



Through comprehensive planning, the County will balance the goals of the GMA to ensure that Island County's rural character and natural beauty is protected, while meeting the housing and service needs of both existing and future county residents.

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I.I COMPREHENSIVE PLANNING

The Island County Comprehensive Plan is the document that provides the broad policy basis for Island County's land use planning program and sets the framework to guide land use decisions within the county. The Plan identifies ways that the County's land use planning efforts will implement state and regional requirements, including the Growth Management Act (GMA) and administrative codes. Equally important, the Plan acts to coordinate actions with local jurisdictions, service providers, and state and federal agencies that may have a stake in Island County's land use policies and implementing regulations and actions.

In addition to its legislative and coordination roles, the Island County Comprehensive Plan also reflects community values and aspirations about the County's future. The Plan aims to organize County actions and programs that define relationships between land use goals and policies and community livability, economic vitality, provision of needed public facilities, and environmental stewardship.

I.II REGULATORY FRAMEWORK

The Growth Management Act (GMA) was passed in 1990 in response to rapid population growth, concerns with suburban sprawl, environmental protection, and quality of life. It provides direction regarding:

- Jurisdictions must create a Comprehensive Plan consistent with the goals of the GMA
- The Plan must account for the next 20 years of population growth
- Plans are reviewed every 8 years and updated if necessary; this review will be for years 2016-2036
- Must include early and often public participation
- Plans are implemented through capital investment and development regulations

Key Considerations:

A. Urban Growth Areas (UGAs)

1. Counties, in consultation with municipalities, must designate UGAs to accommodate population growth and development.
2. 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.

B. Resource Lands & Critical Areas

1. Counties must designate and regulate Resource Lands such as agricultural lands, forest lands, and mineral resources. Counties must also designate Critical Areas such as wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazard areas.

C. Public Facilities

1. Each jurisdiction must identify lands useful for public purposes and allow for essential public facilities.
2. Some rural governmental services and urban services, such as transportation infrastructure, must be in place at the time development is completed (these terms are defined in RCW 36.70A.030(17) and (18)).

I.II.I STATE PLANNING GOALS

The State of Washington's Growth Management Act sets forth statutory goals for the guidance of the cities and counties required to plan under the act in RCW 36.70A.020. In addition, RCW 36.70A.480 states that the goals and policies of the state shoreline management act, as set forth in RCW 90.58.020, are added as one of the goals as presented in RCW 36.70A.020.

The Growth Management Act goals as presented in RCW 36.70A.020 and RCW 36.70A.480 are outlined below. A matrix identifying the location in the Plan or the accompanying volume of where the GMA goals, in addition to other requirements of the GMA, are addressed is provided in Appendix A.

- **Urban Growth:** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low density development.
- **Transportation:** Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
- **Housing:** Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of the existing housing stock.
- **Economic Development:** Encourage economic development that is consistent with adopted comprehensive plans, promote economic opportunities for all citizens, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of natural resources, public services, and public facilities.
- **Property Rights:** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
- **Permits:** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.
- **Natural Resource Industries:** Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.
- **Open Space and Recreation:** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- **Environment:** Protect the environment and enhance quality of life, including air and water quality, and the availability of water.
- **Citizen Participation and Coordination:** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.
- **Public Facilities and Services:** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- **Historic Preservation:** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- **Shorelines.** The goals and policies of the state shoreline management act (RCW 90.58.020) are goals and policies of the Growth Management Act.

I.III ISLAND COUNTY VISION STATEMENT

Through comprehensive planning, the County will balance the goals of the GMA to ensure that Island County's rural character and natural beauty is protected, while meeting the housing and service needs of both existing and future county residents.

I.III.I THE FUTURE OF ISLAND COUNTY: A VISION FOR 2036

A. Open Space

When traveling through Island County one will see forests, farmlands with crops and livestock, and open space that provides for varied wildlife and flora as well as hiking and biking trails, beach access, and other open spaces for recreation.

B. Transportation

A safe transportation system will continue to be improved to first meet the needs of county residents as well as visitors and tourists. Two-lane roads that offer views of forests, farms, fields, snow-capped mountains, and water characterize the transportation system in the rural area.

C. Agriculture

Farming plays a very important role in Island County, even though many farms are small in scale. Large or small, throughout both islands, all farms in Island County, including tree farms, have unique value by contributing to the County's rural character as well as contributing to the local and state economy.

D. Rural Character

Though it is hard to describe in words, “rural character” is a crucial element of the County’s economy and culture – and one of the few things virtually all residents agree is essential to the quality of life here. Rural character not only makes people “feel good” about the place where they live and provides a cultural connection to the County’s past – it also has a very clear dollars-and-cents benefit. Rural character (which would not exist without the County’s farms and forests) is the basis for the County’s important tourist industry. It also is very attractive for retirees and for businesses that consider locating here to provide a higher quality of life for their employees.

For all these reasons, it is important as a matter of policy for the County to preserve agriculture, including those on limited acreage, especially in the face of growing pressures for residential and commercial development. Tax incentives, extension programs and “Right-to-Farm” measures help. So too does a regulatory approach that is based on best available science that protects the environment as mandated by the State’s Growth Management Act, but does so in a way that is flexible that give farmers the most options in the management of their lands.

Under zoning standards, only farmland in the agricultural tax program is classified by the County as “commercial.” However, both commercial and non-commercial farming play an important role in preserving the rural character of Island County. Commercial farming is significant to both the character and economy of the County. Noncommercial farming, including raising of livestock, continues to be a wide spread activity of local importance in the rural area of the County, providing a cultural connection to both the historic past and future of Island County.

E. Critical Areas

Standards have been established that protect critical areas, such as wetlands, streams, steep slopes, beaches if designated a critical area, wildlife habitat, and other critical areas. Public funding for open space acquisition has continued. Restoration and enhancement of important ecological features has occurred throughout the County, primarily along shorelines, and low-impact recreation has been added in certain locations for public beaches and forests, hiking trails, and bicycle paths.

F. Urban Growth in Urban Areas

Island County continues to develop strategies and policies achieve more growth in urban growth areas and defined areas of more intensive rural development. Langley and Coupeville have maintained their unique small town character and Oak Harbor has accepted the majority of UGA growth in Island County.

Island County has instituted measures which allow for the continuing utilization of existing lots without unnecessary sacrifice of rural character, a strong economy, and environmental protection. Island County’s tradition remains evident as new development occurs. Large tracts of land, providing wildlife habitat and assistance with aquifer recharge, surround compact, dispersed settlements. Compact settlements are moderately dense and tend to reduce development

pressure in more rural areas, which dominate the landscape while providing connectivity of natural areas for wildlife habitat.

G. Housing

Innovative affordable housing and clustering techniques allow for the efficient placement of services, protection of critical areas, and provide high-quality open space, while not detracting from the County's rural character. Land use and housing policies, including affordable housing density bonuses provide for the development of housing units for that segment of the population which could otherwise be priced out of the County.

H. Economy

The County continues to diversify its economy while Naval Air Station (NAS) Whidbey remains the largest economic engine of the County and light manufacturing has increased as an important economic factor. The County land use controls have successfully expanded job opportunities so that more local residents have the opportunity to live and work in the County. These actions have helped to relieve the pressures in off-island transportation linkages. Island County has become increasingly attractive to low-impact, appropriately scaled manufacturing, professional and service businesses, and craftspeople and artists. New businesses fit easily into both urban and rural lifestyles and provide improved wages, advancement, and career opportunities for our youth.

I. Inter-Jurisdictional Planning

Island County coordinates and cooperates with its incorporated towns and cities, as well as the special purpose districts that serve the County. Regulatory and non-regulatory options and incentives that respect the property rights of owners as well as community needs are balanced.

I.III.II VALUE STATEMENTS

A. Allure of the County

Island County's natural beauty and unique character are powerful magnets. Many lifestyles mesh well in a cohesive rural environment. Residents comprise a diversified population representing many nationalities, spanning all age groups. Some residents are from local families have been part of the county for generations, and other residents are relatively new to Island County. Reflecting consistency and change at the same time is part of what makes Island County unique.

B. Comprehensive Planning

Through comprehensive planning, Island County has taken measures to manage growth. This will ensure that the quality of life, traditional values, desirable rural lifestyle, and small town character

which have created a “feeling of community” throughout Island County for over a hundred years, are protected and maintained for current and future generations.

C. Impact of Past Decisions

Many of the options available to Island County have been shaped by the land use decisions made in the 1950s, 60s and 70s. Very few large parcels of land remain in the County. Parcel sizes are mixed, with smaller lots predominating along the shoreline. Most of these small lots are developed. While the County has large areas that are forested and appear undeveloped with an average density less than one person per acre, the average County lot size is less than three acres. Thus, traditional zoning actions (such as large lot zoning) will be ineffectual in preserving rural character.

D. Challenge

Planning through the year 2036 poses a significant challenge: containing existing areas of more intensive development, experiencing continuous growth, and attempting to maintain rural character. The overall goals seek to preserve the historic, rural economy and character, protect the environment, conserve critical areas, build a strong modern economy and provide for affordable housing -- all the while finding a proper balance between government regulations and private property rights.

Rural character is one of Island County's most valued assets, providing diversity, a sense of community, and the quality of life desired by many island residents. Longtime residents and newcomers agree that a slow-paced, rural character has attracted and kept them here. Rural lifestyles provide privacy and individuality, allow people to set their own pace, bring people closer to nature and their neighbors, and offer the opportunity for family development in a safe environment. Many of the families who own and manage the county's farms and forest properties hope to see their livelihoods continue for generations to come, but view certain development regulations as an interference to their continued way of life.

I.IV PURPOSE AND COMPONENTS OF THIS PLAN

This Comprehensive Plan has been developed in accordance with the GMA, chapter 36.70A RCW, to address growth issues in Island County. It represents the community's policy plan for growth through the year 2036 (a 20-year planning period). The essence of policy planning is that it provides the community with an expressed set of statements defining the direction and character of future development which clearly integrate the goals and objectives of the Growth Management Act.

Table I-1. Plan Chapter Contents

Plan Chapter		Description of Contents
❖	1. Land Use	Establishes the land use designations and general policy framework for the land use planning program that seeks to establish the desired character and pattern of development, while protecting the quality of life, economic opportunities, and natural environment of the community. Included in this topic: <ul style="list-style-type: none"> • Population and Employment Projections • Buildable Lands Analysis • Land Use Designations for Urban, Rural, and Resource Lands Also includes the Rural Lands element - Addressing the necessary strategies and programs to ensure land uses outside of areas designated for urban growth are compatible with traditional rural uses and economic activities.
◆	2. Economic Development	Establishes goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.
❖	3. Shoreline Management	The Goals & Policies section of the Shoreline Master Program (SMP). Outlines the desired mix of utilization, protection, restoration, and preservation of the shorelines of the state and the coordinated planning effort necessary to protect the public interest.
❖	4. Housing	Establishes opportunities to develop a variety of housing types to meet the needs, preferences, and financial resources of present and future residents.
◆	5. Historic Preservation	Identifies and outlines actions necessary for the preservation of lands, sites, and structures that have historical or archaeological significance.
◆	6. Natural Resources	Water Resources & Critical Areas - Establishes the framework for designating and regulating land uses to preserve areas critical to the health, safety, and welfare of the community. Included in this topic: <ul style="list-style-type: none"> • Wetlands • Aquifer Recharge Areas • Fish and Wildlife Habitat Conservation Areas • Frequently Flooded Areas • Geologically Hazardous Areas • Water Quality & Availability
❖	7. Parks & Recreation	Provides the framework and coordination necessary for the retention and possible expansion of open space and the provision of a wide variety of parks and recreational opportunities.
❖	8. Transportation	Outlines improvements or strategies to accommodate existing and proposed land uses, while encouraging efficient multi-modal transportation systems to support the community and region.
❖	9. Utilities	Establishes the preferred siting of and coordination necessary to ensure utilities are available for existing and proposed land uses.
❖	10. Capital Facilities	Addresses the appropriate coordination, location, and delivery of adequate public facilities and services to support existing and proposed land uses, including a funding plan. The Capital Facilities Plan (20-Year) is found in 10A and the Capital Improvement Program (6-Year) is 10B.
❖ = Mandatory ◆ = Optional		

The benefits of a policy plan are as follows:

- Public understanding and participation in the planning process are facilitated by the uncomplicated character of the policy statements.
- Elected officials become closely involved in the planning process through definition of explicit policy statements.
- Several diverse agencies and interests making development decisions in the community may utilize the policy plan as a coordinating device.
- Policy planning provides stability and consistency in the planning program notwithstanding changes in conditions of a community.

The guiding functions of the policy plan are:

- Useful in the adoption of land use codes by legislative bodies.
- Applicable in the administration of development controls and incentives by responsible officials.
- Necessary to provide a reasonable and fair means of amending the comprehensive plan and development regulations with a supporting record that will withstand challenge.

The role of this plan is:

- To set goals and policies to guide growth in the County through the year 2036;
- To develop future land use patterns and maps; and
- To establish a specific program for plan implementation.

Note: The goals and policies are incorporated into Chapter VI, and the associated implementation strategies are outlined in Chapter V.

I.IV.I CENTRAL THEMES

- Citizen input is an essential part of the comprehensive planning process. The process of publicly debating sensitive issues is valuable in forming a viable outcome. Citizen involvement engenders commitment and willingness to find solutions.
- Identification of the historic development pattern has become more easily recognizable with the advent of new geographic information system capabilities and database query techniques. Carefully defining and containing this historic development pattern is now recognized by the Growth Management Act as a method for planning for “areas of more intensive rural development”.
- Housing and land prices have risen dramatically in Island County over the past 10 years to a point where affordable housing has become a scarcity. Providing incentives for the development of affordable housing for all County residents is a priority of this plan.
- Farm and forest lands are a valued resource for the County. The County is committed to provide planning options and incentives to help sustain the productivity and economic viability of farms and forests.

- Regulatory measures must be balanced with non regulatory options and incentives. It is not easy to convince individual property owners or developers that they should put the interests of the County as a whole above their needs and interests. Finding ways to offer incentives and options is essential to bridging the gap between individual rights and community needs. It is important to develop innovative ways to create win-win situations.
- Clustering is the preferred alternative to large lot development in order to conserve open space in the rural area and to preserve the ability to expand urban growth areas in an orderly fashion in adjacent areas. Clustered residential development is a way to provide more affordable, easier to serve, less disruptive development that can preserve significant amounts of open space. Clustering can also be very effective in siting a development to protect critical areas. In filling of development in existing built up areas such as Urban Growth Areas (UGAs) or areas of more intensive rural development must be encouraged as another important tool for maintaining open space, limiting sprawl and protecting rural character.
- Job opportunities in the County are fairly limited in many areas. Providing employment opportunities for an increasing population, which will also allow an increased percentage of residents to work in the County and not have to commute, is of great importance in this planning effort.
- The Navy is a very large part of the County's economic, social and cultural make up. The County would like to establish goals, policies, and development regulations so as to ensure that its the land use decisions will be compatible with current and future naval operations.
- As outlined in the County-Wide Planning Policies (CWPPs), it is essential to successful plan implementation that the County continue to work closely with all jurisdictions and districts within its boundaries. Close coordination and cooperation is necessary to ensure effective land use planning and ensure full and efficient use of Urban Growth Areas.
- The CWPPs establish the framework from which county, town and city comprehensive plans are developed and adopted. The CWPPs provide the foundation for assuring that consistency criteria, required between county and city planning under the GMA, are fulfilled. The CWPPs were jointly and collaboratively developed and adopted by Island County and the cities of Coupeville, Oak Harbor, and Langley on June 22, 1992, and most recently updated in 2015 (a major update). The CWPP provided guidance in development of this Comprehensive Plan.

I.V PLAN UPDATES

I.V.I ANNUAL DOCKET PROCESS

To be responsive to changing conditions, Island County updates this Plan through the annual docket process, ensuring that the Plan remains a viable tool for decision-makers and citizens to use when seeking policy direction regarding land use and Island County's future. Timely and thorough review of the Plan will assist in keeping it responsive to the needs of local citizens.

Amendments may be made to the Comprehensive Plan once a year only after careful analysis of cumulative impact of proposals and developing trends and a finding that the proposed amendment is in the common interest of the people of Island County. The GMA directs the creation of a process and procedures for Plan amendments, and establishes the annual “docket” process (RCW 36.70A.130(2)), but the specific processes and procedures are left to the County to determine. For Island County, the process of amending the Comprehensive Plan and related development regulations, including the annual docket process, timing, and application requirements, are located in chapter 16.26 ICC.

The 2016 update included a new process for amendments and includes a multi-year work plan to be reviewed annually to determine which elements will be updated each year, based on staffing and resources available, legal need, and competing priorities. Annual docket items will create the annual work plan for the Long Range Planning team, and will include:

- Each of the Plan chapters;
- Related updates and implementation programs;
- Subarea planning efforts;
- Annual documentation, reporting and cleanup efforts;
- Ongoing intergovernmental coordination; and
- Additional major projects (i.e. decennial census, etc.).

Figure I. Example Work Plan

Work Plan Item	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COMP PLAN UPDATE (due 2016, 2024)	H							H	H	H
CWPP						H				
Scope of Work							M			
Population Projections								M		
Buildable Land Analysis	L							M		
UGA Boundary Review/Adjustments	M								M	
Concurrency Review	L								M	M
SEPA	M					L			H	H
Elements/Chapters:										
Housing Element	L	H	H					L		
Economic Development	L	H							M	
Historic Preservation	L	L	L	L					M	
Natural Resources	L								M	
SMP Element	L	L								
Capital Facilities								H		L
Utilities										L
Transportation	L							H	H	
Parks										H
Land Use	L								H	H
Introduction Chapter										M
Implementation & Monitoring	L									M
Related Updates										
Level of Service Standards		M	M							
Critical Areas Ordinance Update						M	M			L
Fish & Wildlife Update								M	M	L
Rural Lands (Home Occupancy, Enforcement, VRBO, etc)		M	M							L
Public Access Plan (SMP Mandate)							H			
COMMUNITY SUBAREA PLANNING										
Freeland Subarea Plan		M							M	
Freeland Development Regulations		M							L	
Clinton Subarea Plan			H	H						
Evaluate Feasibility of a New Subarea Plan (Future)										
Update Ebey's Corridor Invasive Plan			L	L	L	L	M			
Annual Review of Ebey's Design Guidelines (Req'd)		L	L	L	L	L	L	L	L	L
Subbasin Watershed Plans (Req'd)										
Annual Reporting on Growth (CWPP)										
CIP Comp Plan Concurrency		L	L	L	L	L	L	L	L	L
TIP Comp Plan Concurrency		L	L	L	L	L	L	L	L	L
SMP (due 2020)										
Update County Growth & Land Mgmt Plan (Future)						L	M	M		L
Coordinated Watershed Systems Plan & WSR			H	H						
Surface Water Quality Plan (Future)										
Sea Level Rise Plan & Reg Integration										
Adaptive Management Plan										
FRS (proposal: Program Update every 8 years)		L			M					
2020 Census										
- LUCA, PSAP boundary updates, etc.		L	M	M	L					
- Outreach						L	H	H		
Annual Code Audit & Cleanup		L	L	L	L	L	L	L	L	L
Annual Zoning Map Cleanup		L	L	L	L	L	L	L	L	L
Annual Mapping Audit & Cleanup		L	L	L	L	L	L	L	L	L
Ongoing Intergovernmental Coordination:										
- Intergovernmental Planning Group (Annual)		L	L	L	L	L	L	L	L	L
- Water Resource Advisory Group (Monthly)		L	L	L	L	L	L	L	L	L
Total Items on Docket	33	19	16	16	17	17	18	17	18	21
	L = 1 - 3 months	24	12	13	12	10	10	11	11	13
	M = 3 - 9 months	7	3	1	2	4	4	4	3	4
	H = 9 months to 2 years	2	4	2	2	2	3	2	4	4

I.V.II PERIODIC UPDATE

For the Comprehensive Plan to remain current, it needs to be reviewed and updated periodically. State law requires jurisdictions to periodically conduct a thorough review of their plan and regulations to bring them up to date with any relevant changes in the GMA and to respond to changes in land use or population growth.

The Plan shall be reviewed by the Planning Commission at least every periodic update, based on the schedule identified by the GMA as found in RCW 36.70A.130(5), making recommendations to improve the entire Plan. When preparing periodic updates to the Comprehensive Plan, all comprehensive plan elements shall utilize most current data available from local, state, federal sources.

I.V.III OVERVIEW OF 2016 UPDATE

Formulation of a plan that is responsive to the future needs and challenges of Island County residents is the primary objective of this planning effort. The goals of the 2016 update were:

- Solicit and capture citizen input
- Plan in a coordinated fashion with other jurisdictions within the County
- Increase readability & usability of the document by reformatting and reorganizing the content
- Update the Plan to reflect current goals/policies/codes/laws, including the recently updated County Wide Planning Policies and revised State Growth Management Act requirements
- Create a new process for future updates

This Plan, and its attendant goals and policies and future land use plan, represent a balance of the views and opinions expressed by the many citizens who took time to participate in workshops or write letters for the record, and the goals outlined in the Growth Management Act (see Appendix C for a summary of public engagement efforts).

To a substantial degree the 2016 amendments to the Comprehensive Plan are a refinement of the previous Comprehensive Plan, with the most significant changes being:

1. Reformatting and reorganization to increase readability & usability.
2. Updating the Urban Growth Areas & Joint Planning Areas (see Chapter 1, Land Use, Section 1.5.1).
3. New process for updating the plan.

The goals and policies that are new or revisions in 2016 are identified within each chapter. For additional changes, refer to the change matrix for each chapter, a detailed list of edits, deletions, relations, additions, and revisions.

Two elements have been replaced; both the Transportation and Shorelines elements are new in 2016. The Land Use, Housing and Historic Preservation chapters were all reorganized to a significant degree (in addition to updates). Other changes of note are the reorganization of the Capital Facilities chapter and the creation of a new Natural Resources chapter from sections of the Land Use, Water Resources, and Natural Lands chapters. These changes are summarized below:

Shorelines

- The County is required to update its Shoreline Master Program (SMP) every 8 years. The next required review and update of the SMP is on or before December 1, 2020, pursuant to RCW 90.58.080(4)(a).
- The SMP includes shoreline policies & regulations based on local geographic, economic and environmental needs
- The updated SMP became effective January 19, 2016; the Shoreline Chapter is the goals and policies section of the SMP.

Transportation

- Updated and revised all sections of the Transportation Element.
- Changed goals and policies based on public feedback.
- Simplified the concurrency process that ensures coordination between development and transportation investments..

Land Use

- Information pertaining to other Elements was moved to the relevant chapter.
- General background on legal framework moved to the Preface.
- Population projections and buildable lands analysis was moved to Appendix B.

Housing

- Updated housing data with new information from the 2010 Census and 2014 American Community Survey.
- Streamlined and reorganized background information.

Historic Preservation

- Original Element was the Comprehensive Plan for Ebey’s National Historic Reserve; that document is now adopted by reference.
- Now contains background on the Reserve and additional information and guidance about expanding historic preservation efforts.

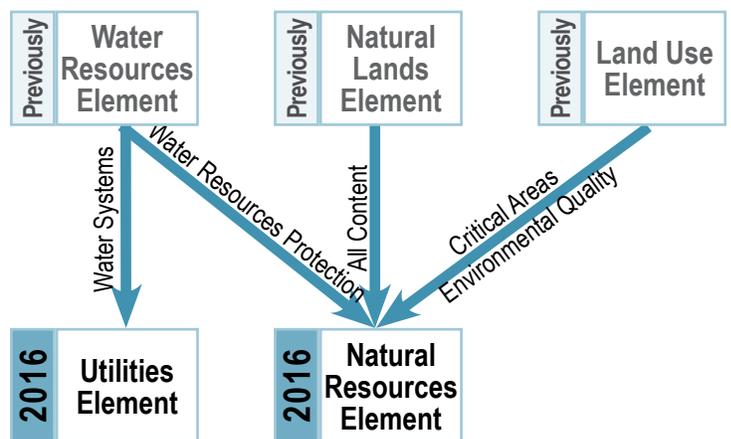
Capital Facilities

- Staff reorganized this section into three separate sections (Element w/ goals & policies, Plan (20-year), and Program (6-yr), allowing for easier updates to the Plan & Program in the future.

Natural Resources

- Natural Lands and Water Resources were combined to create a Natural Resources chapter.
- Sections related to Water Systems were moved to the Utilities Element; sections on protection and preservation of water as a resource were moved to the new Natural Resources Element.

Figure II. 2016 Natural Resources Element Flow Chart



I.VI IMPLEMENTATION STRATEGIES

Implementation of the Comprehensive Plan is an ongoing process involving all sectors of the community. Code amendments, capital improvements and everyday permitting and land use decisions which affect the quality of life on the Islands will greatly depend on the desires and level of citizen support given to the planning effort. The effectiveness and value of this Plan will only be measured over an extended period of time when citizens and local officials have an opportunity to achieve common objectives.

The general goals and policies should first be viewed as an overall framework for future decision making. Public and private interests must carefully examine this statement of comprehensive planning policy to ensure cooperation and coordination in meeting common objectives.

Beyond revisions to development regulations, it is necessary for public and private interests to work in a spirit of cooperation to implement the Plan. Policies within the Plan provide overall guidance for decision making, offering flexibility to developments and innovations which achieve common objectives. The Plan has been intentionally formulated to provide guidelines for future development which foster a high quality living environment for all citizens at the lowest possible public cost.

The following is an outline of general areas of implementation strategies. For this Comprehensive Plan to succeed, it is of utmost importance to proceed on schedule to accomplish all of these items. Specific implementation strategies are located within the Goals & Policies section of each chapter.

I.VI.I SUBAREA PLANNING

Clinton

Island County will establish a sub area planning group for Clinton to further explore the opportunity of becoming a non municipal urban growth area. The criteria for the planning groups has yet to be determined. The initial study area for Clinton is defined as the Clinton Water District.

It is anticipated that if the area desires to become a non municipal UGA, a UGA amendment will be ready for action prior to the County's next periodic review of its Comprehensive Plan. The Clinton Chamber of Commerce would like the study area to include Ken's Corner, Campbell's Glen and the development around Deer Lake.

Camano Island

The County may also explore the viability of creating a subarea plan for Camano Island at a future date, to be determined via the annual docket process.

Ebey's National Historic Reserve

The County will review the potential for an update to the Ebey's Comprehensive Plan through the annual docket process. The Reserve is a "partnership" between federal and state government, Island County and the Town of Coupeville, so coordination of resources for the update will dictate timing and scope.

I.VI.II PROGRAMS & PARTNERSHIPS

Interlocal Agreements

- A. The County will work with the cities of Oak Harbor and Langley to update the interlocal agreements to assist in guiding development in the unincorporated portions of the Urban Growth Areas.
- B. The County will work with the Town of Coupeville to update the interlocal agreements regarding the Joint Planning Area and the joint planning processes.
- C. Working with the municipalities, the County will establish procedures to assist in coordinated review of land use and capital projects in Joint Planning Areas.