



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339
■ from S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
■ Internet Home Page: <http://www.islandcounty.net/planning/>

~ MEMORANDUM ~

TO: Planning Commission
FROM: Island County Planning & Community Development
DATE: September 7, 2017
SUBJECT: Revision to Analysis of Employment Growth in Oak Harbor UGA

Background

- On September 6, 2017, staff issued a preliminary review of the Wright's Crossing application for an amendment to the Oak Harbor UGA (CPA 252\17).
- Staff received additional information on September 7, 2017, and re-evaluated the analysis for the employment growth. Based on the new analysis, staff is revising the estimate for employment growth within the Oak Harbor UGA since the start of the planning period (December 2016).

Revised Employment Growth

Because the application materials are insufficient to determine if they meet the re-evaluation threshold criteria in the adopted Countywide Planning Policies, staff has been working with the state and NAS Whidbey staff to evaluate employment growth, based on adopted methodology and information that is available. Our continuing evaluation has led us to revise our estimate of employment growth as follows.

Island County Employment			
Date	NAS Whidbey	Non-Military	TOTAL
16-Dec	7,388	16,310	23,698
17-Jun	7,660	16,600	24,260
<i>Growth</i>	<i>272</i>	<i>290</i>	<i>562</i>

North Whidbey Planning Area	388	<i>(69% of County Growth)</i>
UGA Employment Growth	163	<i>(42% of Planning Area Growth)</i>

This revised analysis shows that the employment growth meets the threshold criteria for CWPP 3.3.3. Nevertheless, because the Oak Harbor UGA has an employment capacity for 2,857 new jobs, this employment growth does not create a capacity concern at this time (CWPP 3.3.1 & 3.3.2).

No Change to Staff Recommendation

Staff recommends the consideration of either the exclusion or deferral, which is unchanged from the preliminary analysis. This recommendation is based upon the following findings:

- The proposed Urban Growth Area expansion area is not in compliance with the adopted Countywide Planning Policies - the proposed location for the expansion is outside of the Oak Harbor Joint Planning Area.
- The proposed expansion is not in compliance with the adopted Joint Planning Area Overlays governing the UGA expansion criteria adopted in the Countywide Planning Policies.
- The Oak Harbor UGA has additional employment capacity, so an expansion is not needed at this time; the UGA has an employment reserve of 2,690 (1,611% of the allocation).
- Additional capacity for NAS Whidbey staffing is not needed at this time; the latest public documentation published by the Navy was incorporated into the 2016 periodic update.