

Exhibit B

Comprehensive Plan Changes

Exhibit B-1

Land Use Element Changes

LAND USE ELEMENT

1 **LIST OF MAPS**

2 *Map A Island County Planning Areas*..... 23

3 *Map B Island County Joint Planning Areas*..... 27

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8 *Map I Island County Aquifer Recharge Areas*..... 57

9 *Map J Island County Fish and Wildlife Habitat Areas - Island County Fish and Wildlife Habitat Conservation*
10 *Areas RESERVED¹*..... 58/58N/A

11 *Map K Future Land Use Plan Map - North Whidbey*..... 113

12 *Map L Future Land Use Plan Map - Central Whidbey*..... 115

13 *Map M Future Land Use Plan Map - South Whidbey*..... 117

14 *Map N Future Land Use Plan Map - Camano Island*..... 119

23 ¹ See the following document: *The Watershed Company and Parametrix. January 31, 2014. Best Available Science*
24 *and Existing Conditions Report For Island County's Fish and Wildlife Habitat Conservation Areas (on file with*
Island County Planning and Community Development

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LAND USE ELEMENT

1 Map J Island County Fish and Wildlife Habitat Areas -- See Best Available Science Report: The Watershed Company
2 and Parametrix, January 31, 2014: Best Available Science and Existing Conditions Report of Island County's Fish and
3 Wildlife Habitat Conservation Areas. RESERVED

Comment [WU1]: Consultant noted this citation was recommended in the Audit/Policy report but was omitted from the previous PC transmittal.

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LAND USE ELEMENT

- 1 B. The best available science and commonly accepted methodologies, using objective
- 2 measurable standards and empirical data, will be used to determine if a given area
- 3 meets the above definition. Wetland determinations will be made using the criteria in
- 4 the Wetlands Delineation Manual adopted by the Department of Ecology pursuant to
- 5 RCW 90.58.380.
- 6 C. Existing studies prepared by State and Federal agencies, such as the National
- 7 Wetlands Inventory, soil surveys, maps, and other information, will be used to help
- 8 identify potential wetland areas.
- 9 D. Site-specific data will be kept and maintained to help identify and protect wetlands.

Aquifer Recharge Areas

Definition:

8 Critical Aquifer Recharge Areas are those areas that do not possess geologic and
9 hydrogeologic characteristics that limit surface contaminants from entering groundwater
10 systems. Critical aquifer recharge areas also include areas where an aquifer that is a
11 source of drinking water is vulnerable to contamination that would affect the potability of
12 the water.

Designation Criteria:

13 Low, medium and high susceptibility.
14 (Ord. C-83-05 [PLG-011-05], July 25, 2005)

Fish and Wildlife Habitat Conservation Areas Overlay

Definition:

15 ~~Land management for maintaining species in suitable habitats within their natural~~
16 ~~geographic distribution so that isolated subpopulations are not created.~~ Land management
17 for maintaining species in suitable habitats within their natural geographic distribution so
18 that isolated subpopulations are not created.

Designation Criteria:

19 Areas outside of the Shorelines Overlay that exhibit the following features:

- 20 A. Areas with which species listed as endangered, threatened, and sensitive by federal or
- 21 state government have a primary association.
- 22 B. ~~Streams~~ Lakes, ponds, streams, inland waters, and underground waters, not otherwise
- 23 regulated as wetlands.
- 24 C. ~~Commercial and recreational shellfish beds.~~
- D. ~~Kelp and eelgrass beds.~~
- E. ~~Herring and smelt spawning areas.~~
- F. C State natural area preserves and natural resource conservation areas, and State wildlife
areas, where established.

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LAND USE ELEMENT

1 D. In addition, habitats and species of local importance may be when nominated and
2 designated.

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3 The following Fish and Wildlife Habitat Conservation Areas are generally found
4 within the jurisdiction of Island County's Shoreline Master Program:

5 A. Areas with which endangered, threatened, and sensitive marine species have a primary
6 association.

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7 B. Commercial and recreational shellfish areas.

8 C. Kelp and eelgrass beds.

9 D. Herring, smelt, and other forage fish spawning areas.

LAND USE ELEMENT

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Aquifer Recharge Areas

Goals and policies for aquifer recharge areas may be found in the Water Resources Element of the Comprehensive Plan.

Fish and Wildlife Habitat Conservation Areas Overlay

Goal:

To protect fish and wildlife habitat areas.

Policies:

A. ~~Develop specific criteria and processes to nominate, designate and classify habitats and species of local importance.~~ Protect habitats and species designated within the Fish and Wildlife Habitat Conservation Areas Overlay, particularly:

1. Areas with which species listed as endangered, threatened, or sensitive by federal or State governments have a primary association.
2. Lakes, ponds, streams, inland waters, and underground waters.
3. State natural area preserves, natural resource conservation areas, and State wildlife areas.

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B. Develop specific criteria and processes to nominate, designate, and classify habits and species of local importance, particularly those habitats and species that are not otherwise protected by federal, State, or local regulations and protection programs, which are vulnerable to loss or alteration. Ensure management recommendations are provided for habitats and species of local importance, and that conservation is monitored over time. In developing and implementing such designation and monitoring efforts consider:

1. Manage to preserve scarce and rare habits, such as prairies and old-growth forests. Consider prairies and their associated flora and fauna for designation as Habitat of Local Importance.
2. Periodically review the list of species and habits identified by State agencies as priority species and habits in the State that occur in Island County and determine if they should be considered Habitats and Species of Local Importance. Such species and habits should be considered for designation as Habitats and Species of Local Importance when it can be shown that there are gaps in other regulations and programs designed to protect priority species and habitats.

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LAND USE ELEMENT

1 C. Ensure natural processes and ecosystem functions are maintained between Fish and
2 Wildlife Habitat Conservation Areas Overlay and the Shorelines Overlay in order to
3 protect marine and freshwater habitats and species, particularly:

4 1. Areas where endangered, threatened and sensitive marine species have a primary
5 association.

6 2. Commercial and recreational shellfish areas.

7 3. Kelp and eelgrass beds.

8 4. Herring, smelt, and other forage fish spawning areas.

9 DB. Periodically review and update designations as new information on species viability
10 and habitat needs becomes available.

11 EG. Conserve habitats necessary for continued reproductive success of designated species.

12 1. Protect elements necessary to the survival of designated species, including habitat
13 areas such as nests, breeding areas, nurseries from disturbance during critical life
14 cycle periods.

15 2. Encourage enhancement of degraded habitat areas.

16 3. Based on the recommendations of Biological Site Assessment or Habitat
17 Management Plan, provide physical buffers or timing restrictions around specific
18 habitat areas used by designated species commensurate to the seasonal use of the
19 area (where that is the case), the sensitivity of the species and habitat, the relative
20 importance of the species and habitat, and the intensity of proposed and actual
21 uses.

22 4. Landscaping, screening, or vegetated buffers required through development
23 review should retain, salvage, or re-establish native vegetation.

24 5. Discourage use of non-native or invasive plant species.

6. Encourage the provision of corridors and networks of native vegetation between
protected habitat areas to minimize isolating and fragmenting designated wildlife

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LAND USE ELEMENT

1 habitat. Incorporate natural resource lands supporting uses such as forestry and
2 agriculture into wildlife corridors and networks. The Illustrative Habitat
3 Conservation Concept in the Parks and Recreation Element identifies corridors
4 that include habitats and species as well as public and other conservation lands.
5 Map 2 in Parks and Recreation Element may be consulted in development reviews
6 such as in State Environmental Policy Act documentation and in program
7 implementation such as current use taxation implementation.

8 7. Consult with state and federal agencies when making wildlife management and
9 protection decisions.

10 8. Develop and implement programs to restore, rehabilitate, and acquire important
11 habitat areas.

12 FD. Protect all streams, lakes, ponds, streams, inland waters, marine shorelines, and
13 underground waters.

14 E. Protect near-shore habitats, including commercial and recreational shellfish areas; kelp
15 and eelgrass beds; herring and smelt spawning areas.

16 1. Ensure the design of new and replacement on-site sewage systems shall meet
17 the minimum requirements outlined in ICC 8.07C and are designed and located so
18 as to discharge sewage effluent as far as possible from critical areas and their
19 buffers. The design of new and replacement on-site sewage systems shall meet the
20 minimum requirements outlined in ICC 8.07C.

21 1. Require buffers for new development adjacent to streams and marine habitats.

22 2. Require buffers for new development adjacent to streams and marine to protect
23 ecological functions. Where critical area protections overlap, the most protective
24 regulations should control. For example, where a stream buffer and a wetland
buffer overlap, the regulated buffer should extend to the outer width of the more
extensive required buffer.

1. Require preparation of farm plans for new agriculture uses in the Commercial
Agriculture land use district.

2. Require implementation of best management practices for new and existing
agricultural activities.

18 GF. Upon approval by the Washington State Department of Ecology, Island County's
19 updated Shoreline Master Program shall be used to protect Fish and Wildlife Habitat
20 Conservation Areas in the Shoreline Overlay including near-shore habitats, including
21 commercial and recreational shellfish areas; kelp and eelgrass beds; herring and smelt
22 spawning areas. Until approved by the Department of Ecology, Fish and Wildlife
23 Habitat Conservation Areas shall be protected by all applicable policies the
24 Comprehensive Plan, and by those regulations contained in Chapter 17.02 ICC. Maps,
site specific studies, and information collected by other agencies available for public
review will be made readily accessible to potential and existing landowners, interested
citizens, and development interests to aid in the protection of these areas.

LAND USE ELEMENT

1 HG. When a critical area lies in the Shorelines Overlay but its buffer falls outside of
2 shoreline jurisdiction, the buffer is subject to Fish and Wildlife Habitat Conservation
3 Areas Overlay policies. Regulation of these areas will take into consideration the
4 function of the area, the potential environmental costs of alterations, the sensitivity of
5 the area to disturbance, and the intensity and potential risks associated with a proposed
6 land use.

7 HH. Proposed uses, activities, and alterations inside the Fish and Wildlife Habitat
8 Conservation Areas Overlay that impact habitats and species inside shoreline
9 jurisdiction are subject to Fish and Wildlife Habitat Conservation Areas Overlay
10 policies, and steps should be take to minimize, avoid, or eliminate such impacts. When a
11 violation of the policies and regulations of this area is identified, the enforcement action
12 and severity of any penalty will be proportional to the nature and circumstances of the
13 violation and the damage or risk to private and public resources.

14 IJ. Overlay policies and development regulations shall be implemented in addition to those
15 associated with the underlying land use designation. When there is a conflict in policy
16 statements or development regulations, the more restrictive shall apply.

17 K. Protect landscape level processes that indirectly or directly affect Fish and Wildlife
18 Habitat Conservation Areas by implementing low impact development, stormwater,
19 water quality clearing and grading, steep slope, and tree retention policies, regulations,
20 and plans.

21 L. Maps, site-specific studies, and information collected by other agencies available for
22 public review will be made readily accessible to potential and existing landowners,
23 interested citizens, and development interests to aid in the protection of these areas.

24 M. Regulation of these areas will take into consideration the function of the area, the
potential environmental costs of alterations, the sensitivity of the area to disturbance, and
the intensity and potential risks associated with a proposed land use.

N. Promote incentives to conserve and restore habitats, including:

1. Include incentives for habitat enhancement in Fish and Wildlife Habitat
Conservation Areas regulations.

2. Update and maintain a habitat corridor map to direct programs and funding to
landscapes that connect Fish and Wildlife Habitat Conservation Areas.

3. Update the Open Space Current Use Public Benefit Rating System to prioritize rare
and valuable habitats and species that are at risk of alteration or loss and that lack
regulatory protection. Ensure the program includes clearly defined outcomes and
measurable and verifiable requirements.

O. Ensure the County coordinates its own programs with those of other public and private
organizations to enhance management of Critical Areas in Island County.

P. When considering changes to development regulations and planning policies
consideration should be given to policies and regulations which encourage the creation,
linkage and maintenance of large blocks of uninterrupted forest cover.

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LAND USE ELEMENT

1 Q. When a violation of the policies and regulations of this area is identified, the
2 enforcement action and severity of any penalty will be proportional to the nature and
3 circumstances of the violation and the damage or risk to private and public resources.

Frequently Flooded Areas

Goal:

4 **To protect the public health, safety and welfare, and to minimize public and private**
5 **losses due to flood conditions in frequently flooded areas.**

Policies:

- 6 A. Reduce the potential for physical injury and damage to public and private property
7 from flooding by minimizing impacts of upstream land uses.
- 8 1. Protect natural water storage areas and drainage systems, including wetlands,
9 streams and lakes, to reduce downstream flooding.
- 10 2. Ensure new development above identified thresholds minimizes additional runoff
11 by limiting impervious surfaces, unnecessary grading and compaction of soils,
12 and preserving areas of undisturbed vegetation.
- 13 3. Ensure new development above identified thresholds is accompanied by
14 appropriate stormwater facilities, such as detention ponds, infiltration facilities,
15 and other measures to maintain rates of runoff at pre-development levels.
- 16 4. Impose standards for construction in frequently flooded areas to minimize the
17 potential for physical injury and property damage.
- 18 B. Maps, site-specific studies, and information collected by other agencies available for
19 public review will be made readily accessible to potential and existing landowners,
20 interested citizens, and development interests to aid in the protection of these areas.
- 21 C. When a violation of the policies and regulations of this area is identified, the
22 enforcement action and severity of any penalty will be proportional to the nature and
23 circumstances of the violation and the damage or risk to private and public resources.
- 24 D. Development regulations shall be implemented in addition to those associated with the
underlying land use designation.
- E. Regulations for frequently flooded areas are contained in the ICC 17.02.

Geologically Hazardous Areas (Steep/Unstable Slopes) Overlay

Goal:

20 **To protect the public health, safety and welfare from threats resulting from**
21 **incompatible development being sited on or near steep and/or unstable slopes.**

Policies:

- 22 A. Minimize damage to life, health, property, and natural resources caused by geological
23 processes.

Exhibit B-2

Natural Lands Element Changes

NATURAL LANDS ELEMENT

1 Open Space Corridors. The protection or conservation of individual areas of wildlife habitat are
 2 not sufficient for the protection of many species. These species require areas sufficient to permit
 3 migratory patterns, access to water, and access to seasonal forage areas. The preservation of
 4 natural and man-made corridors can serve this purpose. Conversely, seemingly minor intrusions

5 The identification of open space corridors within cities and Urban Growth Areas is of particular
 6 importance in meeting the requirements of GMA. Such corridors will include streams and their
 7 associated buffer areas, shorelines and intertidal areas, utility transmission paths, non-motorized
 8 trails, and scenic roadways. The comprehensive plans of several incorporated areas within the
 9 county have identified areas that may be important as open space corridors. These corridors may
 10 be located within city limits, or within UGAs, or within the broader Joint Planning Areas
 11 cooperatively identified between the county and the various communities. Map 4-2 Illustrative
 Habitat Conservation Concept in the Parks and Recreation Element identifies the open space
 corridors within and between for the the Urban Growth Areas associated with the cities of
 Langley and Oak Harbor. The map also conceptually identifies public lands, lands protected by
 conservation easements, and potential habitat corridors. Map 4-1 identifies the open space corridors
 for the Urban Growth Areas of the cities of Langley and Oak Harbor. ~~The town of Coupeville
 does not have an Urban Growth Area.~~

Comment [WU1]: Amended per Audit and Policy Document - BJ - 5-23-2014
Comment [WU2]: This statement deleted as it is untrue. - BJ - 5-23-2014

12 In addition to meeting GMA requirements, the identification, protection and possible restoration
 13 of stream corridors can have significant positive impacts in adding or maintaining habitat for
 14 several salmonid species, including Coho, Chinook, Chum and Cutthroat Trout. Several streams
 on Whidbey and Camano Islands have been identified as having high or moderate potential for
 salmonid habitat, subject to appropriate restoration efforts. *Figure 1* lists streams that have been
 identified as suitable candidates for stream restoration efforts.

Figure 1 Streams Recommended for Restoration

LOCATION	STREAM	EST. LENGTH (MI.)	RESTORATION POTENTIAL
<i>Camano Island</i>	Chapman Creek	1.8	high
	Kristoferson Creek	2.6	moderate
	Carp Lake Creek	1.6	moderate
	Cavalero Beach Creek	1.1	moderate
	Madrone Beach Creek	1.7	moderate
	<i>Whidbey Island</i>	Glendale Creek	2.4
	Cultus Bay Creek	1.9	high
	Maxwelton Creek	4.25	high
	Randall Point	1.1	high
	Deer Creek	1.6	high
	Swantown Creek	2.8	high
	Lone Lake Creek	4.1	high
	<i>Coupeville</i>	North Bluff Creek	1.7
<i>Oak Harbor</i>	Crescent Harbor Creek	2.5	moderate

NATURAL LANDS ELEMENT.

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Map 1 (See Map 2 in the Parks and Recreation Element) UGA Joint Planning Area, Open Space Corridors