



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

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~ MEMORANDUM ~

TO: Board of Island County Commissioners
Planning Commission
Hearing Examiner

FROM: Island County Planning & Community Development

DATE: March 28, 2018

SUBJECT: Long Range Planning Docket and Work Plan Status Update
Anticipated Items for Next Year's Docket

DOCKET ITEMS

The following items were approved as part of the 2018 Docket:

- Comprehensive Plan Amendments associated with Updates to the Countywide Planning Policies (2017 carryover)
- Freeland Regulations/Subarea Plan
- Housing Element Update
- Rural Lands

Below is a short status update on each project.

Comprehensive Plan Amendments associated with Updates to the Countywide Planning Policies

Updates to the Comprehensive Plan associated with 2017 Countywide Planning Policies were completed and adopted by the BOCC on February 20, 2018. This is the final item from the 2017 Docket.

Freeland Regulations/Subarea Plan

Staff is in the final phases of development of the Freeland Development regulations. Additional staff review, public comment, and input from the BOCC and the PC have provided the basis for the second draft Freeland Development Regulations. Draft 2.0 was published on March 6, 2018. Staff anticipates additional community and stakeholder outreach to occur in April and May, including the related updates to the Subarea Plan. Outreach will include a community open house in April and in-depth workshops on

various sections of the code related to residential and non-residential development standards in April and May. A full day workshop is also planned with members of the community and planning staff to focus on specific sections of the code in detail, to occur prior to the Planning Commission public hearing. The complete public outreach/information schedule will be more fully discussed at an upcoming workshop.

Depending on additional revisions, staff anticipates a Planning Commission public hearing in June 2018 and final adoption in July 2018. If the community needs more time for the collaboration phase, staff can adjust the dates to accommodate that, but would aim to adopt the new code by the end of the summer at the latest.

Housing Element Update

Staff is in the final stages of the Housing Element update. The following tasks have all been completed:

- Stakeholder Meetings
- Baseline Review
- Housing Needs Analysis Report
- Community Survey and related Report
- Assets and Challenges Report

Staff published the draft Goals and Policies on March 19, 2018 for review by the Planning Commission on March 26, 2018. Staff anticipates public outreach over the next two months in accordance with the following schedule.

- Wed 3/7 @3pm – Presentation to City of Langley Planning Commission
- Wed 4/4 @6pm – Presentation to Coupeville Lions Club
- Wed 4/11 @4pm – Presentation to District 1 Officials
- Friday 4/13 @10am – Camano Library Day
- Sat 4/14 @10am – Coupeville Farmer’s Market
- Wed 4/18 @12:30pm - Presentation to Camano Rotary
- Wed 4/18 @6pm – North Whidbey Open House – Oak Harbor Senior Center
- Sat 4/28 @10am – Bayview Farmers Market

Additional outreach will include

- Presentation to Camano Non-profit Execs - postponed
- Presentation to Oak Harbor Planning Commission - postponed

Depending on additional revisions, staff anticipates final adoption in July 2018.

Rural Lands Regulatory Updates

Updates to rural lands regulations as they relate to adult beverage facilities and rural reoccurring commercial events represent the first phase of rural lands regulatory updates. Future phases include home industries and potentially chicken/rooster regulations. The following tasks have been completed:

- Stakeholder Meetings
- Rural lands Regulatory Report
- Benchmark Study of four communities
- Draft Regulations 1.0 published

Staff anticipates specific issue considerations to occur at meetings between April and July with regulations for adult beverage facilities being considered first, closely followed by reoccurring commercial event regulations.

Depending on additional revisions, staff anticipates final adoption in July 2018.

WORKPLAN ITEMS

The following items were identified as high priority projects for the 2018 Planning and Community Development Staff Work Plan:

- FEMA Door 2 Regulatory Amendments
- Economic Development Element Update
- Historic Preservation Element Update – Preliminary Research
- Oak Harbor Joint Planning Area Revisions

FEMA Door 2 Regulatory Updates

Considerable staff work and interdepartmental and interagency coordination has occurred for this project. To date, two meetings have been held with FEMA and Department of Ecology staff. Preliminary responses to the door 2 checklist have been reviewed by FEMA and additional information was requested. Community Development and Department of Natural Resources (DNR) staff are working together on this project. It is anticipated that a list of regulatory amendments will be developed which will require review by the Planning Commission and Board, with adoption anticipated in late fall of 2018.

Economic Development Element Update

Staff anticipates beginning scoping a Request for Proposals on this project in late spring. Staff anticipates consultant selection and project initiation to begin this summer. Work on this project will continue into 2019 with an expectation that the update can be docketed and adopted in 2019.

Historic Preservation Element Update Initiation

Staff will begin research on this project which will include seeking grants in anticipation of updates in the next two years. First steps of this project will likely involve active research into potential grant funding and a historic resources survey.

Oak Harbor Joint Planning Area Revisions

Staff anticipates a formal request from Oak Harbor to begin discussions regarding the Joint Planning Area boundary for the city. This will be further discussed at an upcoming work session once we are in receipt of that formal request.

Ongoing Work: Annual Code Clean-Up

Subject to BOCC approval, this will be a regular feature on the Planning and Community Development Work Plan. A more thorough overview of first phase updates will be provided at this session.

ANTICIPATED ITEMS FOR NEXT YEAR'S DOCKET

Staff anticipates that the update to the Economic Development Element will be ready for docketing as part of the 2019 Docket with work beginning in 2018.

Several items have been identified by staff for consideration for the 2019 work plan. A preliminary list of potential items to be reviewed and evaluated for next year's work plan include:

1. 2020 Census – Boundary and Annexation Survey,
2. Shoreline Master Program Update,
3. Historic Preservation Element Update – Initial Scoping, Historic Resources Survey, and Grant Writing,
4. BLA Methodology Review per newly issued Washington Administrative Code updates, and
5. Ongoing Code updates and Revisions.

Enclosure:

- Adopted Work Plan | Docket – GMA Item # 13506