



**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: June 30, 2017

SUBJECT: Countywide Planning Policies

AGENDA ITEMS

Public Hearing to consider recommendation to adopt revisions to the Countywide Planning Policies.

Enclosed you will find proposed amendments to the Countywide Planning Policies. This work task was identified as the highest priority for Long Range Planning staff by the Board of Island County Commissioners. Since the most recent adoption of the CWPPs, the County, in coordination with the affected jurisdictions, has identified language that has proven problematic in the implementation of the CWPPs. Consequently, Island County has worked with the other jurisdictions to add clarity and flexibility to some of the language in the CWPPs and to make such language more consistent with the policy and regulatory requirements provided in state law.

To date, staff has engaged the jurisdictions in Island County in multiple discussions relating to proposed updates to the Countywide Planning Policies including the following meetings.

- March 1, 2017: staff met with City of Oak Harbor staff to discuss preliminary revisions
- March 2, 2017: staff met with City of Langley planning staff to discuss preliminary revisions
- March 8, 2017: staff met with the Intergovernmental Working Group (all jurisdictions) to review proposed draft changes.

Final drafts were sent to all Island County municipal jurisdictions on April 21, 2017 for formal comment and review. Staff has received and responded to comments from all Island County jurisdictions. On June 26, this proposed update to the Countywide Planning Policies is intended to accomplish the following goals.

- To align language, JPA expansion criteria, JPA designations, and the protection of resource lands of long term commercial significance more closely with RCW and WACs with particular attention to the following state regulations.

GMA# 12744

- WAC 365-196-310 Urban Growth Areas – which provides guidance about designating urban growth areas (UGA) and the sequencing of land into the UGA
 - WAC 365-196-815 (1)(a) Conservation of Natural Resource Lands – which provides requirements to counties for the protection of natural resource lands (per RCW 36.70A.170 and RCW 36.70A.050)
 - RCW 36.70A.210 Countywide Planning Policies – which provides policy guidance governing the purpose and essential components of the Countywide planning policies
- To modify the designation scheme of the JPA overlays to take into account logical expansion of the UGA and balance that logical extension with the protection of critical areas and resource lands of long term commercial significance by adding content and clarity to the existing text, which states:

Joint Planning Area designations shall not be assigned in such a way that future UGA expansions are completely precluded, forestalled, or rendered impractical; areas must be provided to allow for future UGA expansions.

- Eliminate language that directs or mandates changes to the development regulations and eliminate zoning references. Countywide Planning Policies are intended to guide Interlocal Agreements and the Comprehensive Plan, both of which inform changes to development regulations where prescriptive language is appropriate.
- To allow for certain conditions on the ground to be more accurately reflected in population projection methodology and Buildable Lands Analysis and capture lessons learned from the recent analysis associated with the 2016 Comprehensive Plan periodic update.

The development of revised CWPPs was a collaborative process. An Intergovernmental Working Group (IWG) comprised of representatives from the planning departments of Coupeville, Island County, Langley, and Oak Harbor met to review and provide input on proposed draft revisions. Formal comments were invited from the affected jurisdictions; the County received and responded to all formal comments. Additionally, the Planning Commission and the Board of Island County Commissioners met to review the draft documents at multiple public meetings where public input was provided in addition to input from elected and appointed public officials. On June 13, 2017, the Coupeville Town Council passed a resolution supporting the revised Countywide Planning Policies with no changes.

Staff anticipates adoption by the County in accordance with the following schedule:

- July 10 ,2017 – Public Hearing and Recommendation of the Planning Commission
- July 12, 2017 – Worksession with the Board of Island County Commissioners and Scheduling of CWPPs for final consideration
- July 25, 2017 – Final Public Hearing and Consideration

Enclosures:

- Exhibit A - Revised Countywide Planning Policies **GMA #12741**
- Matrix of Proposed Changes **GMA#12742**
- Planning Commission Findings of Fact