	Baseline	10%	20%
	1,035	1,179	1,254	1,330

Land Capacity (2036)

Langley	Baseline			10%		20%	
	Housing Capacity (Housing Units)	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units	Additional Housing Units Need*	Excess Housing Units
	845	40	805	61	784	82	763

Job Growth

<i>Regional Allocation</i>	305
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South Whidbey	<i>Allocation</i>	<i>Growth</i>
Langley	17%	52
Freeland	34%	104
Rural	49%	149

Employment Capacity

Employment Capacity (Jobs)	Estimated Employment Increase	Excess Capacity to Accommodate Jobs
108	52	56

Data Summary - Langley

Residential Zone	Pot. Buildout
RS5000	26
RS7200	535
RS7200-WS	173
RS15000	400
Total	1134

Multi-Family	Acres	Pot. Buildout
Mixed Residential (RM)	1.14	17
Total		17
50% Reduction		9

Commercial	Redev. Acres
Commercial Business	8.4
Neighborhood Business	8.8
Subtotal	17.2
50% Reduction	8.6

	Subtract Critical Area¹	Subtract Public Land²	Jobs³
Residential (Units)	994	845	N/A
Commercial (Acres)	7.5	6.4	108

Notes:

1. Determined based on the % of acres in critical areas (Langley 13%)
2. Assumption of 15%
3. Assumption of 17 employees/acre

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Enclosure:

- **Preliminary Draft Maps for Discussion – GMA Item #11845**

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Freeland Revised Urban Growth Area - Draft

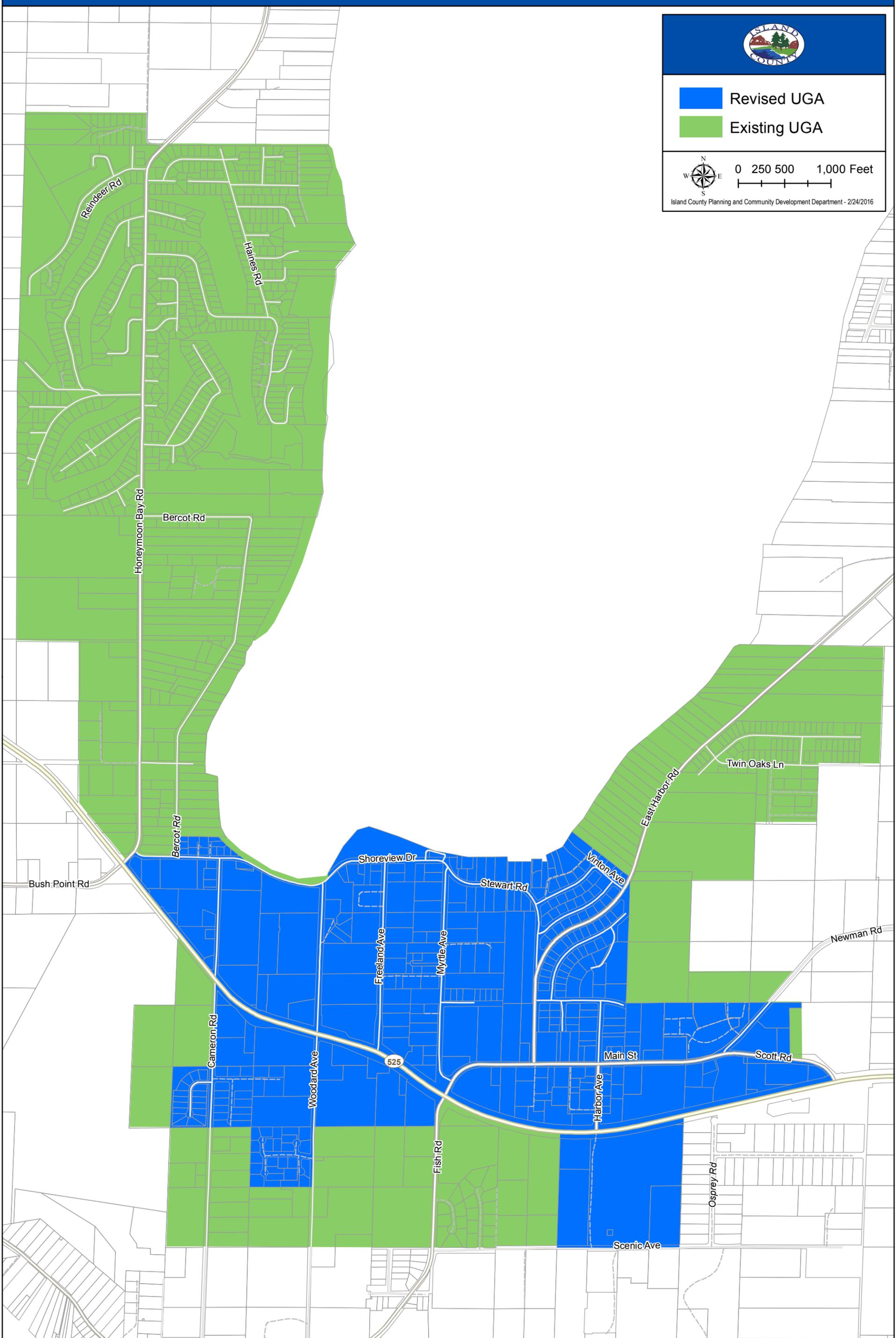
Island County Comprehensive Plan 2016



- Revised UGA
- Existing UGA



Island County Planning and Community Development Department - 2/24/2016



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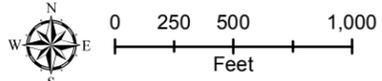
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Langley Revised Urban Growth Area - Draft

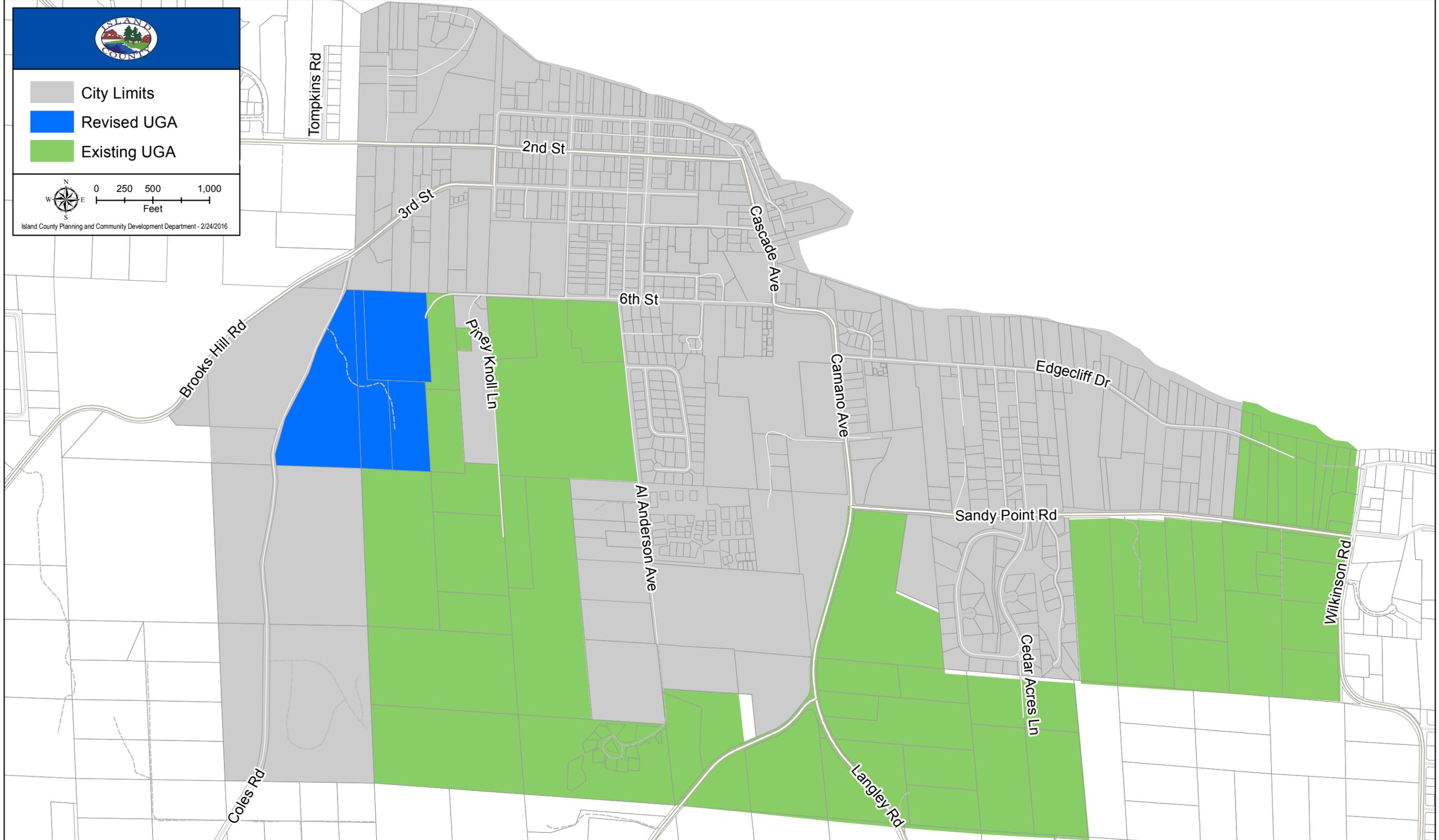
Island County Comprehensive Plan 2016



- City Limits
- Revised UGA
- Existing UGA



Island County Planning and Community Development Department - 2/24/2016



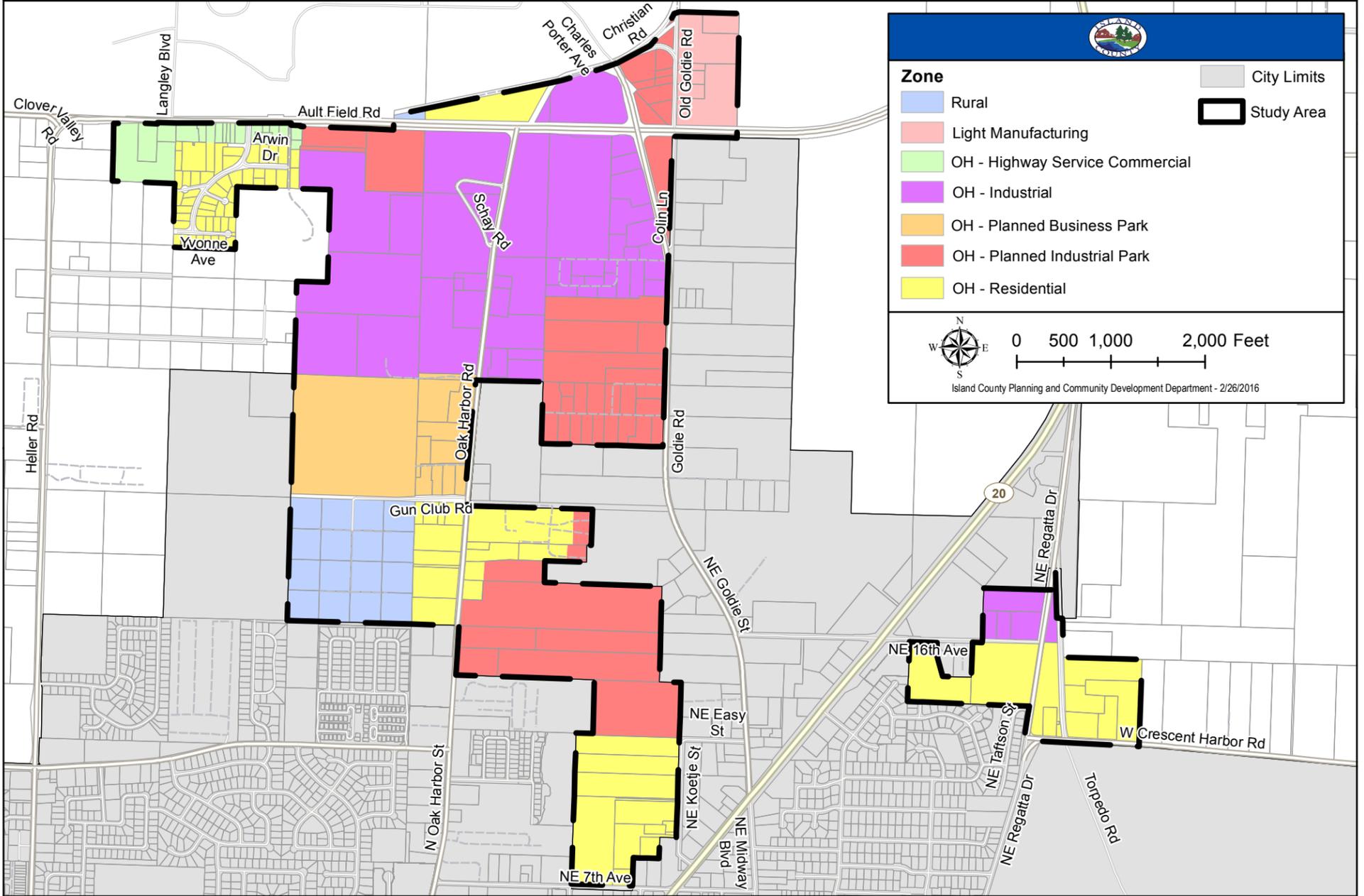
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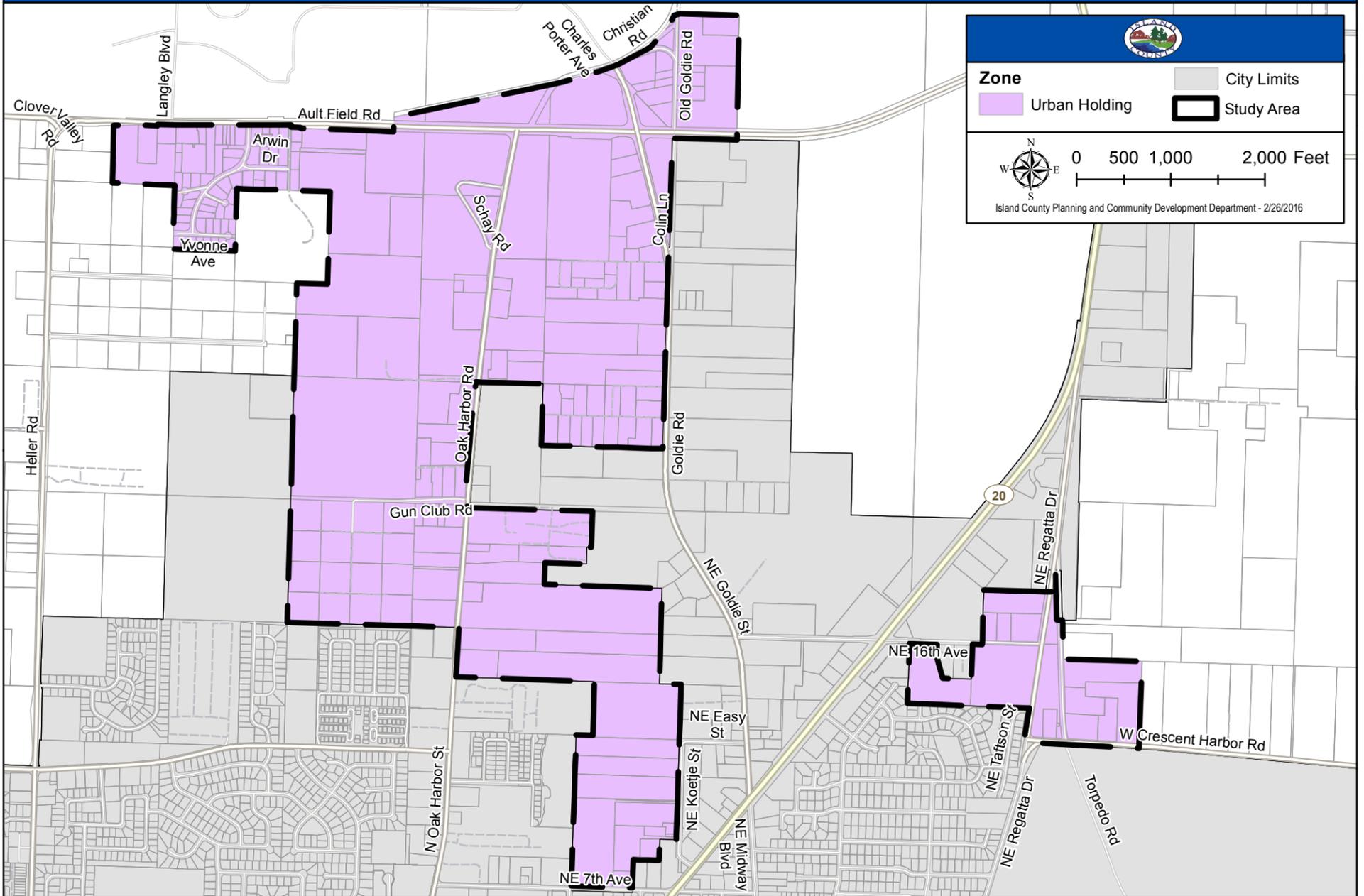
Oak Harbor Proposed Zoning - DRAFT (Map 1 of 3)

Island County Comprehensive Plan 2016

Existing Zoning



Proposed Zoning - DRAFT



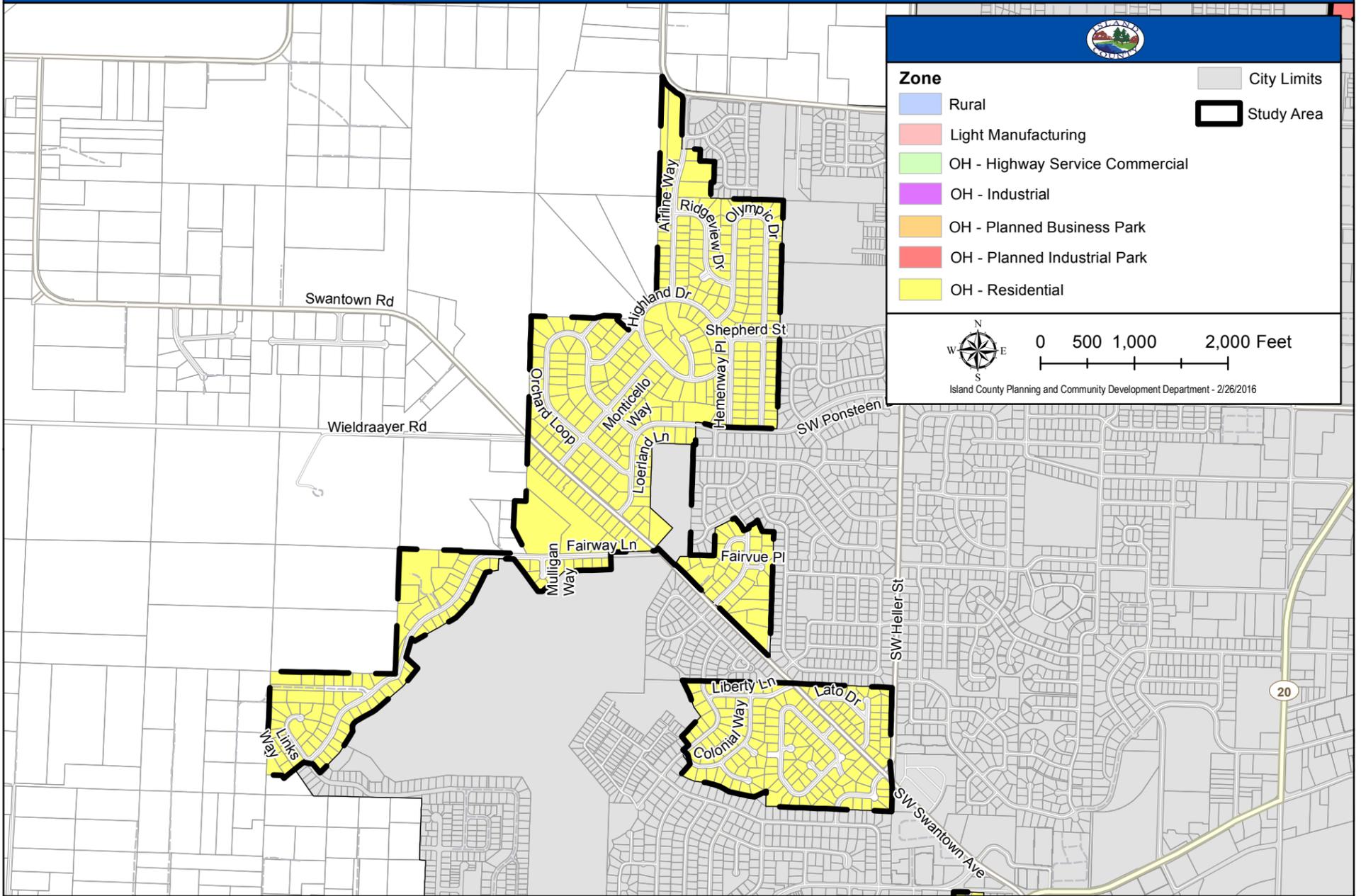
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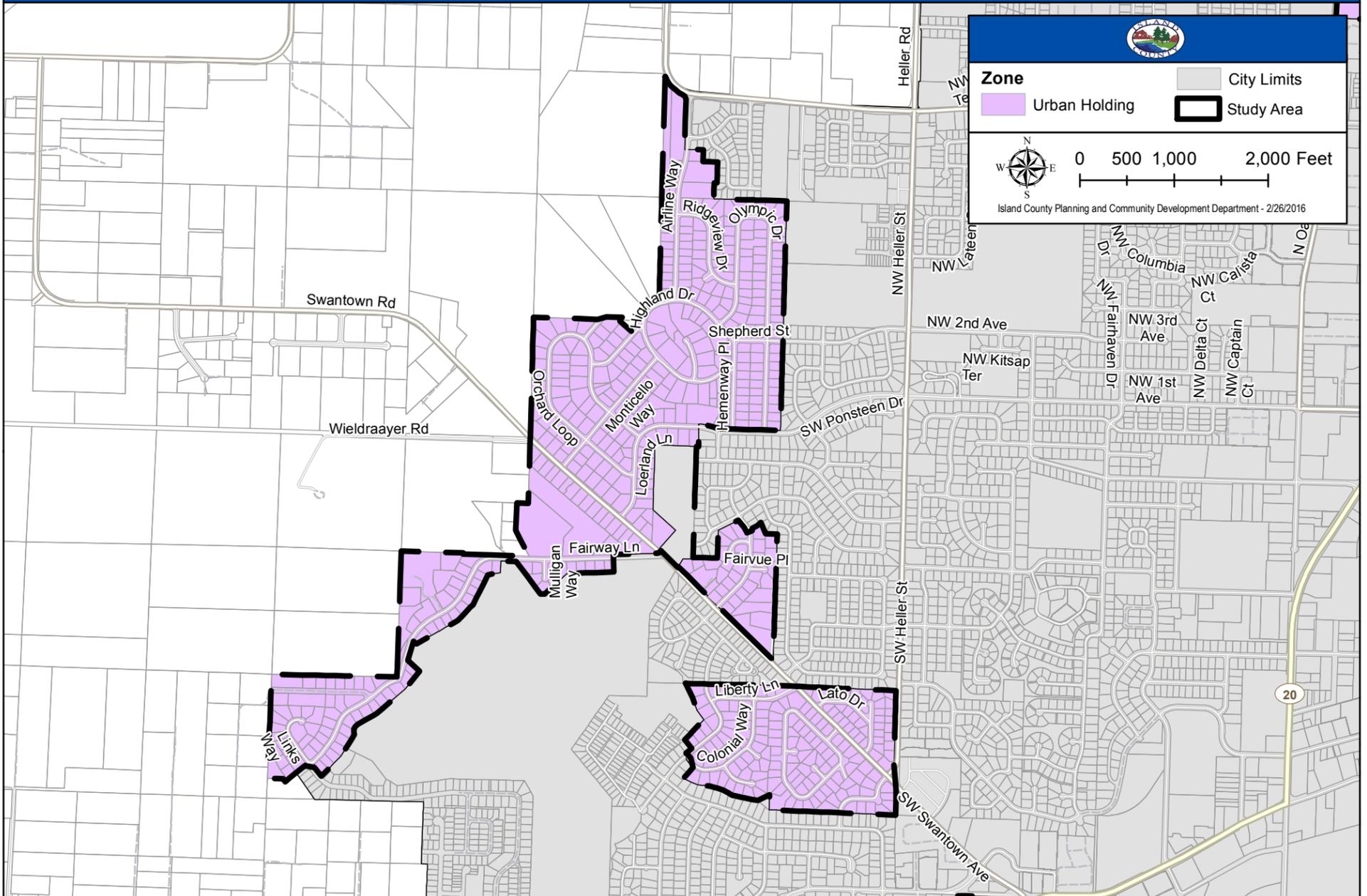
Oak Harbor Proposed Zoning - DRAFT (Map 2 of 3)

Island County Comprehensive Plan 2016

Existing Zoning



Proposed Zoning - DRAFT



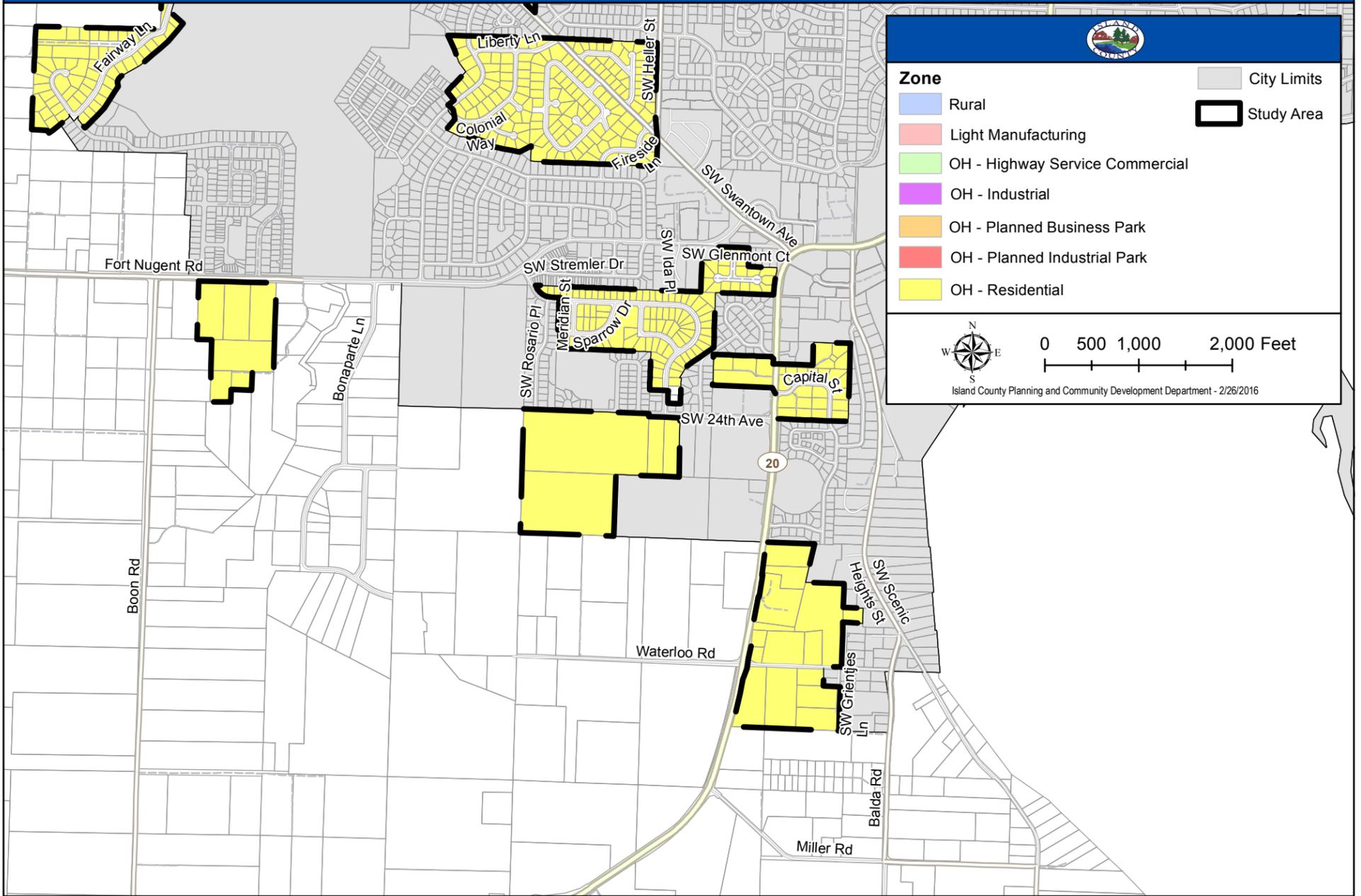
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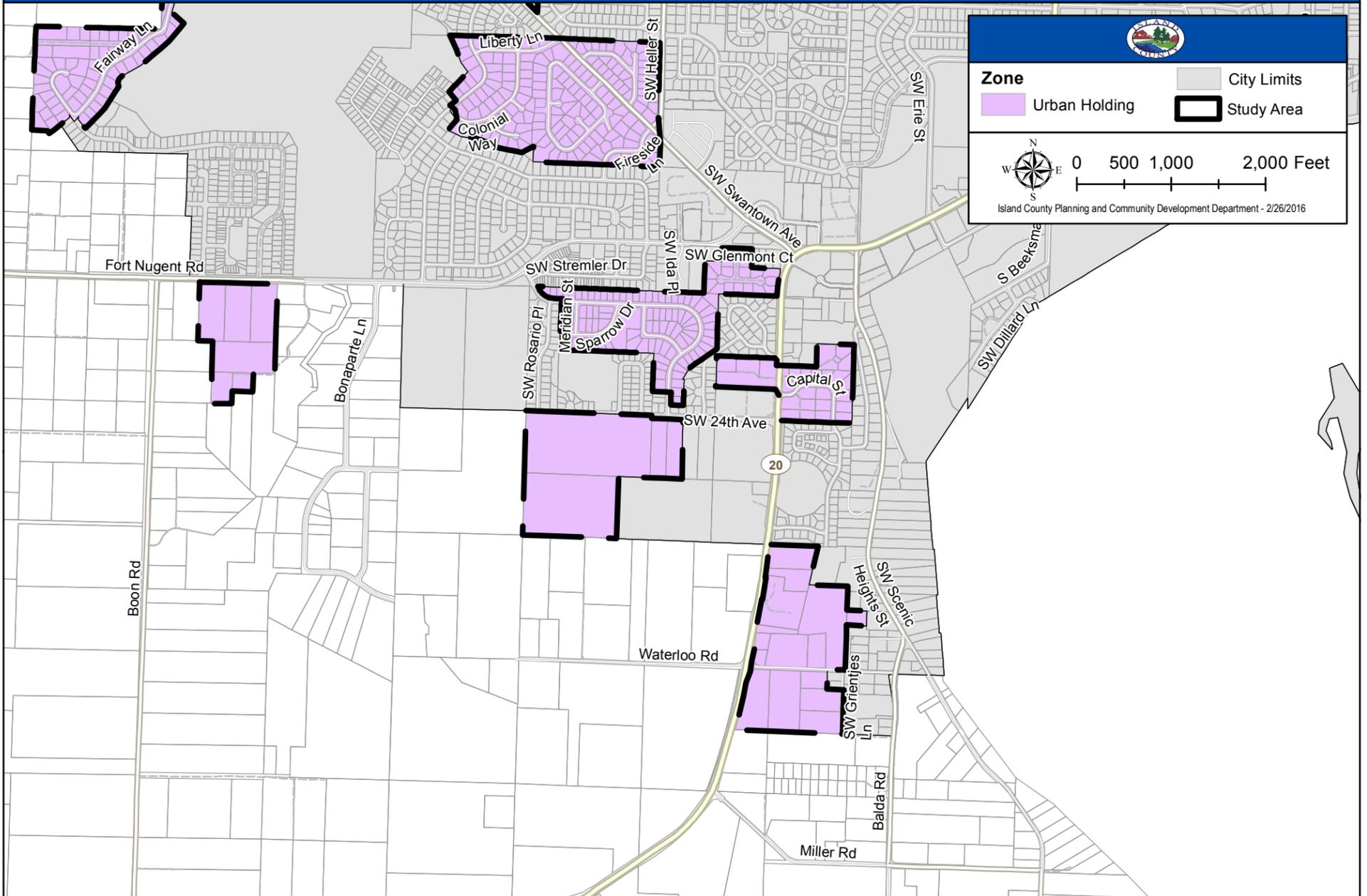
Oak Harbor Proposed Zoning - DRAFT (Map 3 of 3)

Island County Comprehensive Plan 2016

Existing Zoning



Proposed Zoning - DRAFT



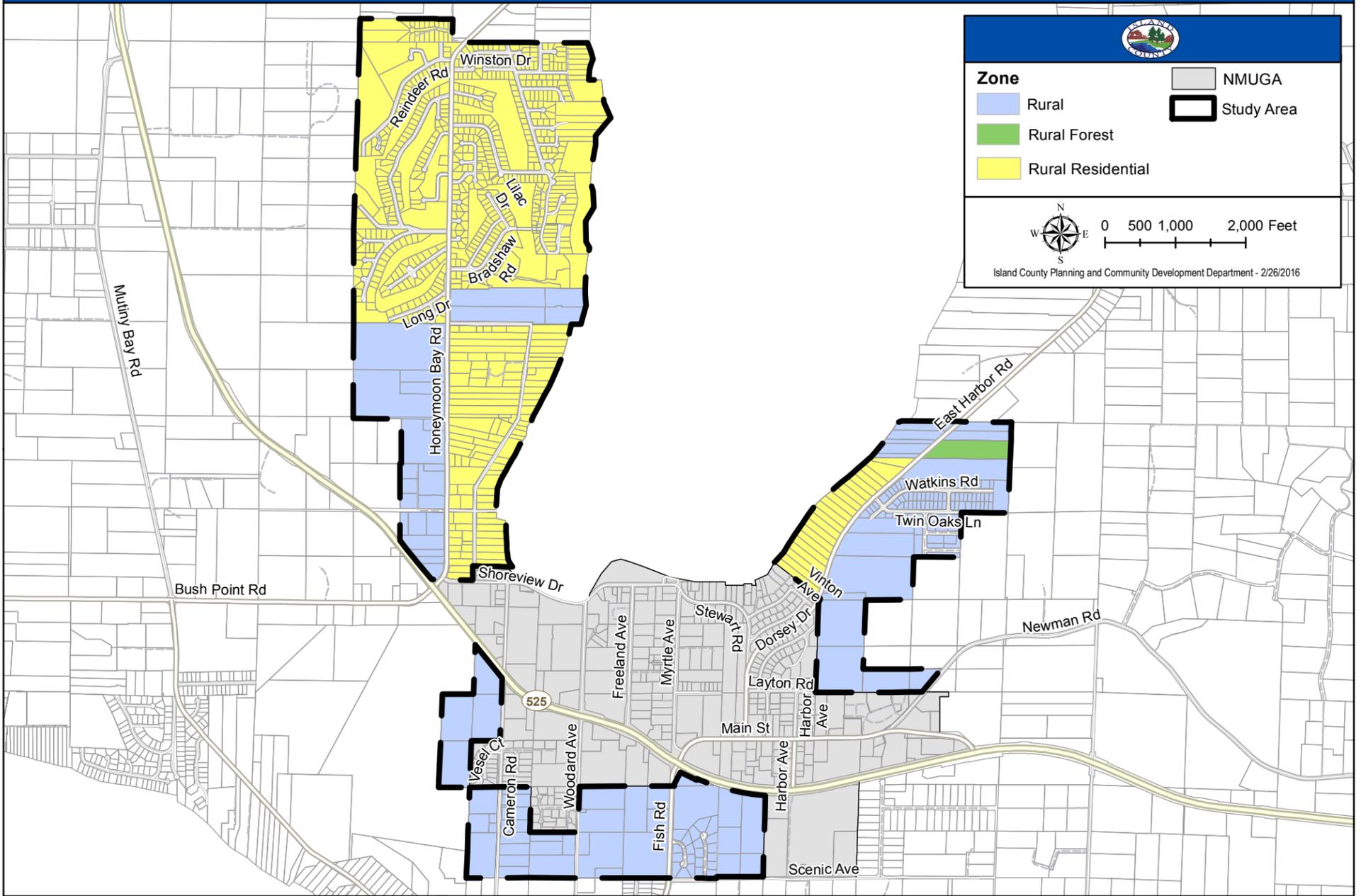
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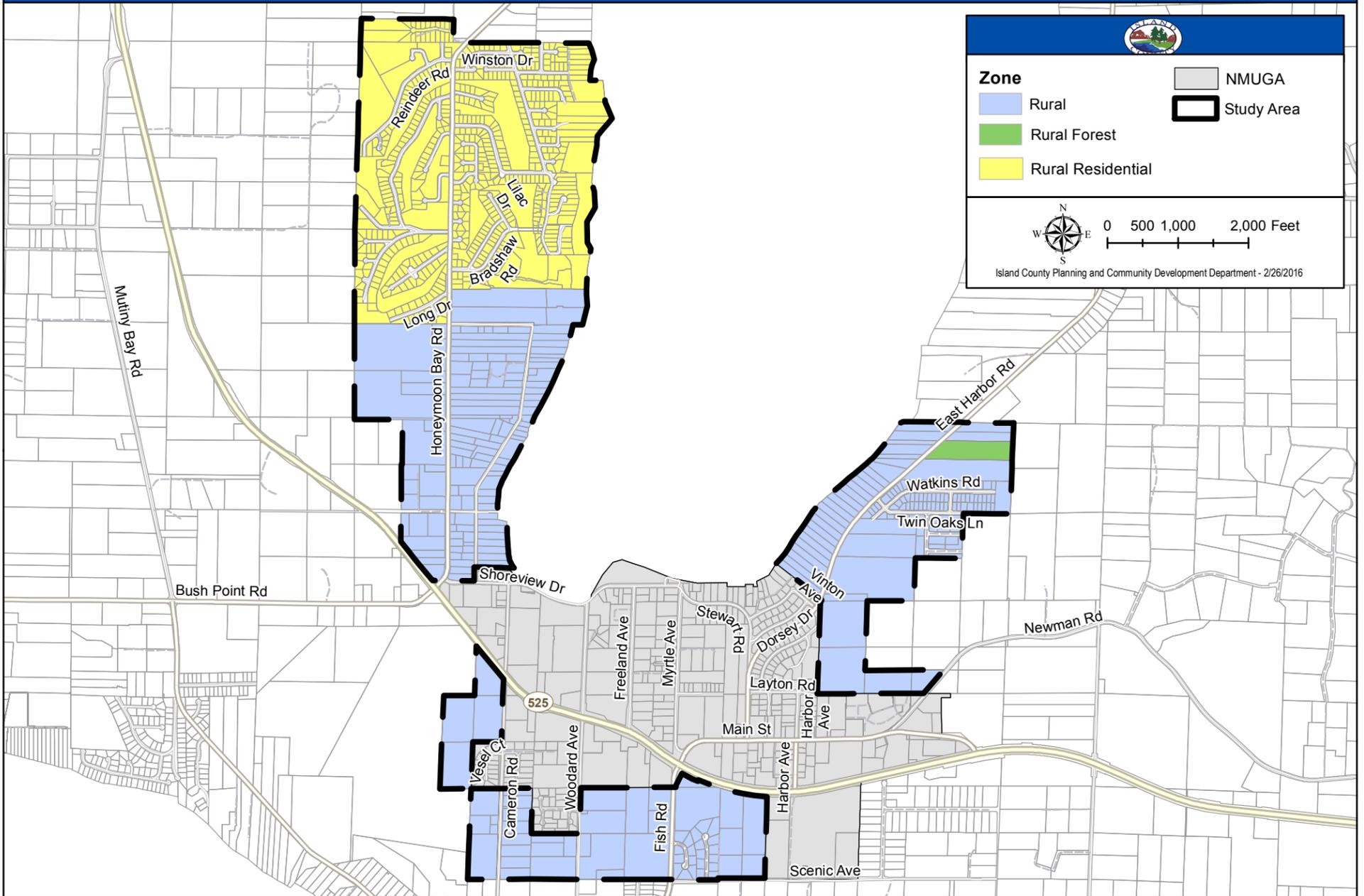
Freeland Proposed Zoning - DRAFT

Island County Comprehensive Plan 2016

Existing Zoning



Proposed Zoning - DRAFT



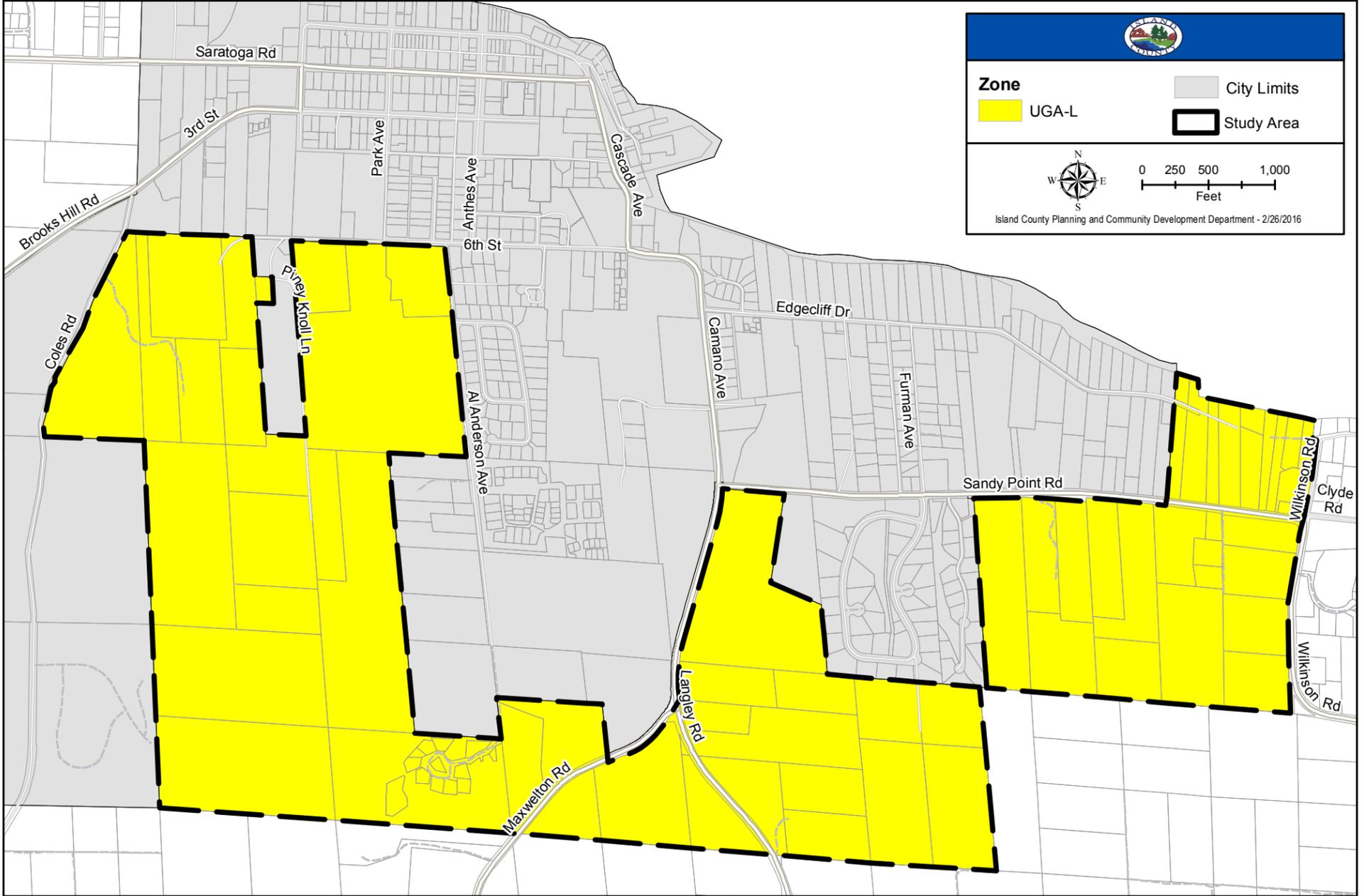
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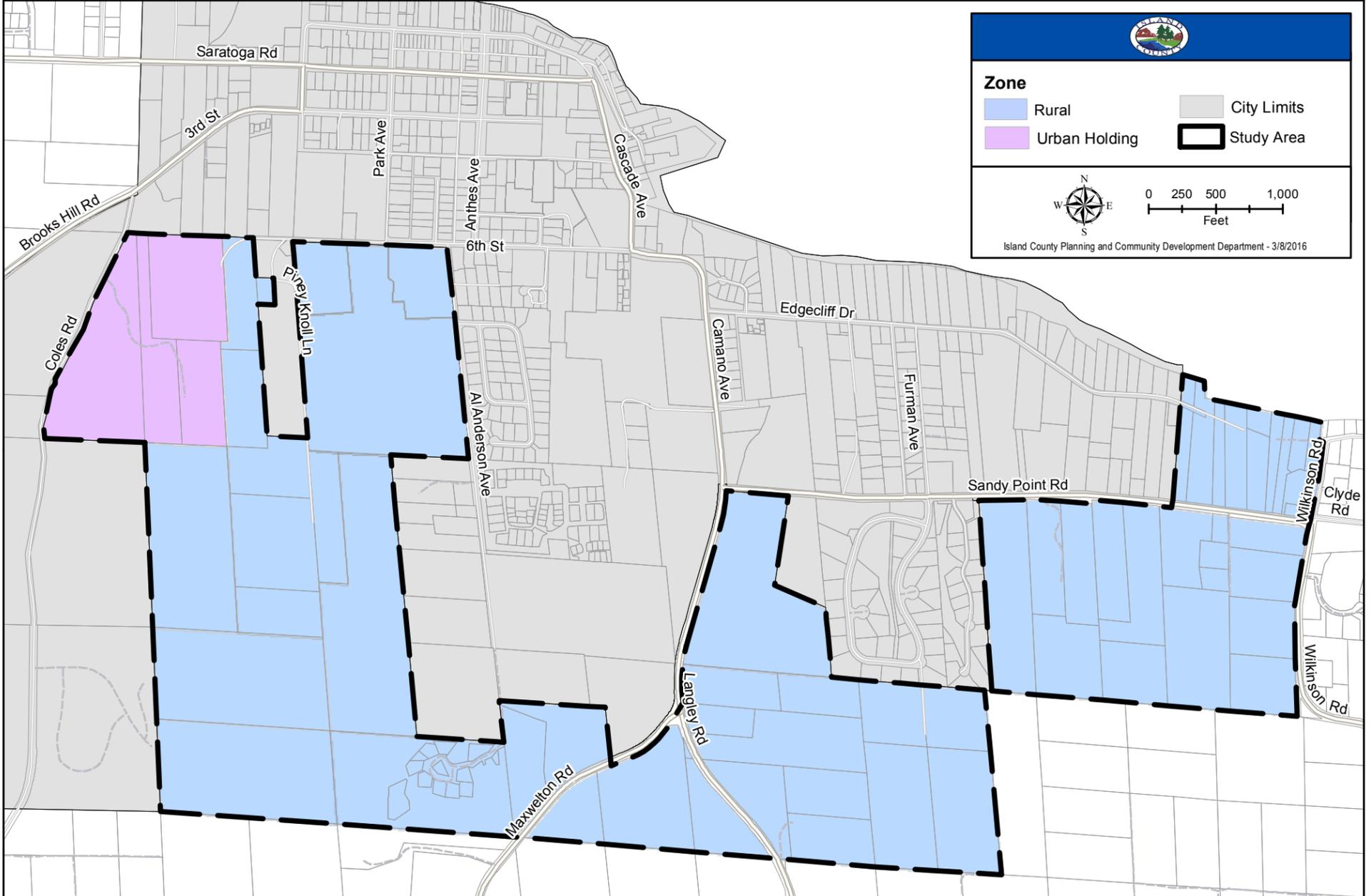
Langley Proposed Zoning - PRELIMINARY DRAFT

Island County Comprehensive Plan 2016

Existing Zoning



Proposed Zoning - DRAFT



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Oak Harbor Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - Preliminary Draft

Island County Comprehensive Plan 2016

Long-Term Rural Significance (LRS) Criteria

- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
- 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
- 3 - Long term cultural, scenic or environmental benefits
- 4 - Lands within contiguous blocks of RA, CA, or RF land
- 5 - Within current use tax exemption program (PBRs, Agriculture and Designated Forest)
- 6 - Buffer areas between LRS and PGA areas

Potential Growth Area (PGA) Criteria

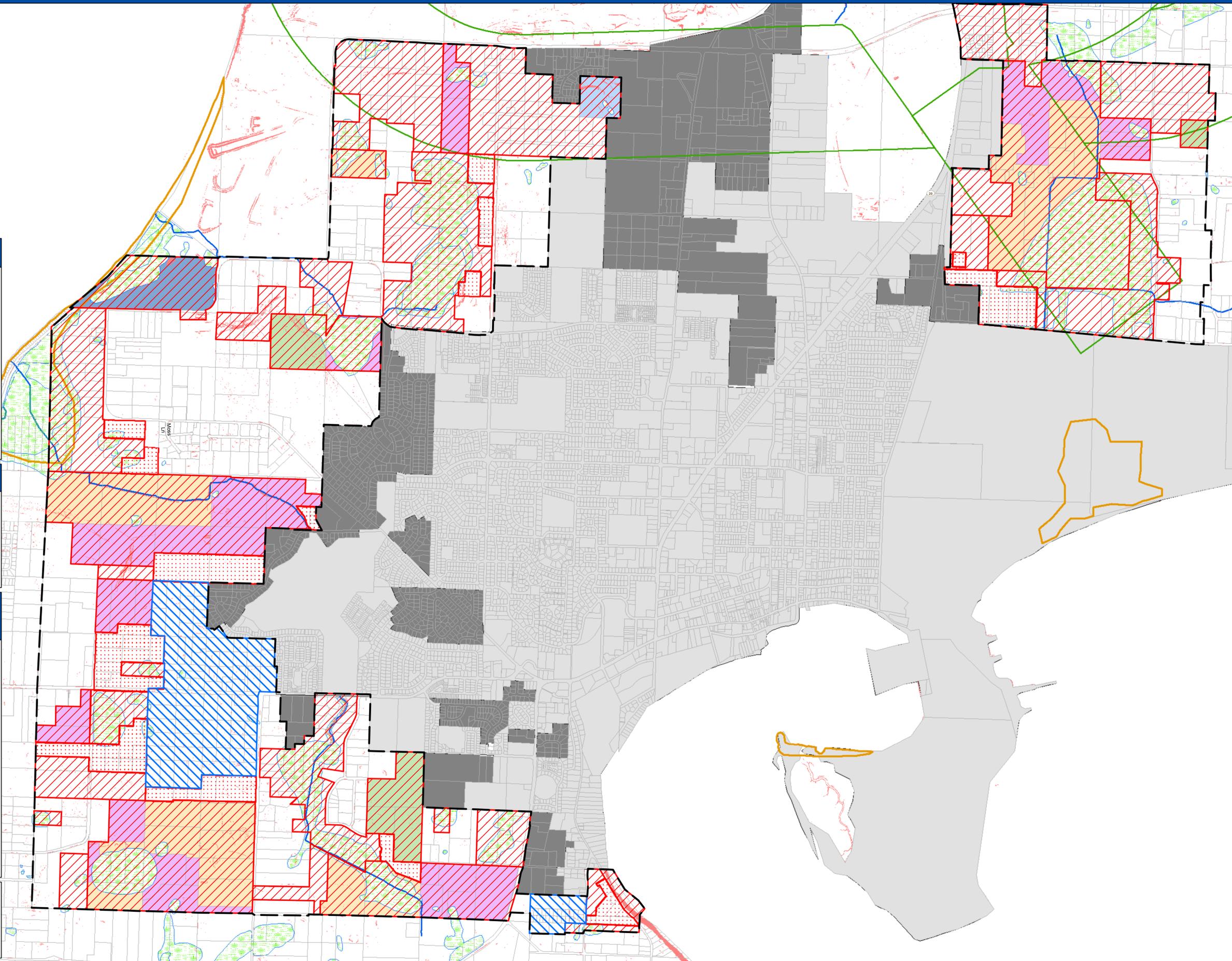
- A - Area characterized by Urban Development
- B - Served by Urban Services, particularly sanitary sewer
- C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions



Zone	JPA
Commercial Agriculture	Long-Term Rural Significance (LRS)
Rural Agriculture	LRS Buffer
Rural Forest	Potential Growth Area
Critical Areas	UGA
Fish	City Limits
Non-fish	
Unknown	
Steep Slopes (40+%)	
Wetlands (IC)	
Accident Potential Zone II	

0 950 1,900 3,800 Feet

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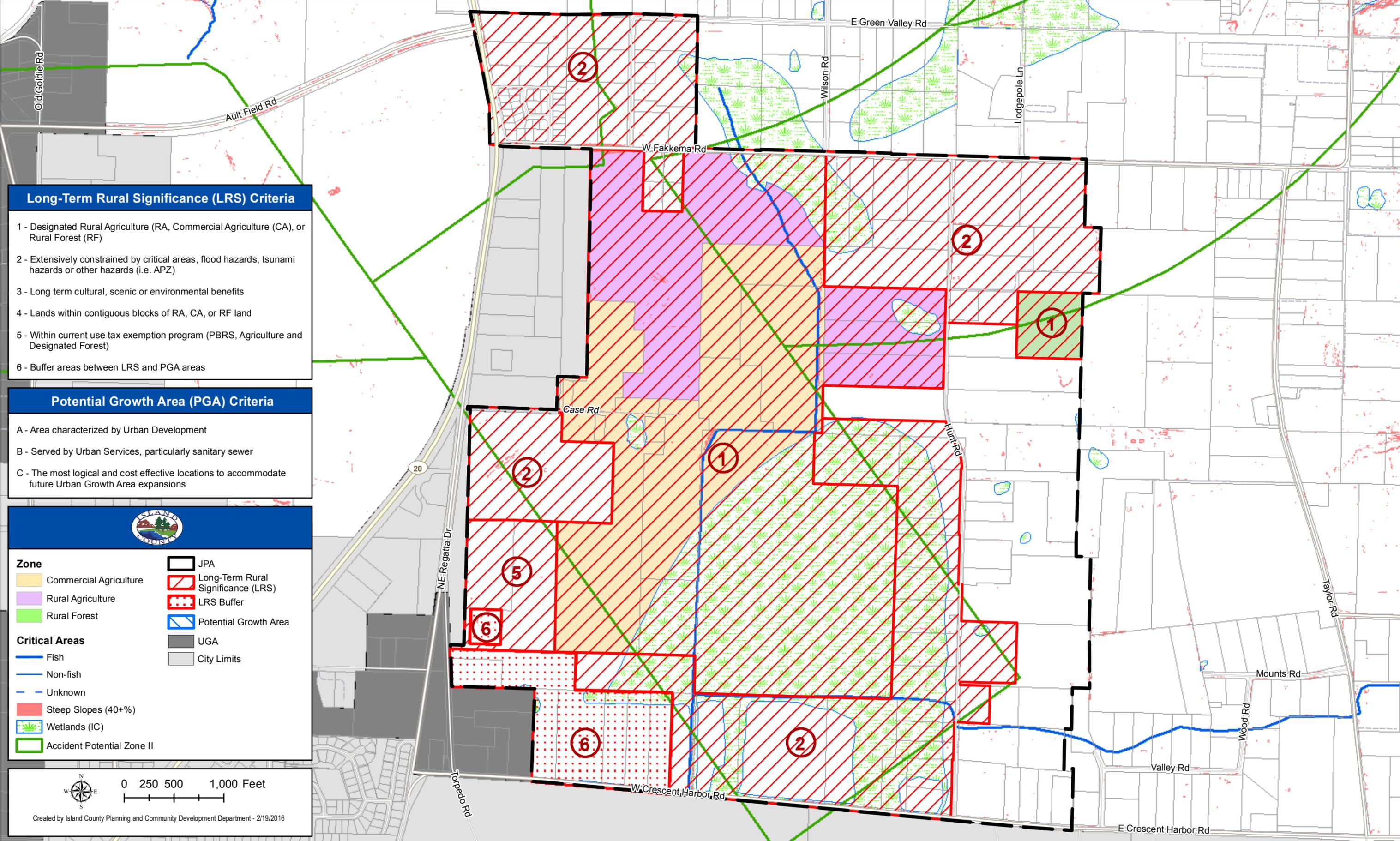


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Oak Harbor Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - PRELIMINARY - Map 1 of 4

Island County Comprehensive Plan 2016



Long-Term Rural Significance (LRS) Criteria

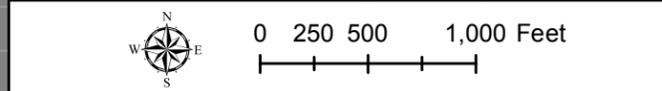
- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
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- 3 - Long term cultural, scenic or environmental benefits
- 4 - Lands within contiguous blocks of RA, CA, or RF land
- 5 - Within current use tax exemption program (PBRs, Agriculture and Designated Forest)
- 6 - Buffer areas between LRS and PGA areas

Potential Growth Area (PGA) Criteria

- A - Area characterized by Urban Development
- B - Served by Urban Services, particularly sanitary sewer
- C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions



Zone	JPA
Commercial Agriculture	Long-Term Rural Significance (LRS)
Rural Agriculture	LRS Buffer
Rural Forest	Potential Growth Area
Critical Areas	UGA
Fish	City Limits
Non-fish	
Unknown	
Steep Slopes (40+%)	
Wetlands (IC)	
Accident Potential Zone II	



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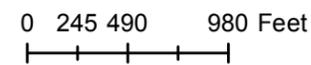
Oak Harbor Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - PRELIMINARY - Map 2 of 4

Island County Comprehensive Plan 2016



- Zone**
- Commercial Agriculture
 - Federal
 - Parks
 - Rural Agriculture
 - Rural Forest
- Critical Areas**
- Fish
 - Non-fish
 - Unknown
 - Steep Slopes (40+%)
 - Wetlands (IC)
 - Accident Potential Zone II

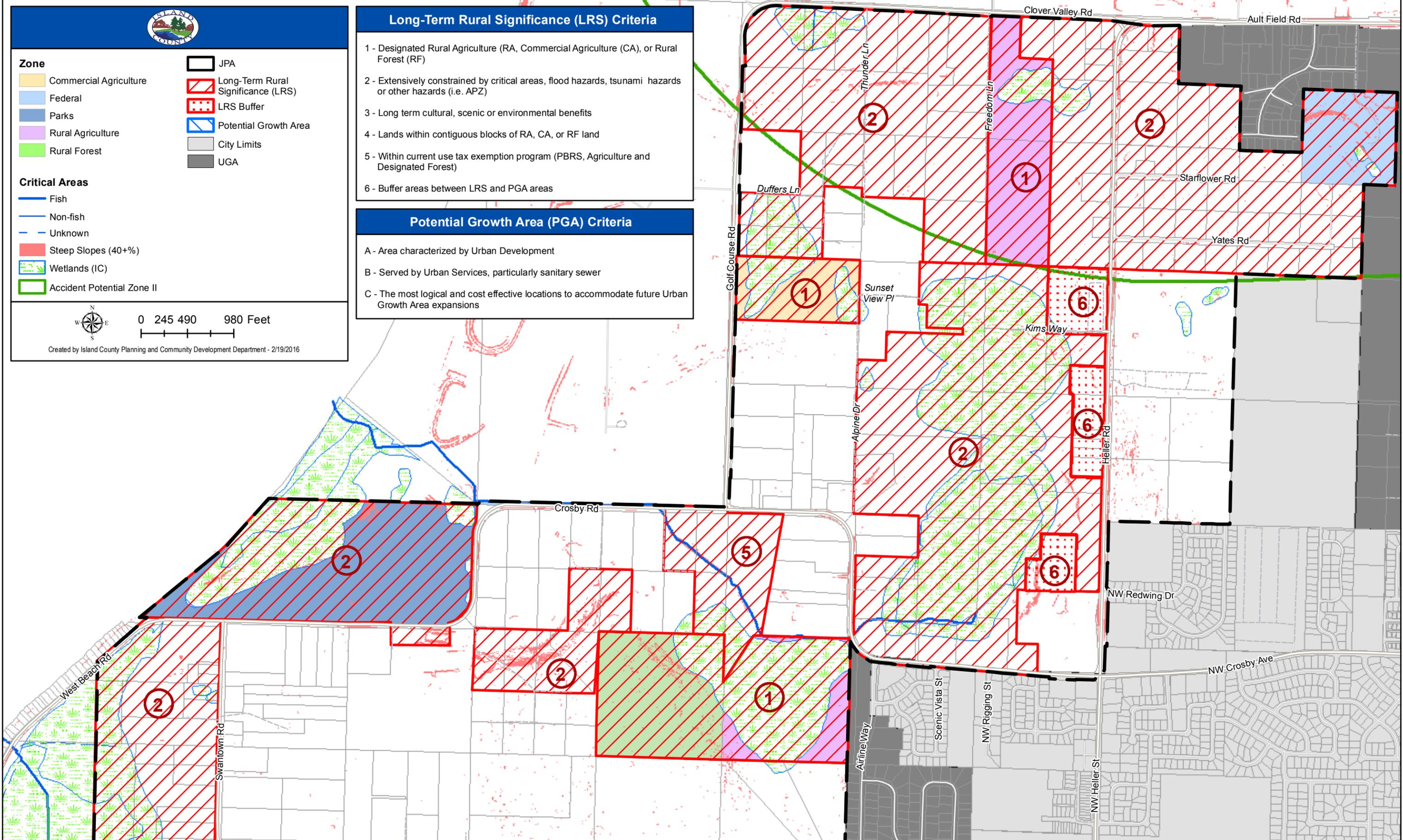
- JPA
- Long-Term Rural Significance (LRS)
- LRS Buffer
- Potential Growth Area
- City Limits
- UGA



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- Long-Term Rural Significance (LRS) Criteria**
- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
 - 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
 - 3 - Long term cultural, scenic or environmental benefits
 - 4 - Lands within contiguous blocks of RA, CA, or RF land
 - 5 - Within current use tax exemption program (PBRS, Agriculture and Designated Forest)
 - 6 - Buffer areas between LRS and PGA areas

- Potential Growth Area (PGA) Criteria**
- A - Area characterized by Urban Development
 - B - Served by Urban Services, particularly sanitary sewer
 - C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions



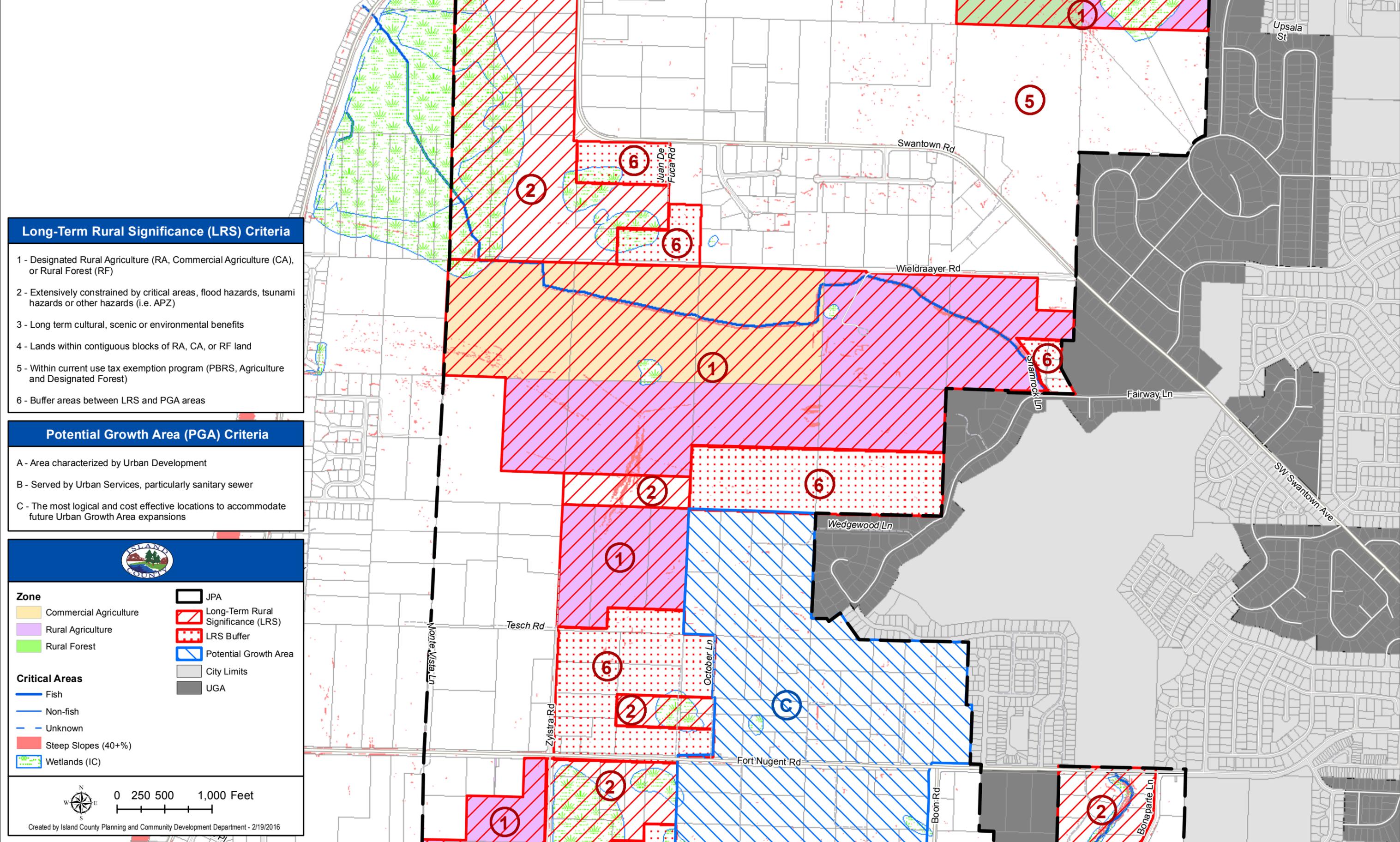
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Oak Harbor Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - PRELIMINARY - Map 3 of 4

Island County Comprehensive Plan 2016



Long-Term Rural Significance (LRS) Criteria

- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
- 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
- 3 - Long term cultural, scenic or environmental benefits
- 4 - Lands within contiguous blocks of RA, CA, or RF land
- 5 - Within current use tax exemption program (PBRs, Agriculture and Designated Forest)
- 6 - Buffer areas between LRS and PGA areas

Potential Growth Area (PGA) Criteria

- A - Area characterized by Urban Development
- B - Served by Urban Services, particularly sanitary sewer
- C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions

Zone

- Commercial Agriculture
- Rural Agriculture
- Rural Forest

Critical Areas

- Fish
- Non-fish
- Unknown
- Steep Slopes (40+%)
- Wetlands (IC)

- JPA
- Long-Term Rural Significance (LRS)
- LRS Buffer
- Potential Growth Area
- City Limits
- UGA

0 250 500 1,000 Feet

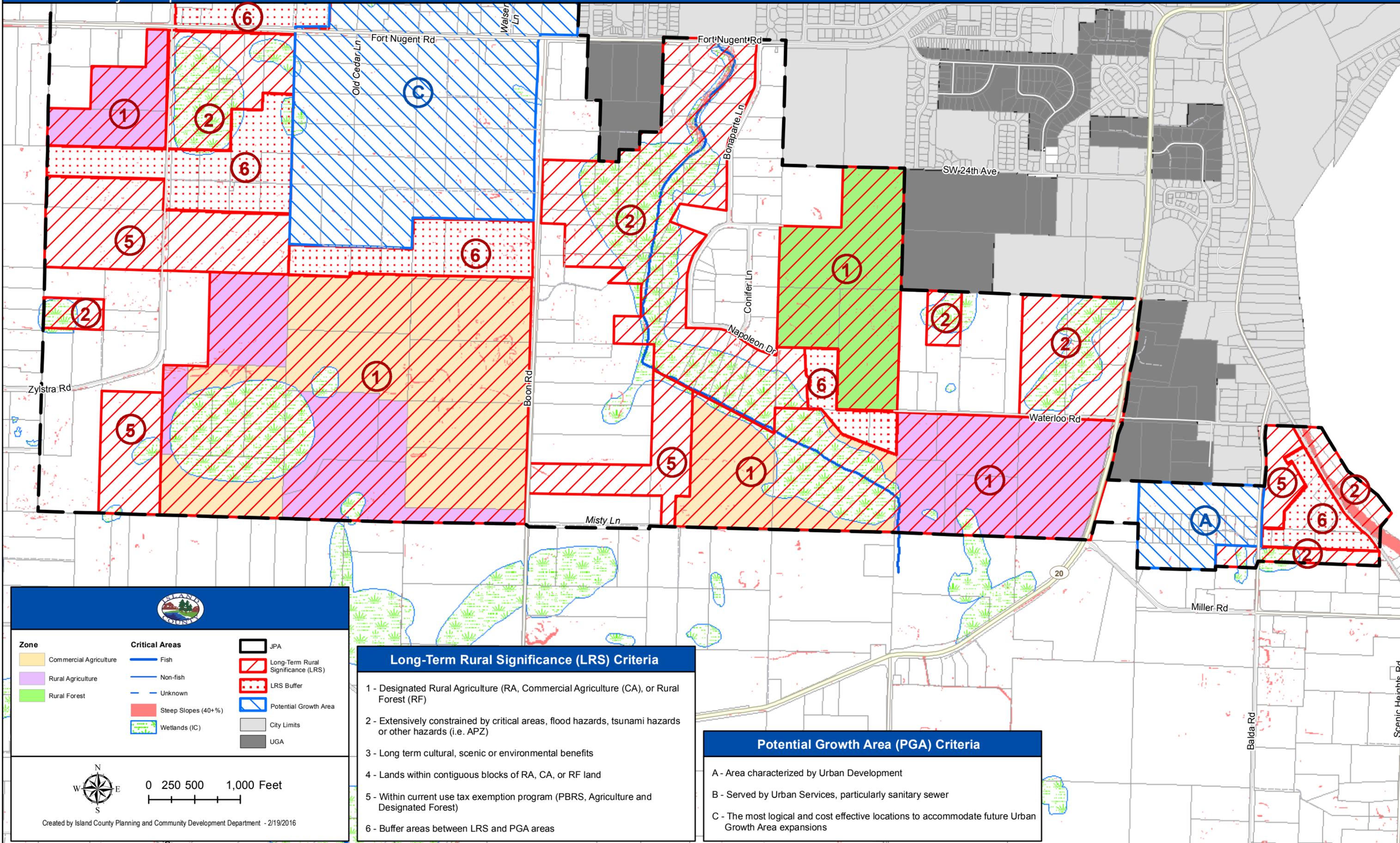
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Oak Harbor Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - PRELIMINARY - Map 4 of 4

Island County Comprehensive Plan 2016



Zone

- Commercial Agriculture
- Rural Agriculture
- Rural Forest

Critical Areas

- Fish
- Non-fish
- Unknown
- Steep Slopes (40+%)
- Wetlands (IC)

JPA

- Long-Term Rural Significance (LRS)
- LRS Buffer
- Potential Growth Area
- City Limits
- UGA

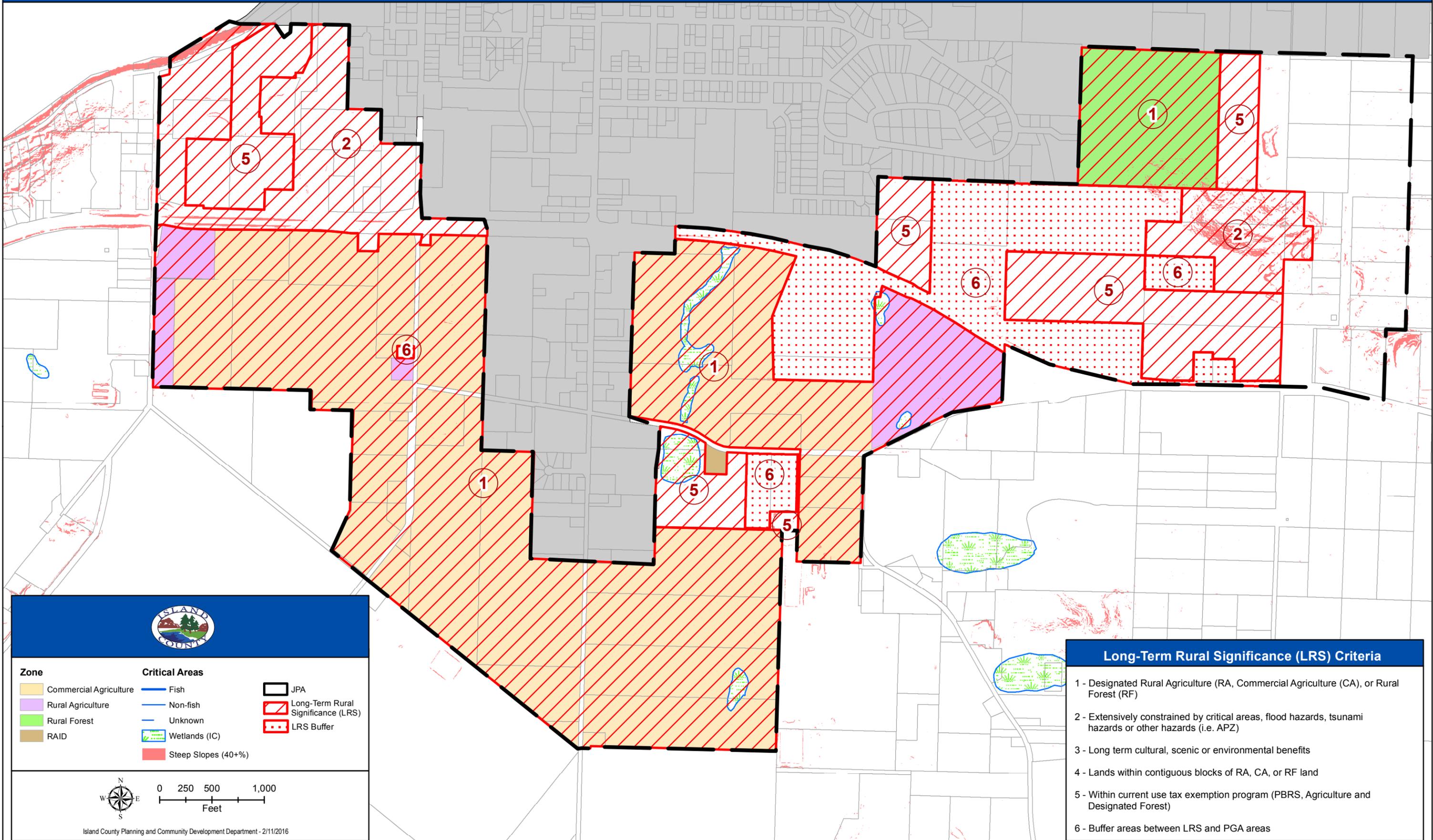
- Long-Term Rural Significance (LRS) Criteria**
- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
 - 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
 - 3 - Long term cultural, scenic or environmental benefits
 - 4 - Lands within contiguous blocks of RA, CA, or RF land
 - 5 - Within current use tax exemption program (PBRs, Agriculture and Designated Forest)
 - 6 - Buffer areas between LRS and PGA areas

- Potential Growth Area (PGA) Criteria**
- A - Area characterized by Urban Development
 - B - Served by Urban Services, particularly sanitary sewer
 - C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions

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Coupeville Joint Planning Area Overlays - PRELIMINARY DRAFT

Island County Comprehensive Plan 2016



Zone

- Commercial Agriculture
- Rural Agriculture
- Rural Forest
- RAID

Critical Areas

- Fish
- Non-fish
- Unknown
- Wetlands (IC)
- Steep Slopes (40+%)

JPA

- Long-Term Rural Significance (LRS)
- LRS Buffer

Island County Planning and Community Development Department - 2/11/2016

Long-Term Rural Significance (LRS) Criteria

- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
- 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
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- 6 - Buffer areas between LRS and PGA areas

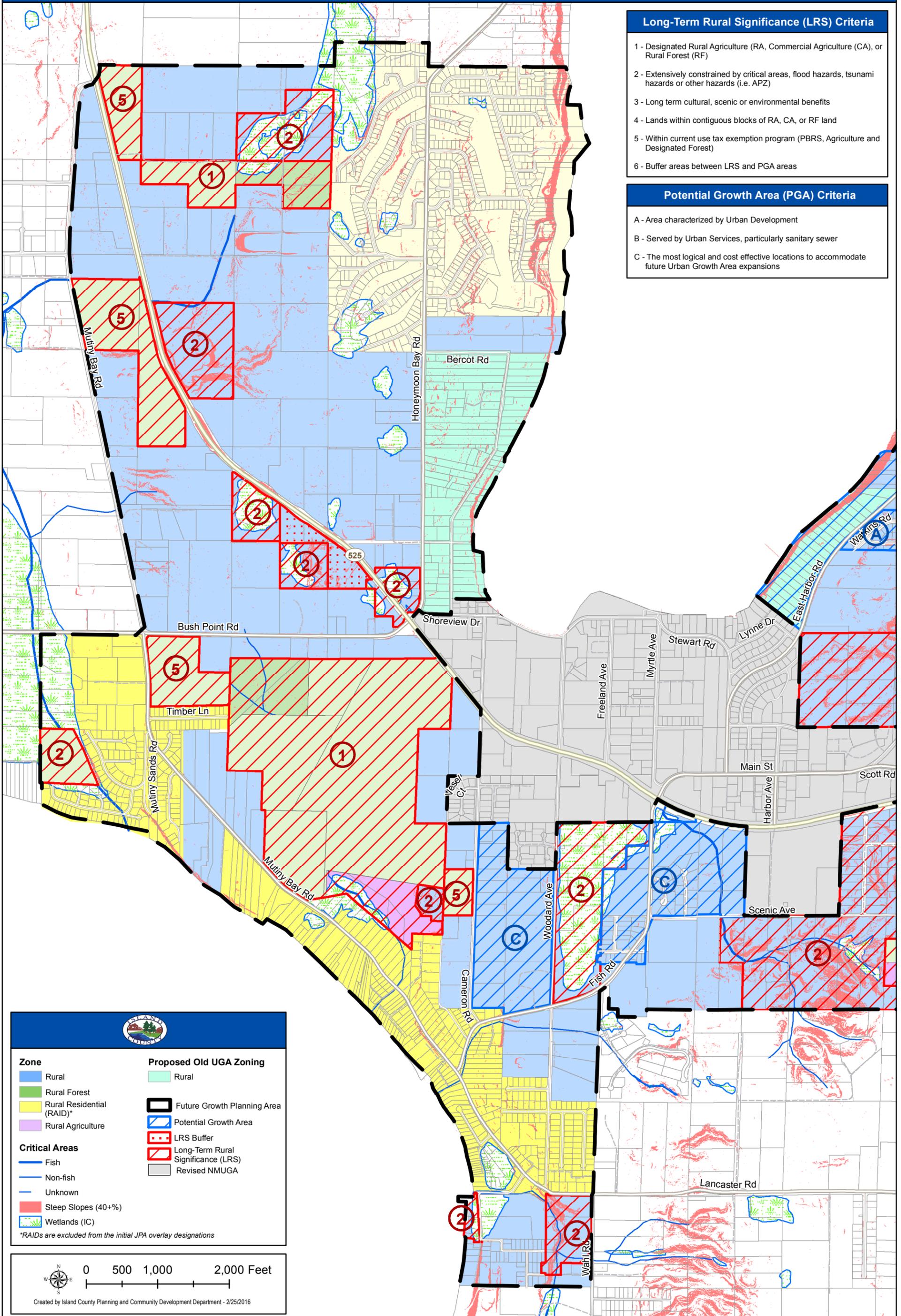
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Freeland Non Municipal Urban Growth Area & Future Growth Planning Area (FGPA)

Overlay Areas - Map 1 of 2

Island County Comprehensive Plan 2016



Long-Term Rural Significance (LRS) Criteria

- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
- 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
- 3 - Long term cultural, scenic or environmental benefits
- 4 - Lands within contiguous blocks of RA, CA, or RF land
- 5 - Within current use tax exemption program (PBRS, Agriculture and Designated Forest)
- 6 - Buffer areas between LRS and PGA areas

Potential Growth Area (PGA) Criteria

- A - Area characterized by Urban Development
- B - Served by Urban Services, particularly sanitary sewer
- C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions

<p>Zone</p> <ul style="list-style-type: none"> Rural Rural Forest Rural Residential (RAID)* Rural Agriculture <p>Critical Areas</p> <ul style="list-style-type: none"> Fish Non-fish Unknown Steep Slopes (40+%) Wetlands (IC) <p><small>*RAIDs are excluded from the initial JPA overlay designations</small></p>	<p>Proposed Old UGA Zoning</p> <ul style="list-style-type: none"> Rural <p>Other Features</p> <ul style="list-style-type: none"> Future Growth Planning Area Potential Growth Area LRS Buffer Long-Term Rural Significance (LRS) Revised NMUGA
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Freeland Non Municipal Urban Growth Area & Future Growth Planning Area (FGPA)

Overlay Areas - Map 1 of 2

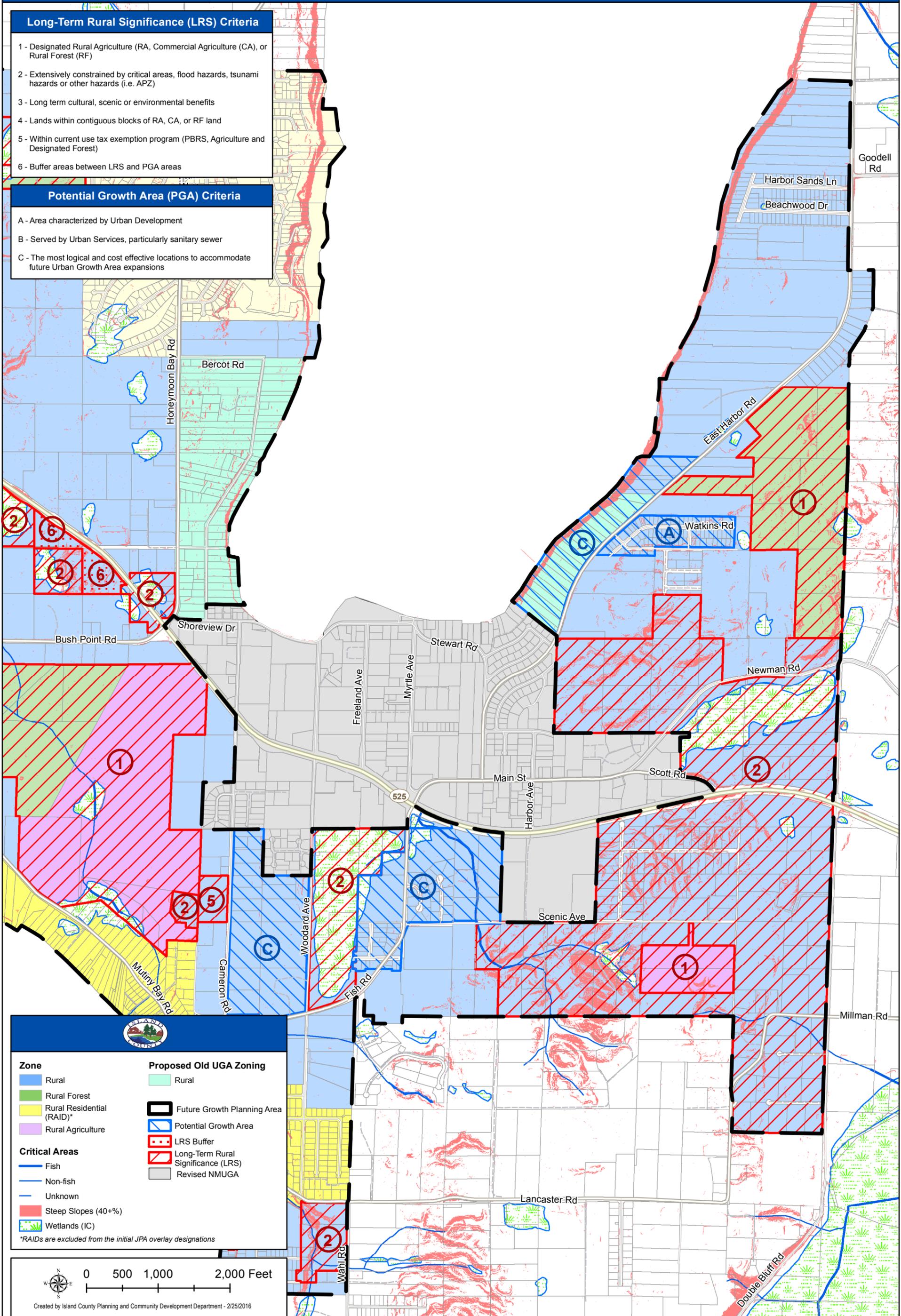
Island County Comprehensive Plan 2016

Long-Term Rural Significance (LRS) Criteria

- 1 - Designated Rural Agriculture (RA, Commercial Agriculture (CA), or Rural Forest (RF))
- 2 - Extensively constrained by critical areas, flood hazards, tsunami hazards or other hazards (i.e. APZ)
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Potential Growth Area (PGA) Criteria

- A - Area characterized by Urban Development
- B - Served by Urban Services, particularly sanitary sewer
- C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions

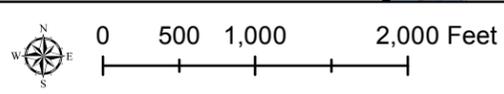


- Zone**
- Rural
 - Rural Forest
 - Rural Residential (RAID)*
 - Rural Agriculture

- Critical Areas**
- Fish
 - Non-fish
 - Unknown
 - Steep Slopes (40+%)
 - Wetlands (IC)

- Proposed Old UGA Zoning**
- Rural
 - Future Growth Planning Area
 - Potential Growth Area
 - LRS Buffer
 - Long-Term Rural Significance (LRS)
 - Revised NMUGA

*RAIDs are excluded from the initial JPA overlay designations



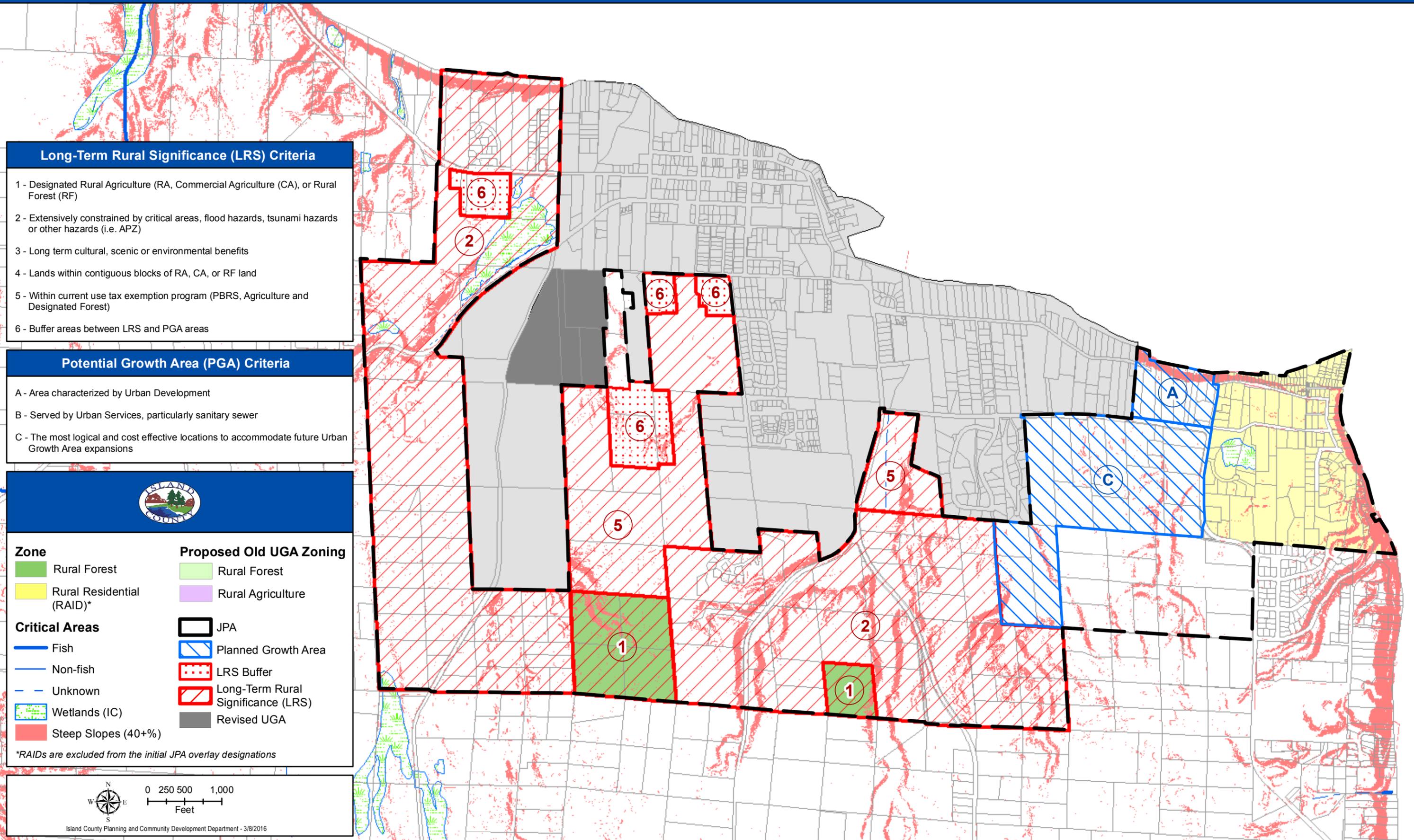
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Langley Revised Urban Growth Area & Joint Planning Area (JPA) Overlay - PRELIMINARY DRAFT

Island County Comprehensive Plan 2016



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