



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR UGA AMENDMENTS

Project # _____ (assigned by staff)

SUPPLEMENTAL INFORMATION REQUIRED AT APPLICATION SUBMITTAL, WITH APPLICATION PART 1 & 2

Note: Page and section numbering continued from Application Part 2.

XII. CHECKLIST FOR UGA SUPPLEMENTAL ATTACHMENT

Applicant Planning	APPLICATION REQUIREMENTS by Application Type	Land Swap	Public Lands or Facilities	UGA Expansion
Application Part 3. Supplemental Attachment				
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XII. Checklist for UGA Supplemental Attachment	✓	✓	✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XIII. Initiation Type	✓	✓	✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XIV. UGA Expansion Criteria			✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XV. Preliminary Land Capacity Analysis	✓		✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XVI. Calculation Revisions	✓		✓
<input checked="" type="checkbox"/>	<input type="checkbox"/> Section XVII. Parcels Impacted by Proposal	✓	✓	✓
<input type="checkbox"/>	<input type="checkbox"/> Section XVIII. Municipal comments & local data	✓	✓	✓

XIII. INITIATION TYPE

1. Initiation by (check one):

- Private Citizen Initiated
 City/Town Initiated
 County Initiated

2. Check one of the choices below to indicate which UGA Amendment type you are proposing:

- A.II.(1) UGA Land Swap
 A.II.(2) Addition or Removal of Public Lands or Facilities
 A.II.(3) UGA Amendments that Require a Countywide Buildable Lands Analysis

3. Check which UGA(s) you anticipate will be impacted:

- Oak Harbor
 Coupeville
 Freeland
 Langley



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4. For UGA expansions between periodic updates, specify which of the four (4) allowed categories applies (per CWPP 3.3.3):
- 3.3.3(a) Population growth (from December 2016) equals or exceeds 50% of UGA allocation
 - 3.3.3(b) Civilian employment growth (from December 2016) equals or exceeds 50% of UGA allocation
 - 3.3.3(c) Revised NAS Whidbey staffing information shows staffing will increase in a manner that will result in population growth that equals or exceeds 50% of UGA allocation prior to the start of the next planning period.
 - 3.3.3(d) An opportunity is presented to bring a large scale business, industry, institution, or other significant employer to Island County, and the County and Municipality agree that due to the facility or institution's unique characteristics there is no suitable land available inside the current UGA.

XIV. UGA EXPANSION CRITERIA

- 1. JPA Overlay Designation(s) in proposed expansion area: Proposed to be "Priority Growth" by Oak Harbor.
*see narrative
- 2. Is the proposed expansion in line with the expansion sequencing as laid out in CWPP 3.3? Yes No
- 3. Does the application include a proposal to change JPA designations? Yes No
(NOTE: If yes, a Part 3 for JPA amendments is also required at submittal)
- 4. Attach a written narrative that details how the proposal complies with the CWPP sequencing.

XV. PRELIMINARY LAND CAPACITY ANALYSIS ESTIMATES

Proposed Amendment	Total Acres	Population Capacity	Employment Capacity
Existing UGA	1,089.9 ¹	1,233 ²	2,857 ³
Proposed UGA	1,383.2	5,416 ⁴	2,857

*Foot Notes on following page

XVI. PROPOSED CALCULATION REVISIONS

Note: County staff is available to assist you with the following calculations and data sources.

PRELIMINARY LAND CAPACITY ESTIMATES FOOTNOTES
(Supplemental to item XV)

1. The existing UGA size was obtained from the Island County GIS system, Interactive Maps option. The Land Use Interactive Maps section. GIS data indicates the Oak Harbor unincorporated UGA includes 1,089.98 acres
2. According to the zoning information and parcel data from GIS, 447.2 acres of the UGA total acreage is either zoned Industrial, Light Manufacturing, Planned Industrial Park, Highway Service Center, Planned Business Park, or Rural. The remaining 610.8 acres is zoned Oak Harbor Residential. According to Oak Harbor's 2016 Comprehensive Plan, 82% of the low density residential parcels are already developed (Figure 10, page 31). The footnote to Table 10 indicates that information is for City limits and the UGA. Therefore 500.9 acres of the 610.8 is already developed, leaving only 109.9 acres available for development. Using the deduction factors from the 2016 Island County Buildable Lands, 16% of developable land should be deducted for Critical Areas, resulting in 92.3 acres as developable. The BLA also indicates that 15% of developable acreage is to be deducted for Public Purposes, resulting in 78.5 acres available to be developed with single family homes. Assuming all 78.5 acres was developed at maximum gross density of 6 units per acre, 471 homes could be built. If the 16 UGA parcels zoned rural were each improved with a single family home, the total new dwelling units the current UGA can accommodate is 487. At 2.53 people per home, the UGA population capacity 1,233
3. Employment capacity from Table B-12 of the Island County Buildable Lands Analysis. This data is provided for informational purposes only since the applicant is not proposing any changes to non-residentially designated land.
4. The Wright's Crossing project will accommodate up to 1,500 detached single family homes. The additional 45.51 acres north of the project the applicant suggests also become UGA could accommodate 153 dwelling units after deducting the developed land (9.73 acres), the 16% for critical areas, and the 15% for public purposes. Together these 1,653 new dwelling units could accommodate a population of 4,183.

CWPP UGA Expansion Sequencing Narrative
(Supplemental to item XIV)

The area proposed to be added to the UGA is within the area Oak Harbor has requested be added to the JPA and to be designated for Priority Growth through adoption of City Resolution 17-13 adopted on July 26th, 2017 by the City Council and signed by the Mayor. Specifically the Resolution supports the JPA expansion and supports its designation as Priority Growth Area. After the area is so designated, the UGA expansion request will be in conformance with the consideration listed in CWPP8.a and 8.b. The land is not extensively constrained by critical areas and is not within a significant flood or tsunami hazard area. The land does not contain any Commercial Agricultural property. The area can be efficiently served with urban services.

With regard to CWPP 3.3.4, all four items will be evaluated cooperatively by the applicant, Oak Harbor staff, and Island County if the Board of County Commissioners choose to docket the request for consideration. The four items that will be evaluated are migration factors, actual vs. projected growth, growth locations and densities, and project impacts.

With regard to CWPP 3.3.7, the applicant understands that the UGA will be evaluated on a county-wide basis. If the UGA is expanded as the applicant suggests, the new area will accommodate a projected population of 4,183 more people than the current UGA can accommodate. Such growth would still be far below the “high” OFM projected population for 2035 and just slight more than the “medium” projection. Evaluation of the allocation will be done by Island County staff during the review process if the Commissioners docket the request.



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1. Population Growth Estimates (required for proposals under Section XIII, Item 4, criteria A & C)

- | | |
|--|---------------|
| A. Adopted UGA 20-year Population Growth Allocation ¹ : | _____ persons |
| B. Population at Start of Planning Period (Dec 2016): | _____ persons |
| C. Current Population Estimate: | _____ persons |
| D. Growth Since Start of Planning Period* (C - B): | _____ |
| E. Percentage of allocation utilized (D ÷ A): | _____ % |

* Per CWPP 3.3.3, the start of planning period is the date of the most current plan adoption (December 2016)

¹ Oak Harbor UGA = 3,747 (including NAS Whidbey impacts); Coupeville = 144; Langley = 92

2. Employment Growth Estimates** (required for proposals under Section XIII, Item 4, criteria B & C)

- | | |
|--|---------------|
| A. Adopted UGA 20-year Employment Growth Allocation ² : | 167 _____ FTE |
| B. UGA Employment at Start of Planning Period (Dec 2016): | * _____ FTE |
| C. UGA Current Employment Estimate: | * _____ FTE |
| D. Growth Since Start of Planning Period (C - B): | 156 _____ |
| E. Percentage of allocation utilized (D ÷ A): | 93% 1 _____ % |

** Civilian job growth only, utilizing a Full Time Equivalent (FTE). For military personnel, use item 3 below.

² Oak Harbor = 167; Coupeville = 162; Langley = 52 * = Information unavailable
1 = As of 9-1-2017

3. Naval Air Station (NAS) Whidbey Growth & Projection Estimates (required for proposals under Section XIII, Item 4, criteria D)

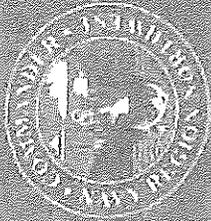
- | | |
|--|---|
| A. Adopted NAS Whidbey 20-year Job Growth Allocation: | 1000 military personnel |
| B. Revised*** NAS Whidbey Job Growth Allocation: | 3,228 _____ military personnel |
| C. Change in Navy Projection (B - A): | 2,228 _____ military personnel |
| D. Persons-Per-Household (PPH) for NAS Whidbey: | |
| i. Adopted: | 2.53 PPH |
| ii. Revised*** NAS Whidbey PPH, if applicable: | _____ PPH |
| E. Population growth related to NAS Whidbey (C x D): | 5,637 _____ Persons |
| F. Percent of NAS population allocated to the Oak Harbor UGA: | 60 % |
| G. UGA population growth related to NAS Whidbey (E x F): | 3,383 _____ Persons |
| H. Will growth occur prior to the start of the next planning period? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| i. Year anticipated: | 2019 _____ |

*** Must be an official Navy projection or study.

NAS Whidbey Growth and Projection Estimates

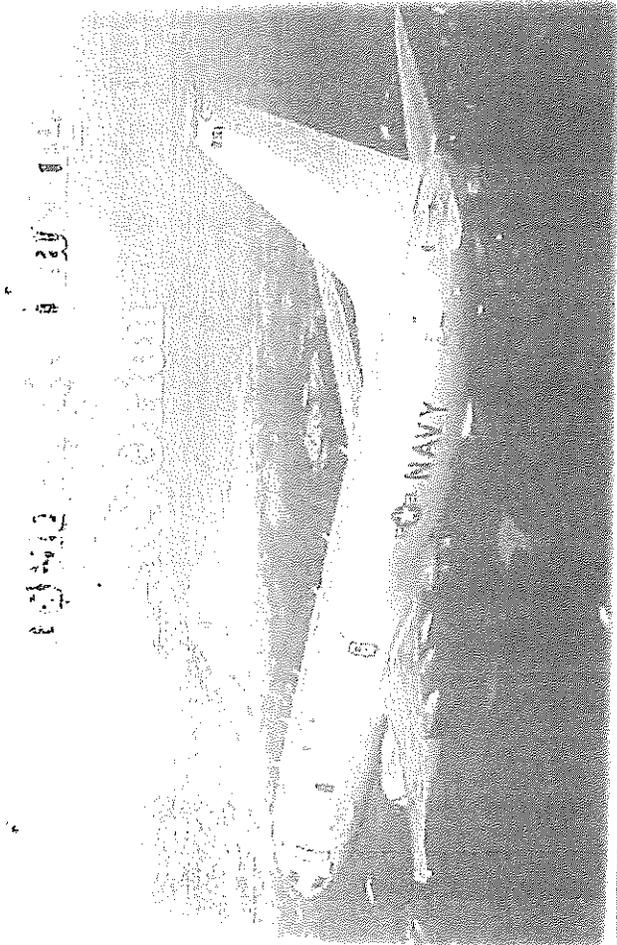
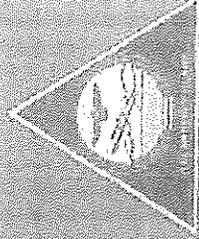
- A. Prior to adoption of the 2016 amendments to the Island County Comprehensive Plan, the Navy estimated that uniformed military personnel would grow by 1,000 people over the next 20 years. This information was provided to Island County staff prior to the Plan's adoption in December of 2016, and presumably before August 30th of 2016 since that was the date the draft was sent to the Washington State Department of Commerce for comments.
- B. Subsequent to the updated Plan's adoption in November of 2016, the Department of Defense released a DEIS for growth of the EA-18G "Growler" operations on Whidbey Island. The estimate under Action Alternative 2 of the EIS calls for 664 new uniformed Navy personnel to be stationed at NAS Whidbey. Using the Navy's multiplier of .31 contract and non-uniformed jobs that accompany any new uniformed job, 664 new uniformed jobs will result in another 206 non-uniformed and contract jobs for a total of 870 new jobs at NAS Whidbey if Action Alternative 2 is implemented by the Navy.
- C. In February of 2017, the Navy released a summary of Patrol Squadron growth planned for the Base. This summary included one new squadron which began arriving in September of 2016 (VP-4 or the "Skinny Dragons") who were stationed in Hawaii. This squadron is a typical size, which means 300 uniformed personnel and 93 on-base non-uniformed and contract personnel for a total of 393 new jobs that began arriving in the fall of 2016.
- D. The February 2017 summary also listed two additional squadrons that will begin moving operations to NAS Whidbey during calendar year 2017. Those are squadrons VP-47 (the Golden Swordsmen) and VP-9 (the Golden Eagles). Each of those squadrons contains 300 uniformed personnel and 93 on-base non-uniformed and contract personnel, for a total of 786 new jobs coming to NAS Whidbey.
- E. Three additional squadrons are also listed as transitioning to NAS Whidbey from other Naval Installations around United States beginning in the fall of 2018. Those are squadrons V-1, VP-46, and VP-40. Each of these squadrons contains 300 uniformed personnel and 93 on-base non-uniformed and contract personnel, for a total of 1,179 new jobs coming to NAS Whidbey.
- F. With the first new Patrol squadron growth that began in the fall of 2016, the Growler squadron's personnel growth detailed in the November 2016 EIS, and the five additional Patrol squadrons listed in the February 2017 summary report, total job growth at NAS Whidbey by fall of 2019 will be 3,228.
- G. Using the most recent Island County Comprehensive Plan multiplier of 2.53 persons per household for an average household size, the 3,228 new jobs at NAS Whidbey will result in a population growth of 8,167 by the end of 2019.
- H. The most recent application form for UGA expansion assumes 60% of population growth related to NAS Whidbey will be allocated to the Oak Harbor UGA (with the other 40% going into other urban land on-island, rural lands, or off-island).
- I. The result will be a growth within the Oak Harbor UGA of 4,901 people.

- J. The Island County Comprehensive Plan planned for a total urban population growth of 4,118 people by the year 2036.
- K. Countywide Planning Policy 3.3.3c allows for re-evaluation of the UGA if growth at NAS Whidbey will result in an increase in urban population of 2,059 people before the year 2024.
- L. A growth of 4,901 people far exceeds the minimum population growth necessary to justify UGA re-evaluation.
- M. If Island County Planning chooses to discount these numbers by assuming the 1,000 Navy personnel “planned” for in the 2016 Comprehensive Plan must be deducted from the above numbers, then the “new” NAS Whidbey job growth that has not been planned for is 2,228. Those new jobs would equate to 5,637 new population . . . 60% of that is 3,383 new urban population . . . which still exceeds the 2,059 threshold for UGA re-evaluation.



Platform Transitions

Maritime Patrol & Reconnaissance

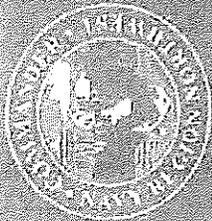


Transitions

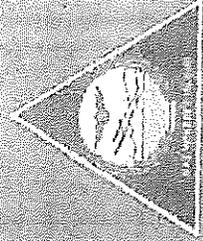
3 - P-3 → 6 P-8
 1 - VQ → 1 VUP
 1 Reserve → 1 Reserve

Sqdr Arrival Transitions

VP-4 SEPT 2016 OCT 2016
 VP-47 MAR 2017 APR 2017
 VP-9 SEPT 2017 OCT 2017
 V-1 _____ OCT 2018
 VP-46 _____ APR 2019
 VP-40 _____ OCT 2019



Population and Impact Island County



Base Population – 10,060

7,660 **Military** (4398 own/rent in community)
2,400 **Civilian/Contractor**

Direct Impact - \$1.085B

\$833M Total Payroll
\$350M Contracted Facilities & Projects
\$440M MILCON/Capital Projects

“NAS Whidbey Island contributes significantly to Island County’s economy and to a lesser degree Skagit’s. With approximately 10,000 employees, the base is four times the size of the next nearest employer in Island, Skagit and Whatcom counties (Database USA; 2013)... The base also contributes significantly to education with over 50% of students in Oak Harbor School District being military dependents and 13% of Skagit Valley College students.”
- Island County Economic Development Council Study 2013

Civilian Job Growth & Estimates

- A. The 2016 amended Island County Comprehensive Plan adopted a civilian job growth allocation for the Oak Harbor UGA 167 jobs (FTE).
- B. The Oak Harbor Chamber of Commerce job growth survey released in July of 2017 shows that their members hired 208 new people so far this year, and will hire 221 more people by the end of 2017. Those members indicate they'll hire another 190 more people in calendar year 2018 for a total of 619.
- C. The survey indicates that 75% of these new jobs will be located in the City limits, with the balance being located in the County. Some of the County jobs will be within designated UGA areas and other in Rural areas. For planning purposes, we assume all non-city limits jobs will be in a rural area. As a result the new UGA jobs will total 465 by the end of 2018 (75% of 619 new jobs).
- D. Countywide Planning Policy 3.3.3b allows UGA expansion outside of a GMA mandated periodic update if the expansion is necessary due to employment growth in the UGA since the start of the planning period equaling or exceeding 50% of the employment growth allocated to the UGA at the start of the planning period.
- E. Based on clarification with Island County Planning staff it was determined the applicant should provide job data as of today, as well what is projected by the date of final docketing decision. We'll also include projection for the date of final adoption of the proposed amendment (November 2018).

	UGA Job Growth	Percent of 20-year Allocation
September 1, 2017	156	93%
November 30, 2017	322	193%
November 30, 2018	465	278%

- F. We assume the CWPP policy will be interpreted to mean the measurement of the job growth at the time of final adoption of a UGA expansion Ordinance by the Island County Commissioners as opposed to at the time of docketing or during the review process.
- G. No matter when the measurement is taken the threshold for UGA expansion is met.
- H. As the Commissioner's near the date for a final vote on UGA expansion, we'll ask the Chamber to update the member survey to determine a final number of new jobs, and that number be used in any final documentation (Findings of Fact, the updated plan, etc.).

July 28, 2017

Dear Commissioners,

The Oak Harbor Chamber Legislative Affairs Committee has been tasked with prioritizing legislative issues and collecting data that is useful to our elected officials to gain information from an organized group of businesses. Currently, the Oak Harbor Chamber is 507 members strong, and our surveys in the past few years represent a good sampling of over 1600 businesses registered in Oak Harbor and 3500 registered businesses in Island County combined.

The survey results are based on a non-extrapolated approach. Out of 507 members surveyed that concluded on July 28, 2017, 75 responded in which 48 indicated hiring activity. Survey was broken into three time period: first half 2017, second half 2017, and the entire year 2018. In addition, an individual poll was taken by staff of a known large employer and the school district. The results are below:

	First half 2017	Second half 2017	All of 2018
75 responded	128	121	190
TSI Corp		100	
OHPS		80	
Total	128	301	190

The grand total results are 619 employees will be hired over the period surveyed. The city will contain over 75% of these employees, and the others will be in the county. Due to the variations of extrapolation methods used for different organizations, the formula components are as follows.

Forty-eight responses – 1600 business licenses in city limits – 3500 business licenses in city/county total. Poll data is available upon request. Please feel free to contact me for more information.

Christine Crill

Executive Director

360-675-3755 | christine@oakharborchamber.com

RESOLUTION 17-13

A RESOLUTION APPROVING AMENDMENTS TO THE COUNTYWIDE PLANNING POLICIES ADOPTED IN 2016, AUTHORIZING TRANSMITTAL OF THE SAME TO ISLAND COUNTY, AND SUPPORTING A REVIEW OF THE JOINT PLANNING AREA BOUNDARIES.

WHEREAS, counties and the cities within them planning under the Growth Management Act (GMA) are required to adopt countywide planning policies (CWPP); and

WHEREAS, Island County, Coupeville, Langley and Oak Harbor most recently completed a multi-year, major review of the CWPP in 2016; and

WHEREAS, the Oak Harbor City Council adopted the revised CWPP with Resolution No. 16-07 on February 16, 2016; and

WHEREAS, one of the products of this effort was the creation of a unified methodology for analyzing the quantity of buildable land in Island County's UGAs; and

WHEREAS, another product were policies giving guidance on how land with the Joint Planning Area (JPA) should be designated and how lands may move from it to the Urban Growth Area (UGA); and

WHEREAS, as with the creation of any new, substantial policy document, it was likely that amendments would be necessary once implementation of the policies began; and

WHEREAS, staffs from the affected jurisdictions have met numerous times to discuss necessary amendments; and

WHEREAS, the amendments proposed to the CWPP seek to better align its definitions with state law, clarify the process for designating land within the JPA and adding land to UGA, and fine-tune the Buildable Lands Analysis methodology and should be approved by the City of Oak Harbor; and

WHEREAS, a review of the JPA boundaries is included in the County's 2017 Comprehensive Plan Review docket; and

WHEREAS, the City of Oak Harbor believes this review is an important next step in our collective growth management planning; and

WHEREAS, now that work on the CWPP amendments is complete, the City should continue its shared planning role with Island County and undertake a review of the JPA boundaries with them;

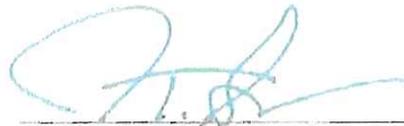
WHEREAS, in order to meet both current and future demands for affordable single family housing, the City of Oak Harbor requests Island County expand the Joint Planning Area in areas logical to encourage additional residential development, which is generally to the south and southwest of the current southern boundary of the Joint Planning Area; and

WHEREAS, the City further requests this area be designated a Priority Growth Area as is consistent with the new proposed language in the CWPP.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oak Harbor do hereby approve the amended CWPP, dated May 30, 2017 and attached to this resolution, and hereby state their support for an expansion and designation of the Joint Planning Area as described above.

PASSED by the City Council and approved by its Mayor this 26th day of July, 2017.

CITY OF OAK HARBOR



Robert Severns, Mayor

Attest:



Nicole Tesch, Deputy City Clerk

Approved as to Form:



Nikki Esparza, City Attorney



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR UGA AMENDMENTS

Project # _____ (assigned by staff)

XVII. PARCELS IMPACTED BY PROPOSED UGA REVISION

NOTE: This information is required for land swaps and UGA revisions for public lands/facilities. If a UGA expansion application includes a proposed map (not required), then also complete section 2 & 3 below.

1. Attach a map of the parcels impacted by the proposed amendment (proposed for inclusion/removal and the neighboring parcels) showing all parcels and parcels numbers (for land swaps, clearly label both the area proposed to be removed and the area to be added).

2. Do the proposed UGA boundary line revisions comply with the following standards?

- Lines are contiguous and do not contain any holes; Yes No
- Follow street alignments, water courses, and other physical boundaries; Yes No
- Kept straight, simple, and logical; and Yes No
- Follow parcel boundaries (not dividing a parcel). Yes No

3. Does the proposed UGA expansion involve any of the following conditions?

- A. A designated tsunami zone Yes No
- B. A flood hazard area Yes No
- C. Property zoned Commercial Agriculture (CA) or Rural Forest (RF) Yes No
- D. Property with a JPA overlay of Priority Growth Area (PGA) Yes No
- E. Property with a JPA overlay of Auxiliary Growth Area (AGA) Yes No
- F. Property extensively constrained by critical areas Yes No

XVIII. MUNICIPAL COMMENTS & LOCAL DATA REQUIRED AT TIME OF SUBMITTAL

Note: Formal comments from the affected city or town must be submitted with the application. Modifications proposed by the public shall not be approved by the County unless the modification is supported by the legislative authority of the affected city or town. For amendments affecting the Freeland NMUGA, Island County Planning & Community Development will provide comments.

FORMAL COMMENTS TO BE SUBMITTED BY 8/28/17

- For all UGA Amendment types (land swap, publically owned lands or UGA Amendment requiring a Countywide analysis) the affected jurisdiction must be contacted and provide formal comments, attached and labeled as 'Part 3 – Section XVIII(1), Municipal Comments.' For amendments affecting the Freeland NMUGA, Island County Planning & Community Development will provide comments.



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR UGA AMENDMENTS

Project # _____ (assigned by staff)

Comments should include, but are not limited to, the following:

- 1. How the proposal is or is not consistent with the goals and visions of the municipal Comprehensive Plan,
- 2. A summary of alternative measures considered to accommodate growth through infill and redevelopment within existing municipal boundaries, per WAC 365-196-310(3)(f) and CWPP 3.3.5,
- 3. Comments on the potential location of the UGA boundary revisions,
- 4. The feasibility of providing urban governmental services to the proposed location, per RCW 36.70A.030(18), and impacts to Capital Improvement Plans and/or Transportation Improvement Plans, and
- 5. Attach a summary of public participation conducted related to this proposal (notices sent, etc.).
 - a. Public Hearing Date(s): _____
 - b. Resolution Adoption Date (actual or scheduled): _____

A copy of the adopted **Resolution of Support** ^{*} will be required. If this is not available at the time of application, it may be submitted separately, but **the application will not be included on a docket until after receipt of the Resolution of Support**. The resolution should include, at minimum:

- 1. Endorsement of the application;
- 2. Support for a reevaluation of the Buildable Lands Analysis, based on the information provided by the applicant;
- 3. A statement that the jurisdiction has considered alternative measures to accommodate projected urban growth, and find that an expansion would be necessary to accommodate the proposed revisions to the growth projections;
- 4. Support for the conceptual UGA boundary revision proposed in the application;
- 5. Acknowledgement that the actual boundary revision, if deemed necessary, may differ from the application and will be determined by a joint planning process; and



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- 6. Acknowledgement that a UGA amendment would require a municipal Comprehensive Plan amendment, at minimum requiring an update to the Land Use element. An amendment typically also involves a review and update to the transportation, capital facilities, utilities, and housing elements of the municipal Comprehensive Plan to maintain consistency. An amendment of this type should also show how any new areas added to the urban growth area will be provided with adequate public facilities.

* TO BE SUBMITTED PRIOR TO DOCKETING VOTE

LOCAL DATA TO BE SUBMITTED BY 8/28/17

- For UGA Amendments that require a Countywide buildable lands analysis, the following local data and information must be obtained from *all* the municipalities in Island County (for data on the Freeland UGA please contact Island County Planning & Community Development). Please attach a copy of this information, labeled as 'Part 3 – Section XVIII(2), Local Data.' For proposals 1-acre or less this step is not necessary.

- a. The most recently adopted zoning map with the following information.
 - Each zone in the UGA identified as either primarily single family, multifamily, mixed use, commercial, or industrial.
 - Residential densities for each zone in the UGA that allows residential development.
 - For zones in the UGA with both a minimum and maximum density, both should be provided, as well as the "on-the-ground" density achieved since the adoption of the most recent development regulations.
- b. Local adjustment factors (complete table below and attach any relevant documentation).

LOCAL ADJUSTMENT FACTORS	ADOPTED	PROPOSED REVISION	PROPOSED DATA SOURCE*
A. Seasonal/Recreational (SR)	_____	_____	_____
B. Vacancy Rate (VR)	_____	_____	_____

* Proposed data source if jurisdiction would like to use a different rate from the census data.

- c. Additional properties requested to be excluded from the analysis, if any, for reasons other than those specified in the Countywide Planning Policies, and reasoning for exclusion.
- d. Permit data since the last Periodic Update that includes the number of building permits (new construction), units permitted (and unit type), demolitions, and annexations.



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ALTERNATIVE MEASURES TO BE SUBMITTED BY 9/28/17

- Attach a copy of the analysis of alternative measures considered per WAC 365-196-310(3)(f) and CWPP 3.3.5, labeled as 'Part 3 – Section XVIII(3), Local Analysis of Alternative Measures.'

Consideration of Infill and Redevelopment Potential

- A. Has the municipality completed a review and consideration of alternative measures that would accommodate the increased projected growth within the existing UGA? Yes No
 a. Date analysis completed: _____
 b. Date of most recent zoning ordinance update: _____
- B. Can the increased projected growth can be accommodated within the existing UGA through infill or redevelopment, per WAC 365-196-310(3)(f)? _____
- C. Has a TDR program been enacted by the municipality, or in the case of the Freeland NMUGA by the County? Yes No
 a. Effective Date: _____
- D. Alternative measures considered by the municipality (in the case of Freeland, the County): Yes No
 a. Increasing the densities and/or intensities allowed in the land use plan and zoning regulations (i.e. up-zone and/or up-plan) Yes No
 b. Altering the uses allowed in land use plan and zoning regulations Yes No
 c. Other: _____

*** Attach Application Part 3 to the Application Part 1 & 2 (include all pages, 1 – 19). ***



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