



**ISLAND COUNTY  
PLANNING & COMMUNITY DEVELOPMENT**

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**~ MEMORANDUM ~**

**TO: Planning Commission**

**FROM: Island County Planning & Community Development**

**DATE: September 19, 2017**

**SUBJECT: PUBLIC HEARING**

- **Discuss and make a recommendation to the Board on items to consider for the 2018 work plan and Docket, including the application from the public - Wright's Crossing (CPA 252/17).**
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## **PUBLIC HEARING ITEMS**

### **ITEMS PROPOSED FOR THE 2018 DOCKET**

#### **Roll-Over Items**

Most items proposed for the 2018 docket are roll-over items from the 2017 docket.

- **2017 CWPP Amendments Added to Plan** (May complete in 2017 or roll over to 2018)
- **Freeland Regulations / Subarea Plan** (Target for completion = 1<sup>st</sup> Quarter 2018)
- **Housing Element Update** (Target for completion = June/July 2018)
- **Rural Lands** (Timeline TBD)
- **Parks** (Timeline TBD)

#### **Wright's Crossing (CPA 252\17)**

One application for consideration for the 2018 docket was received, a proposal to expand the Oak Harbor UGA - **Wright's Crossing (CPA 252\17)**. The application was reviewed at the 9/11/17 Planning Commission meeting, and staff presented a preliminary review and recommendation based on the application materials and currently known data. Staff is recommending either exclusion or

deferral to a later docket (either a later annual docket or the next periodic update). If the proposal is included on the docket, in the Preliminary Staff Review dated 9/6/17 (pages 15 – 16) staff outlined the necessary next steps should the application be included on the docket. In order to save paper, the materials and analysis have not been recreated for this packet, but are available online at [www.islandcountywa.gov/Planning/Pages/docket.aspx](http://www.islandcountywa.gov/Planning/Pages/docket.aspx).

To date, the County has received the following public input:

- 131** Emails or Letters
- 94** Unique Individuals
- 4 In Support
- 126 Opposed
- 1 Request for Info

### **PLANNING COMMISSION OPTIONS**

The Planning Commission may recommend deferral, inclusion, or exclusion. A deferral may be for consideration in a specific future annual docket or to the next periodic update.

### **ITEMS PROPOSED FOR THE 2018 WORK PLAN**

On September 11, 2017, the Planning Commission did a preliminary prioritization of Long Range Planning potential work plan items. Below is a summary of preliminary recommendations.

#### High Priority

- Forest Practices
- Economic Development (to include Gateway Planning)
- Implementation Plan for Comprehensive Plan Policies
- Group A water systems regulatory restrictions on new wells

#### Medium

- Historic Preservation
- Sign Code Update
- Ebey's Landing Regulations
- PBRS Program revisions

#### Low

- SMP Update – (due 2020)
- Airport Compatibility Regulations

### **ACTION REQUESTED**

Today staff is seeking a final recommendation to Board for items to be considered for the 2018 docket and work plan. In accordance with ICC 16.26, the Board will make the final determination before November 30<sup>th</sup>.

### **Enclosure**

- Wright's Crossing (CPA 252117) – Public Input Summary Table (GMA Item # 12974)