



Island County 2036

Urban Growth Area & Joint Planning Area Updates

March 17, 2016
Joint Work Session
 Island County Board of Commissioners
 Island County Planning Commission

UGA Updates

Buildable Land Analysis Results
 UGA Boundary Changes
 Proposed Zoning Changes

Buildable Land Analysis Results

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

By 2036	Oak Harbor	Coupeville	Freeland	Langley
Jobs Needed	167	162	104	52
Capacity	2,857	88	410	108
Excess	+2,690	-74	+312	+56

Buildable Land Analysis Results

- Methodology from County Wide Planning Policies (CWPP)
- **No UGA expansion was warranted at this time**
- UGA boundaries to be reviewed if needed (CWPP)

Buildable Land Analysis Results

- **Freeland** Non-Municipal Urban Growth Area (NMUGA) and **Langley** Urban Growth Area (UGA) were **oversized** and will be reduced
- Public meetings were held, and a joint planning effort was conducted, to determine the new boundaries
 - Freeland based on public request for “smallest possible” and feedback from Freeland Water & Sewer District
 - The City of Langley supported redrawing the UGA to the city limits

Freeland NMUGA Reduction

Smallest logical outer boundary methodology:

- 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

Proposed Freeland NMUGA



Proposed Freeland NMUGA



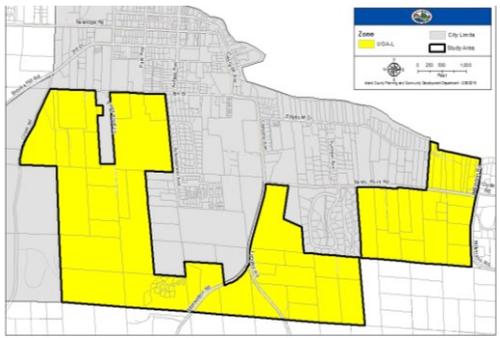
Proposed Langley UGA



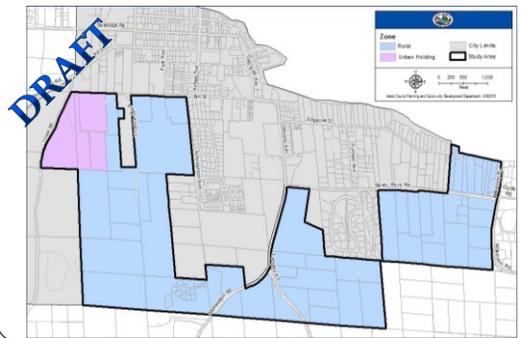
Proposed Rezoning

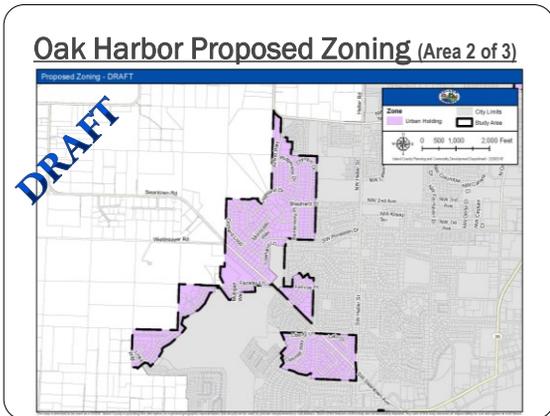
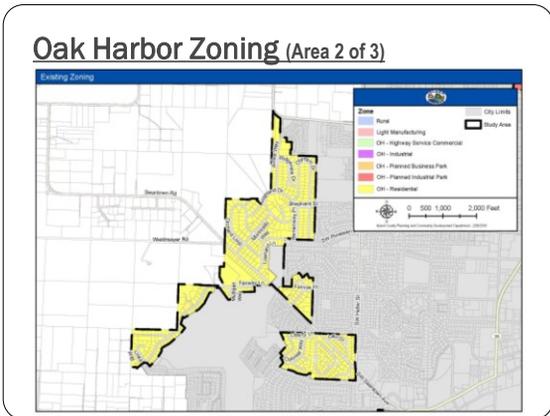
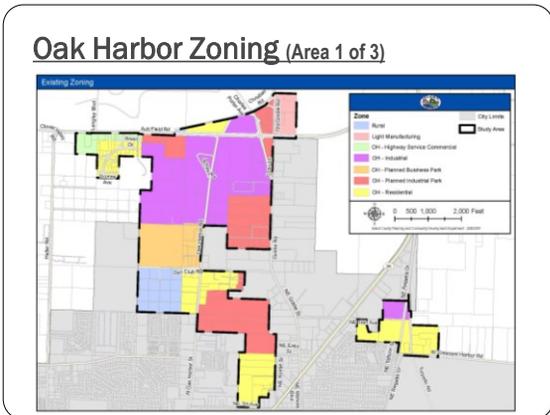
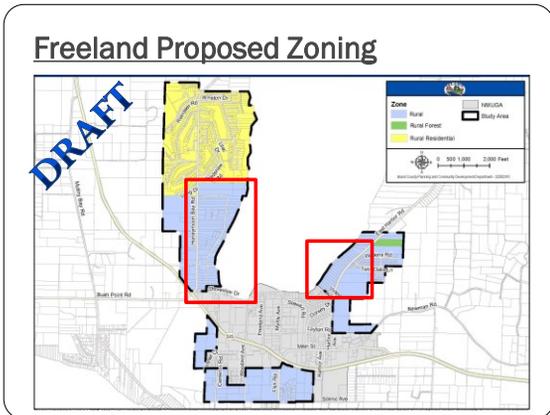
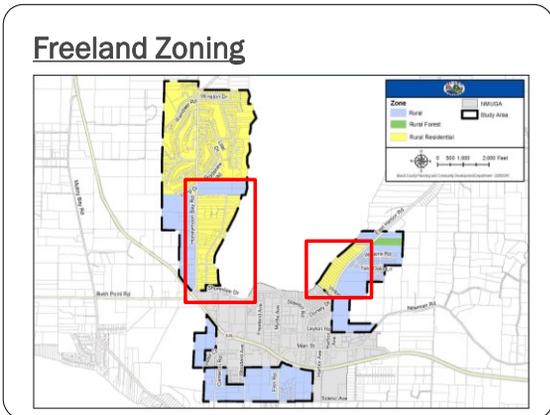
- Where the UGA is being reduced and UGA zoning applies, standard County zoning proposed
 - Impacts Langley
 - Rural zoning applies unless property owner requests Rural Forest, Rural Agriculture or Commercial Agriculture
- Freeland properties zoned Rural Residential (RAID zoning) outside the NMUGA, but not within a RAID, to be rezoned to Rural.
 - Inside NMUGA to be discussed with Subarea Plan and development regulations
- Areas within the UGA but not within the municipal boundaries to be rezoned to Urban Holding (per CWPP 3.4.10)
 - Impacts Oak Harbor & Langley

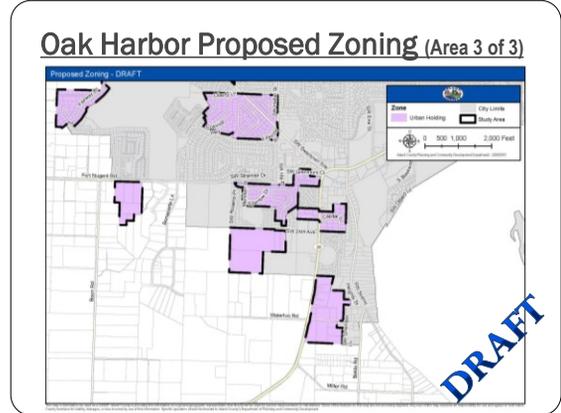
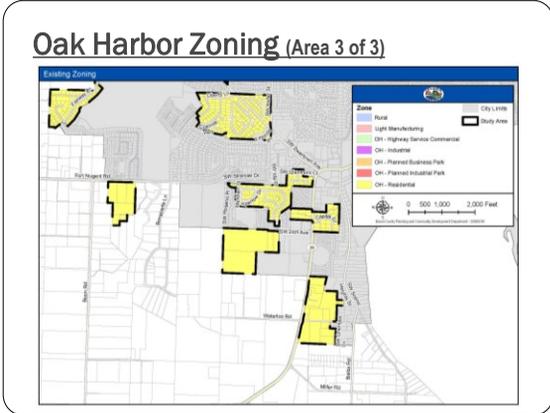
Langley Zoning



Langley Proposed Zoning







Joint Planning Area (JPA) Updates

New Comprehensive Plan Overlays per CWPP

- Overlay Criteria
- Preliminary Maps
- Policy Options

- ## Two New Comp Plan Overlays
- To be applied to JPA areas (JPA boundaries are not changing) to guide and control future UGA expansions
 - CWPP 3.2 lays out the process for designating two new overlay districts:
 - **Potential Growth Areas (PGA)**
 - **Areas of Long-Term Rural Significance (LRS)**
 - Need not be applied to all area within the JPA
 - Process for review and updates (per CWPP)

Potential Growth Areas (PGA)

- PGAs are areas that are appropriate for the first locations to be considered for any potential future UGA expansions

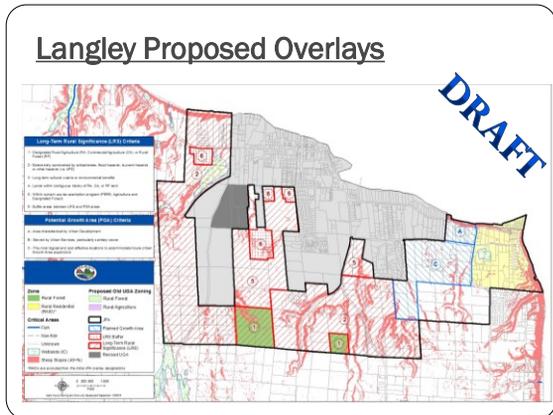
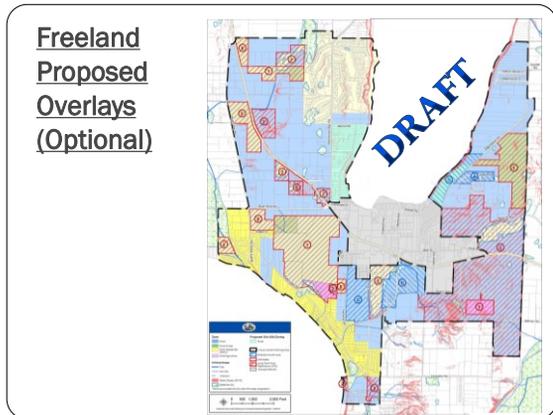
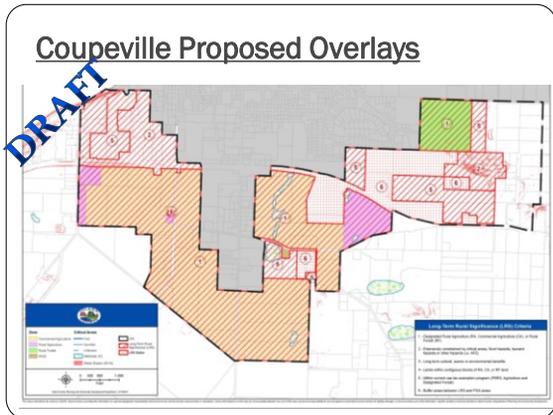
Potential Growth Area (PGA) Criteria
A - Area characterized by Urban Development
B - Served by Urban Services, particularly sanitary sewer
C - The most logical and cost effective locations to accommodate future Urban Growth Area expansions

Long-Term Rural Significance (LRS)

- LRS areas will be considered last for potential future UGA expansions

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

Discretionary



Future UGA Expansions

Per CWPP 3.3.6, future expansions should be considered in the following order:

1. **PGA**
2. **Non-designated JPA**
3. **LRS not extensively constrained** by critical areas and does not contain significant flood or tsunami hazard areas
4. **LRS with underlying County Comprehensive Plan designations of Rural Agriculture (RA) or Rural Forest (RF)** not extensively constrained by critical areas and does not contain significant flood or tsunami hazard areas

Policies to Implement Overlays

- The second step in completing the long term conceptual plans for the JPAs is to develop policies and regulations for these areas.
 - 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.