



## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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#### **RE: Planning Commission Findings for CPA 244/10 Freeland Subarea Plan**

#### **Summary:**

The Island County Planning Commission is forwarding to the Board of Island County Commissioners an updated Freeland Subarea Plan with a recommendation to adopt the plan. CPA 244/10 updates and replaces the Freeland Subarea Plan as adopted in 2007. As an element of the Island County Comprehensive Plan, the Freeland Subarea Plan serves as a guide for future development within the Freeland Non-Municipal Urban Growth Area.

#### **Findings:**

1. On December 10, 2007 the Board of Island County Commissioners adopted Ordinance C-129-07 which designated Freeland as a Non-Municipal Urban Growth Area and incorporated the Freeland Subarea Plan into the Island County Comprehensive Plan.
2. Ordinance C-129-07 recognized that it may take several years to prepare and adopt other policy elements needed to support and implement the land use element of the Freeland Subarea Plan.
3. On February 11, 2008 the Board of Island County Commissioners adopted findings of fact under Ordinance C-12-08, establishing their rationale for the NMUGA designation and adoption of the Freeland Subarea Plan. The findings also established an implementation strategy which outlined the tasks that needed to be completed prior to full implementation. One of the remaining tasks directs Planning and Community Development Department to complete changes needed to properly address housing, capital facilities, utilities, transportation, economic development, and parks and recreation.
4. On March 22, 2010 the BICC approved the 2010 Annual Review Docket which listed the update of the Freeland Subarea Plan as a priority project and tasked Planning and Community Development with drafting the outstanding elements of the Freeland Subarea Plan.
5. Over a period of months ICPCD staff drafted the outstanding elements. Revisions were also incorporated into to the Land Use element of the Freeland Subarea Plan to provide

clarity and ensure consistency and with the newly drafted elements.

6. On September 14, October 5, and October 26, 2010 ICPCD held a series of public workshops at the Trinity Lutheran Church in Freeland to present the updated Freeland Subarea Plan. Numerous oral and written public comments were received that resulted in changes to the plan.
7. On December 3, 2010 Planning and Community Development forwarded the 2010 Freeland Subarea Plan to state agencies to initiate the GMA mandated 60 day state agency review. The 60 day review expired on February 2, 2011 and no state agency comments were received in opposition to the plan.
8. On December 8, 2010 Planning and Community Development issued a SEPA Determination of Nonsignificance. A public comment deadline of December 22, 2010 was noticed in the local newspaper, by mail to agencies with jurisdiction, and by mail to the State Department of Ecology.
9. On December 14, 2010 the 2010 Freeland Subarea Plan was transmitted to the Island County Planning Commission. The Planning Commission held a public hearing and received oral and written comments. After deliberation, a motion was made and carried to accept the Freeland Subarea Plan as a workable solution with minor revisions to be made.
10. On December 22, 2010, after review of the public comments submitted, Planning and Community Development notified SEPA interested parties of the decision to retain the DNS. No appeals were filed.
11. On February 3, 2011 the Planning Commission held a second public hearing regarding the 2010 Freeland Subarea Plan updates. Public comments were received. The Planning Commission closed the public comment period and deliberated on the 2010 Freeland Subarea Plan. At the conclusion of the deliberation process the Planning Commission voted unanimously to forward to the Board of Island County Commissioners the 2010 Freeland Subarea Plan, as amended, for their approval.

**Conclusions:**

The Island County Planning Commission has reviewed the revised CPA 244/10 and hereby recommends that the Board of Island County Commissioners adopt the proposed amendments as revised by the Board.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70.430, this 7<sup>th</sup> day of February 2011 by,



*Island County Planning Commission, Chairperson*