



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

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~ MEMORANDUM ~

TO: Planning Commission

FROM: Island County Planning & Community Development

DATE: September 5, 2017

SUBJECT: Workshop Items:

- **Update on the proposed expansion of the Oak Harbor Joint Planning Area**
- **Review of CPA 252\17, Wright's Crossing application for an amendment to the Oak Harbor UGA**

WORKSHOP ITEMS

Oak Harbor JPA Revisions

Planning staff anticipates a proposed revised boundary to be submitted by the City of Oak Harbor. No proposed revisions have been provided at this time. Once received, staff will review the proposal with the Planning Commission and the Board of Island County Commissioners.

Wright's Crossing (CPA 252\17)

Background

- On August 1, 2017, staff received an application for an Urban Growth Area (UGA) boundary amendment. The applicant is Wright's Crossing LLC and the request is for the addition of 247.81 acres into the Urban Growth Boundary of Oak Harbor, with an additional ±50 acres between the existing UGA and the Wright's Crossing project site also impacted, for a total of ±300 acres proposed for inclusion in the Oak Harbor UGA.
- On Tuesday, August 8, 2017, Beckye Frey (Project/Case Manager) issued a Notice of Incomplete Application on behalf of the County to the applicant.
- On August 28, 2017 the applicant provided updated and new information.
- A Second Notice of Incomplete Application was issued on September 5, 2017.
- The applicant provided additional information and the application was deemed complete for processing on September 6, 2017. Please note that additional information will be required.

Summary of Applicant's Request (based on August 28th resubmittal)

The applicant is requesting a review of the Buildable Lands Analysis and an expansion of the Oak Harbor UGA, based on NAS Whidbey and employment growth. The Wright's Crossing parcels consist of 10 – 12 parcels, approximately 250 acres, but the application also includes approximately 50 additional acres of land that are between the primary parcels and the existing UGA. The total impacted acreage is close to 300 acres.

Application materials are posted online at www.IslandCountyWA.gov/Planning/Pages/docket.aspx.

Preliminary Review Based on Current Information

Please note that some of the revised materials are pending review, and additional information may be requested, nevertheless, based on the information provided, staff has reviewed the application for compliance with the Countywide Planning Policies and ICC 16.26. The full analysis is enclosed for your review. In summary:

- 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 application materials are insufficient to determine if they meet the re-evaluation threshold criteria in the adopted 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.

Staff Recommendation

Based on information available at this time, staff is recommends the consideration of either excluding or deferring the application. The analysis enclosed includes an overview of the process / next steps if the application is included in the docket.

Enclosures:

- Preliminary Staff Review – Wright's Crossing, CPA 252\17 (GMA Item #12821)
- City of Oak Harbor Comments on CPA 252\17 (GMA Item #12809)