



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

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~ MEMORANDUM ~

TO: Planning Commission

FROM: Island County Planning & Community Development

DATE: August 23, 2017

SUBJECT: Planning Commission Workshop Items for August 28, 2017

WORKSHOP ITEMS

Review and discuss the proposed expansion of the Oak Harbor Joint Planning Area

The City of Oak Harbor has formally requested that the County review and possibly expand the Joint Planning Area boundaries. Specific language, calling for a review of the Joint Planning Area boundary, was included in the resolution ratifying the Countywide Planning Policies (enclosed). Specifically, the preamble states:

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.

Resolution 17-13 Adopting County-Wide Planning Policies Amendments

On August 7, 2017, staff met with Oak Harbor planning staff to review and discuss amendments to the Joint Planning Area boundary (JPA). Oak Harbor has expressed interest in expanding the JPA generally to the south and southwest of the city. Planning staff anticipates a proposed revised boundary to be submitted by the City of Oak Harbor. Once received, staff will review the proposal with the Planning Commission and the Board of Island County Commissioners.

Receive information regarding the application for an amendment to the Oak Harbor Urban Growth Area – Wright’s Crossing (CPA 252/17)

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. In the notice, Ms. Frey advised the applicant that all revisions would need to be submitted no later than August 28, 2017 to allow time for review and analysis.

No revision has been submitted at the date of this memo. This item will be included for review and consideration for the 2018 Docket at the meeting of the Planning Commission on September 11, 2017.

Review and discuss items to consider for the 2018 work plan and Docket

At the August 14, 2017, meeting the Commissioners discussed the items proposed for consideration by the Planning Commissioners. At the August 28, 2017, meeting, the Commission will review the other items in the preliminary list for consideration (proposed by staff). If the Commissioners need additional information on any of the proposed items, staff will bring that item back to a September meeting for additional discussion.

#	POTENTIAL ROLLOVER ITEMS FROM 2017	NOTES
1	Housing	Contract being finalized Anticipate completion June 2018
2	Rural Lands	See discussion below (8/28 agenda item)
3	Freeland Regs/Plan	See discussion below (8/28 agenda item)
4	? Parks	Postposed in 2017, to be led by Public Works
5	Updates to Interlocal Agreements	Postponed in 2017, consider for 2018

#	PROJECT FOR CONSIDERATION FOR 2018	NOTES
6	Historic Preservation Update	<p><i>Identified as potential 2018 item during the 2016 period update</i></p> <p>Staff estimates this will be a 2 – 3 year project, and are proposing initiating this process in 2018 by applying for grants (specifically for the inventory)</p>
7	Economic Development Chapter	<p><i>Identified as potential 2018 item during the 2016 period update</i></p> <p>Staff estimates that this will be a 1 – 2 year project.</p>
8	Shoreline Master Program Update	<p><i>Identified as potential 2018 item during the 2016 period update</i></p> <p>The update of the SMP is due in 2020 (per state law)</p> <p>Staff suggests that this begin in 2018, and the focus of this update to be:</p> <ul style="list-style-type: none"> • Review for any changes in state law • Cleanup based on feedback from the implementation of the SMP that went into effect in Jan 2016 <p>Consider starting the update by scoping, applying for grants, and RFP for consultant</p>
9	Sign Code Update	Update to address changes in sign law
10	Ebey's Ordinance	Finalize Ebey's ordinance
11	Airport Compatibility Regulations	Adopt airport compatibility regulations (notification process) per FAA regulations
12	OLF APZ regulations	<p>Staff anticipates that this may be a 1 – 2 year project</p> <p>Determine OLF APZ needs per NAS Whidbey DEIS</p>
13	Applications submitted by the public	See discussion above (8/28 agenda item)

#	ONGOING PROJECTS	NOTES
19	Implementation Plan for Comp Plan policies	Review of all the action items in the Plan goals and policies and being discussions regarding implementation, resources or data needs, etc.
20	Update of Fee Schedule	Update fee schedule to reflect new processes, consider revisions
21	Annual Code Cleanup	Items continued from 2016/2017 cleanup list and additional items proposed by staff
22	Annual Reporting of Growth	"Annual" reporting system (per CWPPs) - systems needs to be created (can piggy-back some of the Census prep) and potentially housing inventory with housing element
23	2020 Census Prep	Staff suggests that Island County once again registers as a participating partner for the Census Bureau's LUCA & PSAP programs (address verification and boundary review), to begin in January 2018
24	PBRS Program Update	Review of PBRS criteria, based on Board feedback
25	Coordinated Water Systems Plan	Review and update to Plan Staff estimates that this will be a 1 – 2 year project.
26	Clinton planning	Explore grant opportunities for creating a Gateway Plan , consider rezoning study
27	GMA Recordkeeping & QA/QC	Maintaining records, scanning in old documents, QA/QC laserfiche data entry, etc.
28	Interagency Planning	Coordination with other jurisdictions

Review and discuss proposed development regulations for Freeland

Island County has historically had a 1:1 relationship between the Comprehensive Plan Future Land Use Designations and the zoning districts (they were the same), which meant that every rezoning was technically a comprehensive plan amendment. During the 2016 periodic update, the County separated the Land Use Designations from the zoning districts, but the Freeland NMUGA was not addressed as we were still in the process of developing the zoning regulations.

Staff will present to the Planning Commission a proposal to also separate the land use designations and zoning districts for the Freeland NMUGA. Staff will discuss the implications, including the need to update the subarea plan, during this workshop. Staff will also begin discussions with Commissioners on rezoning criteria.

Review and discuss the Rural Lands subcommittee

In 2017, The Board of Island County Commissioners identified updates to rural lands regulations as one of the highest priorities. Staff anticipates seeking authorization to hire a consultant to assist with public meetings and regulatory updates. To date, staff has interviewed one consultant and anticipates interviewing a second consultant for this project. Please see the attached scope of work that was provided to prospective consultants. Staff continues to work with the Planning Commission to identify prospective subcommittee members to work on this project. To date, the following members have expressed interest in serving.

- Karen Krug – District 1
- Dean Enell – District 1
- Val Hillers – District 1 (Alternate)
- Brett D'Antonio – District 2
- Tracy Hunsaker Gilroy – District 3 (Alternate)

Staff anticipates sending this list forward to the Board of Island County Commissioners for final appointment of the Rural Lands Regulatory Subcommittee and hopes to finalize consultant selection by early September.

Enclosures

- City of Oak Harbor Resolution 17-13, Adopting County-Wide Planning Policies Amendments & requesting JPA expansion (GMA #12781)
- Draft Scope for Rural Lands update (GMA #12780)