

Providing the general location, proposed location, and capacity of all existing and proposed utilities, as well as policies and guidance on the developing and siting of utilities in Island County.

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9.1 INTRODUCTION

9.1.1 PURPOSE OF THE UTILITIES ELEMENT

The Utilities Element is a mandatory Element of the Comprehensive Plan and is intended to address utility services in Island County. The Utilities Element shall contain "the general location, proposed location, and capacity of all existing and proposed utilities," as per RCW 36.70A.070(4).

This Element should provide general policies and guidance on the developing and siting of utilities. The utility agencies do this themselves, based on demand for their services. It is important to note that detailed forecasts and plans may not have been prepared by some utilities. Availability of these utilities does not determine where or when growth will occur; rather, the utilities discussed in this plan generally follow the existing patterns of development.

In Island County, utility facility placement or siting problems generally have not generated County-wide concern or controversy. Some concerns have been raised about the siting of communication towers. Major facilities, such as hydroelectric or nuclear generation sites, will likely never be proposed in Island County. The problems facing utility providers may include issues such as the ability to meet anticipated local demand with modest transmission or distribution facilities and local siting of facilities such as electrical substations or communication towers.

9.1.2 SCOPE OF THE UTILITIES ELEMENT

A utility is generally a for-profit or a not-for-profit organization that develops and maintains the infrastructure for a public service (e.g. electricity, communication, etc.). Utilities are generally paid

UTILITIES ELEMENT GOALS

1. **Facilitate the provision of utilities at levels of service and rates appropriate to accommodate planned development within Island County and its incorporated areas.**
2. **Ensure that utility service is provided in a manner that is environmentally sensitive, safe, reliable, economical, and aesthetically compatible with surrounding land uses.**
3. **Process permits and approvals for utility facilities in a fair and timely manner, and in accordance with predictable development regulations.**
4. **Improve accessibility to government through interactive audio/visual communication, considering the geography of Island County.**
5. **Manage and protect ground water withdrawals and provide for resource protection through a common goal of non-degradation for existing and future residents of Island County.**
6. **Manage water systems in a way that protects the quantity and quality of groundwater resources for existing and future residents of Island County.**
7. **Ensure that Island County plans for water systems in a manner that utilizes the best available information regarding water resources, so that the resource will be preserved for current and future use.**

for through fees or rates from customers, and are supplied as requested. This differs from capital facilities, which are generally developed and maintained by a public agency (e.g. Island County, Coupeville School District, etc.) and generally paid for through taxes or levees. Examples of capital facilities include: roads, parks, etc. Some systems which may be considered a utility (such as sanitary sewers, surface water management facilities, and solid waste facilities) are included in the Capital Facilities Element of this Comprehensive Plan.

During the 2016 Comprehensive Plan update, the Water Resource Element was split into the new Natural Resources Element and the Water Resources section of this Utilities Element. Since water systems act similar to utilities, it was most appropriate to include them. This moved the goals, policies and background information in the Water Resources Element relating to the siting, permitting and management of water systems into this Element. Water systems are also managed under the County's Coordinated Water System Plan. Some special Purpose Districts, such as water and sewer districts, may have their own planning documents relevant to this Element.

The utilities addressed in this Element include: natural gas, electrical, telecommunications facilities, and water systems.

9.2 REGULATORY ENVIRONMENT

9.2.1 STATE AND FEDERAL REGULATION OF UTILITIES

Utility activities and development are also subject to regulation by various State and Federal agencies. While Island County acknowledges the roles and authorities of these agencies, it retains its right to manage the siting of utilities within Island County.

Following is a listing of the major utility-regulating authorities, their roles and relevant laws. Utility providers are also subject to other State and Federal regulations regarding rates, construction and service standards, and competition.

9.2.1.1 Washington Utilities and Transportation Commission

The Washington Utilities and Transportation Commission (WUTC), composed of three members appointed by the governor, is empowered to regulate utilities (including, but not limited to, electrical, gas, telephone, telecommunications, and water companies). State law (WAC 480) regulates the rates and charges, services, facilities and practices of utilities. Any change in customer charges or service provision policy requires WUTC approval. Pursuant to the recent findings/conclusions of Washington State Supreme Court in Electric Lightwave, Inc., and Digital Direct V. WUTC, the WUTC does not have the authority to grant exclusive or quasi-exclusive areas of service to telephone companies.

9.2.1.2 Federal Energy Regulatory Commission

The Federal Energy Regulatory Commission (FERC) is an independent five-member commission with the US Department of Energy. FERC establishes rates and charges for the interstate transportation and sale of natural gas, for the transmission and sale of electricity, and the licensing of hydro-electric power projects.

9.2.1.3 Natural Gas Policy Act of 1978

The central theme of the National Gas Policy Act (NGPA) is encouragement of competition among fuels and suppliers across the country. As a result, natural gas essentially has been decontrolled. The NGPA also contained incentives for developing new natural gas resources, and tiered pricing structure aimed at encouraging the development of nationwide transmission pipelines. The result of the Act has been that many consumers are now paying less for natural gas than they were in 1980.

9.2.1.4 Northwest Power Planning Council

The Northwest Power Planning Council (NWPPC) focuses on the generation of electricity; however, its policies have implications for gas too.

9.2.1.5 State Environmental Policy Act (SEPA)

Per WAC 197-11-800(24), many utility activities are exempt from environmental review under SEPA. This includes, except on lands covered by water, the installation of communications lines (telephone, cable television); installation or construction of electric facilities with an associated voltage of 55 kV or less, including underground installation of existing lines or upgrade of existing 55 kV lines to greater voltages; the installation of natural gas distribution lines (as opposed to transmission lines); and maintenance, repair, replacement, operation, or other activity related to the above, provided such activity does not raise the level of the action above the exemption threshold.

9.2.1.6 Federal Communications Commission (FCC)

The FCC regulates and licenses agencies and utilities, such as television, radio, telecommunications and cable TV providers.

9.2.1.7 Local Regulation of Utilities

Local authorities may choose to regulate utilities subject to review under the State Environmental Policy Act (SEPA), based upon established thresholds, zoning, shoreline management, and utility accommodation or land development ordinances.

Island County regulates placement of utility facilities within County right of ways in ICC 11.01.080. All utilities discussed in this plan are subject to these requirements when placing facilities within County right

of ways. Placement of utilities on public or private property is regulated under Island County's Site Plan Review, Short Platting, Subdivision, and Planned Residential Development regulations.

9.3 INVENTORY AND ANALYSIS

The exact location of many utilities are unknown, but the GMA requires the County to include the general location of those utilities. This Element identifies existing utility systems within the County and describes improvements that are necessary to meet anticipated demand. Descriptions of these systems are supplemented with maps which illustrate the utility systems and any anticipated or proposed improvements necessary to provide adequate service to the community. Also discussed are issues relating to siting and health that are particular to each type of utility.

Most of the information contained in this inventory is excerpted from plans developed by the utilities themselves, as well as coordinating with the utility providers. Detailed written plans are not always available from all utilities, some utility providers are reluctant to share information regarding existing and proposed facilities, due to security concerns. This inventory does not include all of the data or information available, but attempts to present the relevant information in an organized and useful format.

9.3.1 NATURAL GAS

9.3.1.1 CASCADE NATURAL GAS CORPORATION

Cascade Natural Gas Corporation (CNG), a privately owned for-profit corporation, is the sole provider of natural gas in Island County. CNG is a subsidiary of the Montana-Dakota Utilities Co.

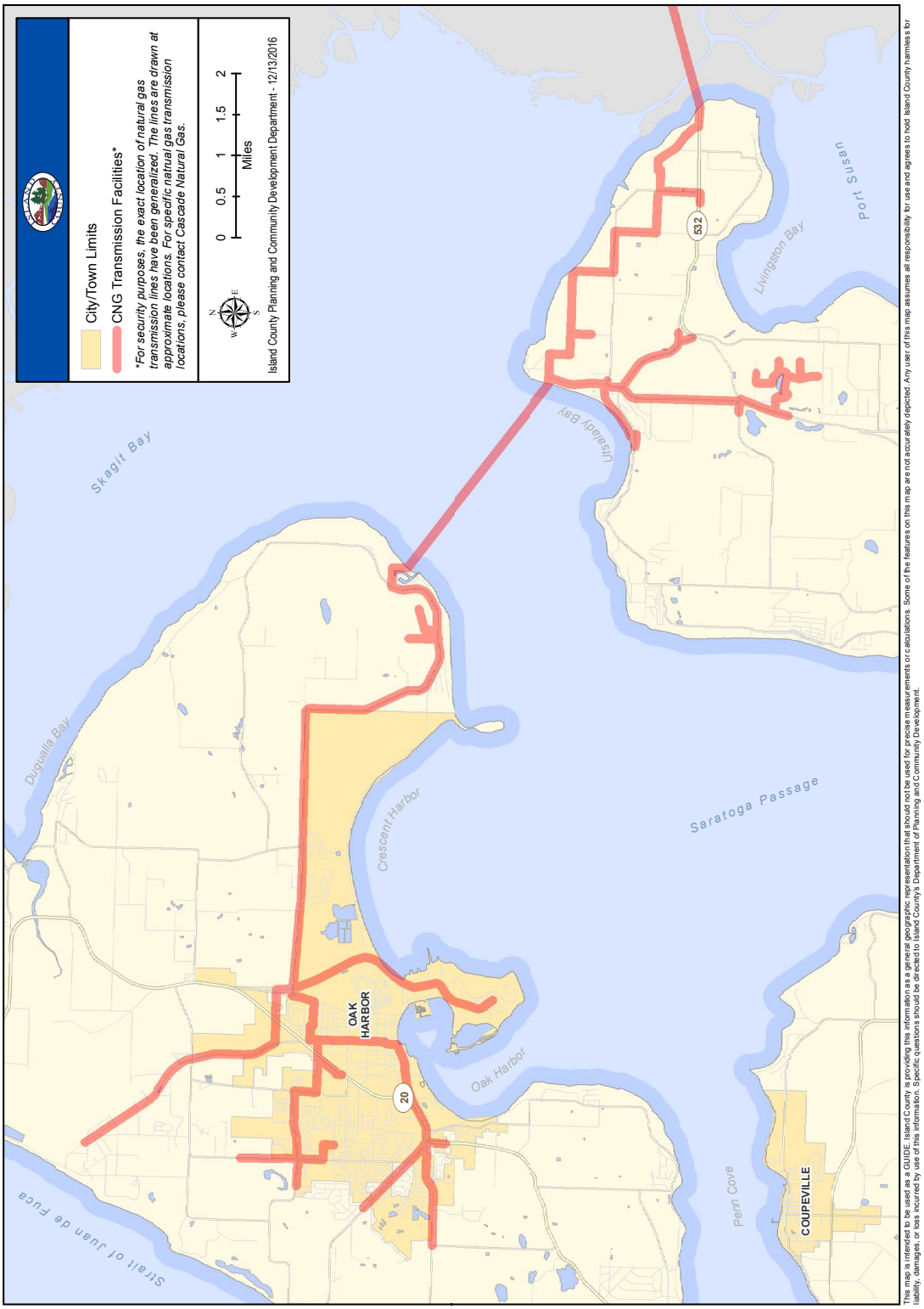
Washington State requires gas providers to demonstrate that existing rate payers will not subsidize new customers. Thus, gas transmission line extensions are not planned in advance but are initiated only when there is sufficient customer demand.

Cascade serves more than 272,000 customers in 96 communities, 68 of which are in Washington and 28 in Oregon.

EXISTING SYSTEM

Natural gas is supplied to the County through a 6 inch high-pressure line which follows SR 532 onto Camano Island. A limited service area exists on northeastern Camano Island. A submarine 6 inch high-pressure main originates at Brown's Point on Camano Island and connects Whidbey Island at Strawberry Point. Service on Whidbey Island is limited to the City of Oak Harbor, NAS Whidbey Island, and surrounding unincorporated areas within reasonable distance of the transmission main.

MAP 9A. Cascade Natural Gas (CNG) Service Areas and Transmission Facilities



FUTURE DEMAND AND PROPOSED FACILITIES

The location, capacity and timing of any improvements to the existing Cascade Natural Gas Corporation distribution system are driven purely by demand. This means that future connections are not planned in advance; rather, connections are initiated by customer requests. This includes installation service for new development and conversion from electricity or oil to natural gas. Also, unlike some utility providers, natural gas service may legally be refused to potential customers if the extension is not cost effective to the company.

No major new facilities, upgrades, or extension of services beyond existing service areas are planned or anticipated within the next 20 years, but the utility is willing to serve major new development outside existing service areas if the development occurs relatively close to existing mains.

9.3.2 ELECTRICAL UTILITIES

Electricity is vital to any community, but the vast network of generating facilities, transmission lines, switching stations, and distribution lines are rarely given a thought until the power goes out because of a problem. Electrical service providers must coordinate and plan their activities to a much greater degree than less critical utilities Under State law, electrical utilities must provide electricity upon demand.

Roughly 70% of the electricity in the Pacific Northwest comes from hydroelectric generation. Diminishing natural resources, lack of available sites for new generating stations, and growing needs pose significant regional challenges for electric utilities. Local issues involve the siting of transmission systems, substations and distribution lines.

Possible health effects from proximity to electrical transmission facilities have concerned some members of the public. Although research is ongoing, electromagnetic fields of the type and levels found near electrical power facilities have not been conclusively demonstrated to cause adverse effects in humans. In response to these concerns, new facilities are sometimes designed or located to reduce exposure to electromagnetic fields. The Environmental Protection Agency has not adopted any standards relating to electromagnetic fields.

9.3.2.1 SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT (PUD)

Since 1949, Camano Island has been provided electrical utilities by the Snohomish PUD, the second largest publicly-owned utility in the Pacific Northwest in terms of number of customers. The three elected commissioners of the district set policies and adopt rates and charges for services. The main offices of the PUD are located in Everett, with five regional offices, including one in Stanwood.

EXISTING SYSTEM

The PUD's electric system covers approximately 2,200 square miles in Snohomish County and on Camano Island with a total 6,195 power line miles. There are approximately 303.44 circuit miles of power lines on Camano Island, with 203.55 overhead miles and 99.89 underground miles.

Due to security concerns, Snohomiosh PUD has chosen not to share the location of existing utilities and proposed projects.

9.3.2.2 PUGET SOUND ENERGY

Puget Sound Energy (PSE) is a private utility providing electric and natural gas service to homes and businesses in the Puget Sound region and portions of Eastern Washington, covering 10 counties and approximately 6,000 square miles. PSE's regional and local electric and natural gas planning efforts are integrated and centered on providing safe, dependable, and efficient energy service. PSE provides electrical power to more than 1.2 million electric customers throughout 10 counties.

PSE currently has about 3,000 megawatts of power-generating capacity, and purchases the rest of its power supply from a variety of other utilities, independent power producers and energy marketers across the western United States and Canada.

EXISTING FACILITIES

Whidbey Island is served exclusively by Puget Sound Energy. Electricity provided by PSE to Island County is often produced with the Baker River Dams and is interconnected to the Northwest's regional transmission grid through an extensive network of transmission facilities providing bulk transmission service to meet the demands of electricity customers within the region. The PSE electric transmission facilities within Island County are important components of the electric energy delivery grid serving the Puget Sound region. As electricity reaches the homes and businesses in Island County the voltage is reduced and redistributed through lower-voltage transmission lines, distribution substations, overhead and underground distribution lines, smaller transformers, and to individual meters.

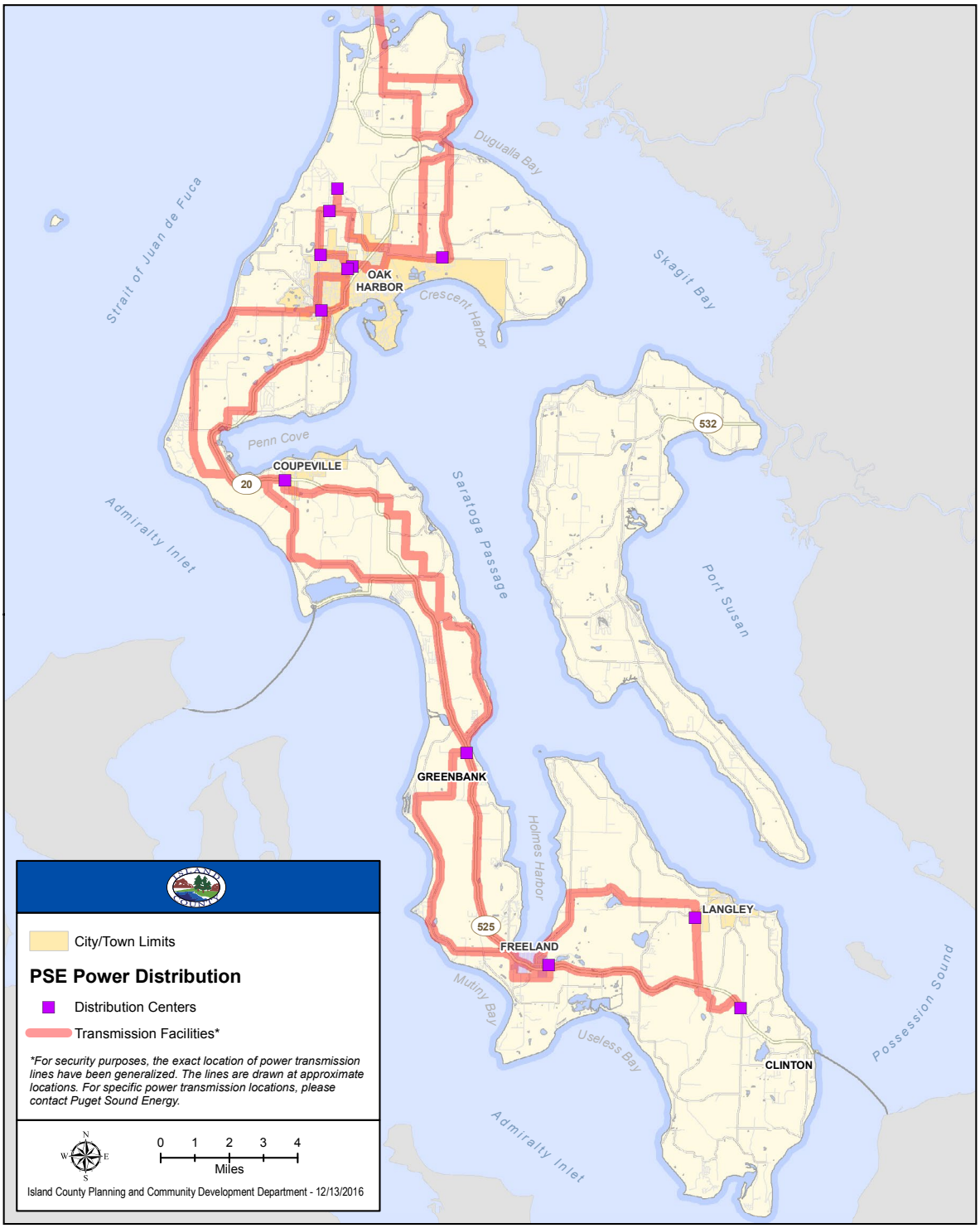
PSE serves approximately 37,000 commercial and residential locations within Island County and operates and maintains approximately 600 miles of overhead facilities and 500 miles of underground cables.

FUTURE DEMAND AND PROPOSED FACILITIES

PSE has plans to systematically deploy smart grid technology at each level of infrastructure to enhance and automate monitoring, analysis, control and communications capabilities along its entire grid. Smart grid technologies can impact the electricity delivery chain from a power generating facility all the way to the end-use application of electrical energy inside a residence or place of business. The ultimate goals of smart grid are to enable PSE to offer more reliable and efficient energy service, and to provide customers with more control over their energy usage.

To meet local electric demand, new transmission lines and substations may need to be constructed. In addition, existing facilities will need to be maintained and possibly rebuilt to serve current and future demand. The system responds differently year to year and PSE is constantly adding or modifying infrastructure to meet electrical demands. With that said, potential major construction and rebuilding/

MAP 9B. Puget Sound Energy (PSE) Service Areas and Transmission Facilities



This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.

maintenance activities that are anticipated in Island County in the next 10 to 20 years include the following:

- Adding a potential third 115 kV transmission line to the Island. This will improve reliability on the Island on a day to day basis as well as during storm events. It will also add transmission capacity to serve future growth.
- Adding a planned new transmission/distribution substation near Maxwelton Road, increasing reliability in and around the Langley and South Whidbey area. This will involve some minor location changes to the transmission lines near the planned substation to connect the substation to the existing power system.
- Adding a potential new transmission substation in the Central Whidbey area, increasing transmission line reliability throughout the Island.
- Rebuilding the existing Whidbey Substation (Oak Harbor) by adding a 115 kV auxiliary bus and bus tie circuit breaker which will increase system reliability and replace several degrading oil circuit breakers with new gas insulated circuit breakers.
- Rebuilding the existing 115 kV transmission line crossings of the Deception Pass and Cornet Bay.

In addition to plans for two new substations and a possible new transmission line, PSE plans to continue its current increased vegetation management and key rights-of-way (ROW) expansion on the Island along the existing 115 kV transmission lines. This ongoing vegetation management and key ROW maintenance and acquisition program has increased reliability on the Island dramatically over the last 8 years and will continue to do so into the future.

9.3.3 TELECOMMUNICATIONS UTILITIES

9.3.3.1 TELEPHONE

Standard wired telephone services are becoming less common, as users are moving more to cell phones or Voice Over Internet Protocol (VoIP). Two standard telephone utilities service Island County. Frontier serves all of Camano Island and northern and central portions of Whidbey Island. Whidbey Telecom existing service area begins at Greenbank and covers the southern part of Whidbey Island.

Like investor owned gas and electric companies, telephone companies are regulated by the WUTC, which ensures reliable service is provided at reasonable rates. It would be to the economic advantage of Island County to have rates restructured to eliminate intra county toll charges.

Standard telephone facilities include a central plant, which houses switching gear (often in the same building as central offices), remote switching stations, microwave and the familiar utility poles and overhead lines. Underground installation of telephone lines and use of efficient fiber optic systems is becoming more common as technology advances and the regulatory framework responds to aesthetic concerns.

While standard telephone service is becoming less demanded, Digital Subscriber Line (DSL), for internet access is still an important service offered through telephone companies.

9.3.3.1.1 FRONTIER

Frontier's service area in Island County includes the incorporated areas of the City of Oak Harbor and the Town of Coupeville. Most of Frontier's major facilities are located on the mainland. Frontier has office facilities located in Oak Harbor.

9.3.3.1.2 WHIDBEY TELECOM

Whidbey Telecom is an independently owned and operated telephone utility serving roughly the southern half of Whidbey Island, with main offices in Freeland. In addition to its standard telephone service, the company also provides cable television, marine communications, and access to the Internet. Whidbey Telecom has added an extensive network of optic fiber systems to its existing wire line system.

FUTURE DEMAND AND PROPOSED FACILITIES

Existing telephone facilities and some minor upgrades, mainly at the distribution level, will adequately serve the County's needs during the planning period, and no new major facilities are planned by either Frontier or Whidbey Telecom.

9.3.3.2 CELLULAR TELEPHONE SERVICE

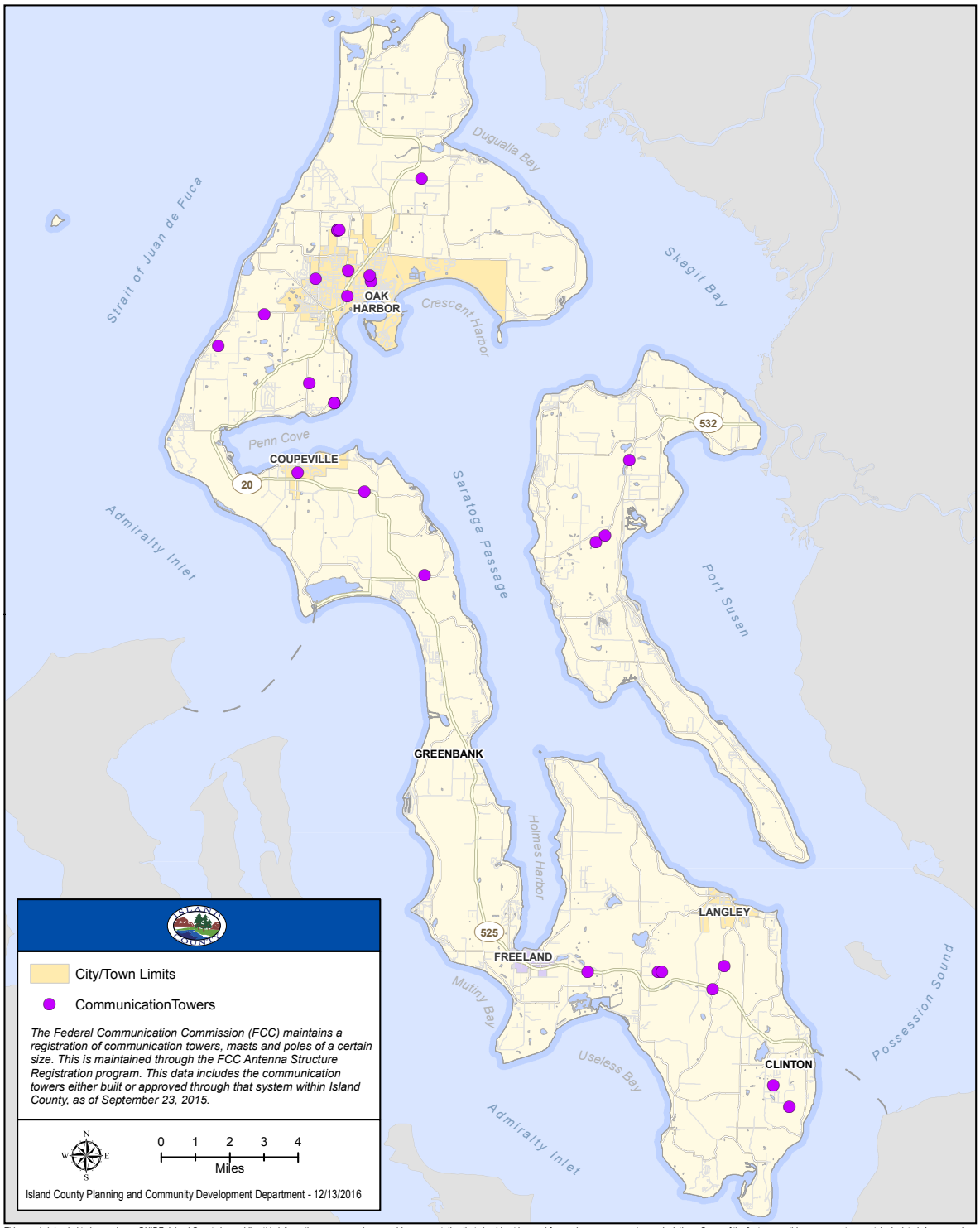
Cellular telephone service continues to become increasingly popular. A cellular network consists of cells (a geographic area served by a transmitting and receiving tower), cell sites (the tower site, also including a base station radio and interconnecting equipment), a switching station (which receives and distributes signals from the cell sites via conventional land lines and microwave signals). In order to cover broad service areas, cell sites must be located close enough to one another so that service is uninterrupted as the user moves from one location to another.

Cellular towers can pose siting problems. The towers can be free-standing structures, but are often placed on top of existing structures where convenient; this is more common in urban areas, and creates less of a visual impact than free-standing towers. As service expands or changes, existing cell sites may need to be reconfigured.

Due to the rural nature of Island County, many areas are without adequate cellular service. This is not only a nuisance for customers but is increasingly becoming a public safety concern as few residents have landlines and rely on cell phones for emergency calls.

At the Federal level, cellular phone facilities are regulated by the Federal Communications Commission (FCC), which has jurisdiction over the public airwaves, assigning frequencies and licensing operators. The FCC requires that transmitting towers be located such that transmission of signals is unobstructed. Local jurisdictions can regulate tower siting to the extent that a Federally-licensed use is not impeded.

MAP 9C. Communication Towers



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Thus, a local jurisdiction can deny approval of a tower at a particular site, but cannot impose an outright ban on towers within its jurisdiction.

The Federal Aviation Administration (FAA) and WSDOT Aviation Division also review proposed towers when they exceed 200 feet in height (above ground level) or when the proposed location is within 20,000 feet of a major airport (serving military and commercial aircraft) or within 10,000 feet of a smaller airport. While not having the authority to deny potential sites, the FAA coordinates its review process with the FCC, who may deny a particular site if the FAA objects.

Identifying specific cellular companies who service Island County is difficult, since most of the cellular networks are lease or sub-leased to various companies. Instead of describing these companies individually, this Element includes a map of the existing cellular antennas which have been installed or proposed through the FCC.

9.3.3.3 CABLE TELEVISION

Cable carries data through coaxial cable from trunk lines, which originate at a head end site, which processes information and distributes it through the distribution system. Though the term "cable" implies wiring throughout the system, many cable systems also utilize satellite dishes and microwave antennae. Cable distribution lines are often run using leased overhead utility poles, but underground installation of cable systems is becoming more common.

Frontier and Comcast are the main cable providers in Island County. Cable companies and cable service change often, and require relatively minor facilities. No new major facilities are expected to meet anticipated growth in Island County. Therefore, detailed information regarding cable providers is unnecessary.

9.3.3.4 INTERNET

Internet is quickly becoming an essential service for our modern society, many of which rely heavily on it for work. Increasingly, people use internet for phone services (VoIP) and television services. Most businesses rely on reliable internet for their everyday business. Generally, internet service is not provided by a separate utility, but rather through a cable, telephone or cellular provider. As such, no detailed company information is provided in this Element.

9.4 WATER RESOURCES

Island County has pro-actively achieved a technical understanding of its water resources through numerous studies. Based on this knowledge, a number of water supply and groundwater resource protection and management plans and policies have been adopted and implemented. These elements manage adequacy and protection of the resource through a common goal of non-degradation. A summary of these efforts include:

1979–1983	USGS Water Resource Study.
1982	EPA Sole Source Aquifer Designation.
1985	Designation of Island County as a Critical Water Supply Service Area per 70.116 RCW.
1989	Adoption of Island County/State Department of Health Salt Water Intrusion Policy.
1990	Adoption of Island County Coordinated Water Plan (CWSP) per 70.116 RCW.
1990	Adoption of ICC 13.03A, Water System and Fire Flow Standards.
1990	Memorandum of Understanding between Island County and Department of Ecology on Water Resource Planning, Management, and Permitting Activities.
1990	September 18, 1990, ICC Chapter 8.09, Potable Water Source and Supply per GMA requirements 19.27 and 58.17 RCW.
1991	Adoption of Groundwater Management Program (GWMP) per 90.44 RCW.
1992	ICC 8.09 revised to include Critical Recharge Area Requirements pursuant to GMA.
1996	Hydrogeologist and data entry staff support hired for monitoring, database development and maintenance, resource management, groundwater evaluations, and development of groundwater flow and sea water intrusion models.
1997	Island County and the United States Geological Survey (USGS) cooperative four year Ground Water Recharge Study (1997–2001).
2001	Present Watershed Planning – development of a comprehensive county-wide water resource plan.

Island County has shown foresight in pro-actively managing its groundwater resources. In many cases, such as the Sea Water Intrusion Policy and aquifer testing requirements, Island County has led the State in developing resource evaluation and management policies and has successfully worked to incorporate these policies into agency review of projects involving Island County Resources.

The GMA water adequacy requirement for building permits and subdivisions was adopted in Island County a mere 11 weeks after GMA became effective. Current programs are being implemented without grant funding thereby showing the commitment of integration of resource management and protection in land use development review and decision making.

The existing water quality and water level monitoring program, comprehensive groundwater database, and construction of groundwater flow and sea water intrusion models provides the best available data for determining adequacy and detecting trends in groundwater quality and availability. All of these integrated programs provide the technical basis for determining future groundwater capacity and future land use development prior to project approval.

9.4.1 WATER SUPPLY AND WATER RESOURCE MANAGEMENT

REQUIREMENTS AND ACTIVITIES

9.4.1.1 Water Supply Overview

In 1979, Island County contracted with the USGS to conduct a water resource study. This four year study set out to: define the hydrogeology of the Islands; determine the chemical quality of groundwater; and identify areas of existing and potential sea water intrusion. This study has provided detailed information on the hydrogeology of Island County and has been utilized in numerous subsequent studies.

In 1982, the Environmental Protection Agency ("EPA") declared Island County a Sole Source Aquifer. The designation acknowledged the County's reliance on groundwater as a potable water source and requires federally funded projects be designed to ensure protection of groundwater resources. The County is in fact served by a multiple aquifer system. The sole source designation refers to the County's reliance on groundwater for drinking water rather than a singular aquifer.

Island County's "sole source" aquifer system is the critically important water supply for people living outside the general Oak Harbor area. Approximately 72% of the county's population relies upon groundwater as a potable water resource. Population growth in rural areas has increased groundwater demand proportionally; this is expected to continue in the future. Studies completed to date, including hydrogeologic investigations conducted by local, state and federal agencies, conclude that groundwater supplies are a finite resource in Island County.

Many of the developed coastal and peninsular regions of Island County are experiencing degrees of seawater intrusion. The Island County Health Department compiles water quality data to monitor seawater intrusion and regularly updates a map that delineates these intrusion regions.

The City of Oak Harbor operates the largest municipal water supply system in Island County. The primary source of supply for Oak Harbor is from Anacortes through two parallel pipelines. The pipelines are owned by Oak Harbor and supply the U.S. Naval Air Station as well as Oak Harbor. All other residents in the County are dependent upon groundwater for their source of water supply.

9.4.1.2 Coordinated Water System Plan

In 1985, the Board of Island County Commissioners declared Island County a Critical Water Supply Service Area, pursuant to RCW 70.116. This declaration was based on an assessment that identified water supply problems related to uncoordinated planning, inadequate water quantity, or unreliable service existing throughout the County. A Coordinated Water System Plan (CWSP) was completed in 1990, addressing water quantity/quality problems. This plan includes several management options to be implemented by the County's public water systems. The major elements of the plan include a Utility Service Review Procedure and Conservation and Minimum Design Standards. Highlights of these requirements are outlined below:

9.4.1.2.1 Utility Service Review Procedure

Prior to new water system development, an applicant must attempt to obtain water service from neighboring purveyors.

New and expanding systems must prepare a water plan that evaluates the existing system, needed improvements and future needs.

9.4.1.2.2 Conservation

Water conservation requirements for new water systems include:

- Installation of meters at individual connections and the well source.
- Implementation of rate structures that encourage water conservation.
- Development of a leak detection and repair programs.
- Development of water use restriction procedures for drought periods.

9.4.1.3 Design Standards

On July 9, 1990, the Board of Island County Commissioners adopted Chapter 13.03A ICC, Water System and Fireflow Standards. Chapter 13.03A ICC establishes criteria for the design and construction of public water systems within Island County. The ordinance is supplemental to other federal, state, and local criteria governing the construction and operation of public water systems and also complies with design standards set forth in the CWSP. This code includes requirements for resource protection, monitoring and management such as:

- Metering at the well head.
- Metering individual connections.
- Water level device installed in the well for water level measurements.

To date, the CWSP has not prevented the proliferation of small, independent water systems. The inter-connection of water systems and development of larger water systems with superior technical expertise and facilities has met with marginal success. Due to Island County's rural nature and historical development patterns, many small, scattered developments do not fit the CWSP's goals to encourage the formation or expansion of fewer but larger, well-managed systems (rather than establish small, poorly staffed or unmanaged systems). Implementing the anti-sprawl strategies of the Comprehensive Plan will greatly assist in coordinating management of water systems.

Development demands pose many challenges to available water supplies. Sufficient quantities of potable water are needed to support existing users and any increased population. There is a continuing need for improvements to domestic water systems and increased water conservation efforts. Many small water systems and community associations now provide most of the domestic water to Island County residents, while individual wells serve approximately 7% of the County's population. Often small water systems and community associations are not adequate to serve an expanding population. Many older systems were undersized to begin with, and some are inadequate for their existing service area. Extensive alterations

will be required, including improvements to distribution systems, water supplies and storage capacities, and fire protection facilities. Federal requirements for water quality monitoring will place additional burdens on many small systems. Consolidation of water districts and associations is desirable to provide adequate improvements for delivering public water supplies at the least possible cost to consumers.

Avoiding additional seawater intrusion and other potential groundwater quantity and quality problems depends on careful management of existing finite groundwater resources. The County should encourage the development of alternative management strategies to make the adequate improvements for delivering safe and reliable public water supplies at the least possible cost to consumers.

Hydrogeologic investigation and data collection must continue to better predict groundwater availability, as should investigation of potential mainland water sources, when warranted. As indicated elsewhere, clustering and limiting impervious surfaces will maintain infiltration, which is the sole source of the County's groundwater.

9.4.1.3.1 Groundwater Management Program

In 1992, the Ground Water Management Program (GWMP) was completed, pursuant to RCW 90.44, and adopted as an element of the Island County Comprehensive Plan. This plan provides water resource management options to protect groundwater in Island County. Changes in health regulations (Chapter 8.09 ICC) to implement portions of the GWMP and implementation of non-regulatory programs followed adoption of the GWMP. The reports listed in Sections 9.4.1.3.2 through 9.4.1.3.5 are major elements implemented by the Island County Health Department.

9.4.1.3.2 Conservation Program Option Paper #3

A number of conservation measures have been adopted and are implemented in design review and water supply approvals. Pursuant to ICC 13.03, and ICC 8.09, all new drinking water wells drilled in the county are required to be metered whether they are public water supplies or single-family individual wells. For individual wells serving one single-family residence, verification of metering is required prior to approval of a Water Availability Verification Form and issuance of a building permit. For public systems, both source and individual connection meters are required on new and expanding systems. Use-based rate structures promoting conservation and other conservation practices are implemented through the approval of the required water system operation and maintenance agreements. The Island County Salt Water Intrusion Policy also requires the adoption of additional conservation requirements in medium and high-risk areas of seawater intrusion.

9.4.1.4 Ground Water Monitoring and Evaluation

9.4.1.4.1 Data Collection and Management Program Option Paper #5

WELL INVENTORY.

Well logs either on record with the Island County Health Department or available through the Department of Ecology have been entered into the hydrogeologic database. All new public and individual wells are approved by the Health Department for siting criteria.

WATER LEVEL MONITORING.

A. Water systems in high and medium risk areas require water level monitoring in April and August of each year and the results are sent to the Island County Health Department and/or Department of Ecology. The Island County Health Department has incorporated this data into their hydrogeologic database.
B. Water levels are monitored biannually during water sample collection of the 60 + wells in the monitoring network managed by the County Hydrogeologist.
C. Water level electronic measuring tapes are available to the public and can be checked out for use from the Island County Health Department Coupeville office.

WATER QUALITY MONITORING.

A. The eight well monitoring network started in 1986 by the Island County Health Department was expanded in 1992 to 20 wells and in 1993 to 40 wells. The wells are monitored in April and August of each year. The current well monitoring program managed by the County Hydrogeologist includes the 40 wells and variable area specific monitoring of up to 60 wells. The Island County Health Department is incorporating this data into their hydrogeologic database.
B. Routine water quality sampling is required by public water systems. In addition, conditions of approval in medium and high-risk areas for public wells include additional sampling for chloride and conductivity in April and August and reporting to the Island County Health Department.
C. Water quality results are currently entered into the hydrogeologic database that is equipped with numerous geochemical analysis tools.
D. Single family individual wells are required to monitor for water quality prior to the approval of building permits (per ICC 8.09).
E. Numerous wells are monitored on a quarterly basis by the Island County Health Department at the closed Coupeville Solid Waste Landfills. Results are tracked to identify any statistically significant trends in degradation of ground water quality.
F. In 1997 The Island County Health Department completed a 1-year nitrate study to determine the spatial extent of nitrate contamination in Island County groundwater. Eighty-three wells were

sampled and a report was prepared discussing the extent of nitrate contamination and proposed remediation measures.

G. In 1996, the Island County Health Department worked closely with the Department of Ecology on a one-year well monitoring program. Forty-six wells were sampled to understand the seasonal fluctuation of chloride concentrations in areas affected by seawater intrusion.

H. The Island County Health Department conducted the baseline water quality, water flow, and sediment sampling for both the North Whidbey and Central/South Whidbey Watershed Water Quality Programs. The final reports were completed in April 1998 and January 2001, respectively, and will be used to identify and prioritize surface water quality problems for use in the watershed action plan.

9.4.1.4.2 Ground Water-Availability. Criteria Option Paper #7

ICC 8.09 was adopted in September 1990. The provisions of this code constitute minimum requirements of the Island County Health Department governing potable water source and supply and protection of groundwater resources. The elements of this code are outlined elsewhere in this section in more detail.

9.4.1.4.3 Ground Water Recharge Option Papers #8 and #9

Critical Recharge Area Protection was incorporated into ICC 8.09 in 1992. All projects with the potential for groundwater contamination shall be evaluated by the Island County Health Department to determine their impacts on the groundwater resource. Highlights and amendments to this code including Critical Recharge Area Protection are documented in more detail elsewhere in this section.

A four (4) year Groundwater Recharge Study was initiated in February 1997 through a cooperative agreement and funding of the Board of Island County Commissioners and the USGS. More detail on the study is provided in the Groundwater Recharge Section.

9.4.1.4.4 Pollution Source Controls Option Paper #18

The objective identified in the GWMP was to establish Best Management Practices (BMPs) to reduce the potential for groundwater contamination from specific activities or facilities. ICC 8.09.097, Critical Recharge Area Protection, establishes a method by which land use proposals are reviewed to determine the potential for groundwater contamination. The Island County Health Department has developed a list of accepted BMPs that are both disseminated to the public and applied as “conditions of approval” on land use approvals. The Island County Health Officer has the discretion to impose conditions designed to prevent degradation of groundwater quality or quantity.

Other elements of the GWMP have been implemented by the Island County Health Department on an ongoing basis such as technical assistance and public education.

9.4.1.4.5 ICC 8.09 Potable Water Source and Supply

ICC 8.09 was adopted in September, 1990. The provisions of this Chapter constitute minimum requirements of the Island County Health Department governing potable water source and supply, and protection of groundwater resources. The regulations apply to all potable water supply systems proposed to be used for building permits and subdivisions. ICC 8.09 complies with GMA requirements for verification of water availability and adequacy requirements for building permits and subdivisions (RCW 19.27 and RCW 58.17). In 1992, this code was revised to include Groundwater Resource Protection measures and Critical Recharge Area Protection measures which also comply with GMA requirements. Amendments to the Critical Aquifer Recharge Area Protection are included in this update based upon the data derived from the USGS Recharge study and the Watershed Planning process currently underway.

OVERVIEW OF BUILDING PERMIT AND SUBDIVISION REQUIREMENTS:

- Prior to building permit approval, evidence of an adequate water supply must be provided.
- This code includes requirements for single-family individual wells, including a meter at the wellhead and the establishment of a 100-foot pollution control radius. These conditions exceed state requirements for individual water supply approvals. In addition, other requirements for individual well approvals include: drilling records, water quality testing and pump testing.
- Requirements for public water supply approvals are also more stringent than state requirements. In addition to meeting WAC 246-290 and WAC 246-291, approvals in Island County require compliance with the Island County Coordinated Water System Plan, the State Department of Health and Island County Seawater Intrusion Policy, and ICC 13.03A including metering, conservation and aquifer testing.
- ICC 8.09 also includes requirements on proposed subdivisions assuring water availability prior to the creation of new lots or other land use approvals requiring potable water. These requirements include aquifer tests and other detailed hydrogeologic evaluations when deemed necessary.
- ICC 8.09.099, formerly 9.09.097, Critical Recharge Area Protection Requirements establish a method by which land use proposals are reviewed to determine the potential for groundwater contamination. Critical Recharge Areas have been identified utilizing the “Guidance Document for the Establishment of CARA Ordinances”, Department of Ecology, 2000.
- A hydrogeologic site evaluation is required prior to approval of projects identified by the Health Officer as having the potential for groundwater contamination. Conditions may be imposed to prevent degradation of groundwater quality and quantity. BMPs have been adopted for activities where accepted BMPs are available. Project approvals are based on the conditions and/or mitigation plan required by the Island County Health Officer.

9.4.2 OTHER GROUND AND SURFACE WATER PROTECTION STANDARDS

ICC 8.07C On-Site Sewage Systems The goal of groundwater and surface water quality protection is reflected throughout ICC 8.07C. Requirements for sewage system vertical separation to groundwater and horizontal separation to surface water exceed the state standards outlined in WAC 246-272.

9.4.2.1 Island County Hydrogeologist

The Board of Island County Commissioners hired a Hydrogeologist and data entry person in January of 1996. The Hydrogeologist works in the Health Department and current Hydrogeologist activities are described below.

- Detailed data collection, analysis, and mapping of aquifer distribution, aquifer characteristics and geochemistry.
- Construction and calibration of numeric three-dimensional groundwater flow / seawater intrusion models.

  Groundwater flow models allow for the development of an understanding of regional water balance issues and the impacts that land use, groundwater withdrawals, and climatic variations have on the groundwater system. The results of these efforts are utilized for both application specific reviews, and long term planning efforts. Modeling efforts are concentrated in areas that are experiencing a combination of projected population growth and seawater intrusion problems. This is a long-term effort with individual studies and models expected to take several years each.
- Groundwater monitoring including a county-wide network of 60 wells that includes water sampling and water level monitoring. Up to 40 additional wells are monitored in area specific studies. Recent activities associated with the county's Watershed Planning efforts also included the collection of water quality samples and groundwater elevation determinations from 378 groundwater wells.

  The network will be increased in size (number of wells) and detail (parameters tested) to better assess any trends in water levels or water quality with a projected maximum of 100 wells (excluding area specific studies).
- Review of projects that may impact groundwater resources per ICC 8.09.099.

  The decision making process will utilize data collected specific to the proposal, regional hydrogeologic and geochemical analysis, and regional groundwater flow models as they become available.
- Data management and the continued development of a hydrogeologic database.

  These tools greatly increase our ability to analyze regional and area-specific trends in water quantity or quality. Through these efforts it is possible to detect and mitigate problems related to resource management before these problems become critical.
- Technical staff to the Watershed Planning process.
- Public outreach and education.

9.4.2.2 Watershed Planning

Since 2000 Island County has been involved in the development of a Watershed Management Plan pursuant to RCW 90.82. Phase II of the watershed plan development included a comprehensive assessment of the groundwater systems supplying potable water for the majority of the population. 379 wells were sampled for water chemistry and water level elevation. This data was is being used for the development of the plan in an attempt to define those locations within the county where ample water supplies exist and those areas where the groundwater supply is tenuous.

9.4.2.3 Seawater Intrusion

The Island County Health Department and State Department of Health adopted a joint Seawater Intrusion policy in 1989. The purpose of the policy was to responsibly manage the approval of new public water systems (two or more connections) as well as classify and monitor existing or expanding public water systems with respect to seawater intrusion. Through the implementation of this policy, problems of the degradation of drinking water quality or loss of water source due to seawater intrusion are reduced or eliminated.

This policy established three (3) risk categories of saltwater intrusion risk for all public water systems that exist, or are expanding, or are proposed to be used as a drinking-water source. This policy further establishes standard requirements for water systems within each risk category.

The Watershed Planning process provided an opportunity to review the county's methodology for evaluating groundwater withdrawals in areas defined at risk for seawater intrusion. An outcome of the planning process, based upon data collection and analysis of 378 wells, was the development of a new evaluation tool that focuses on both groundwater chemistry in the form of chlorides and elevation of the aquifer in reference to sea level in order to predict impacts to the resource. This new methodology is included as an update to the county's CAO for the protection of groundwater resources and is described in detail under the Aquifer Recharge Area protection section.

9.4.2.4 Water Related Interested Parties

The citizens in Island County have shown a great deal of interest and support in water related issues. The following organized groups actively support resource management efforts and advise the Board of Commissioners on water related matters:

- Water Resource Advisory Committee (WRAC)
- Community Health Advisory Board (CHAB)
- Environmental Health Advisory Board (EHAT)

9.5 GOALS AND POLICIES

2016 UPDATES

NEW New goals and policies are indicated with ***red italicized*** numbering

REVISED Goals and policies that have been revised (more than minor text edits) are indicated with ***blue italicized*** numbering

Goal 1. Facilitate the provision of utilities at levels of service and rates appropriate to accommodate planned development within Island County and its incorporated areas.

U 1.1. Encourage communication among the Washington Utilities and Transportation Commission (WUTC), and utilities regulated by the WUTC, regarding the requirements of the Growth Management Act, especially the requirement that service be provided concurrently with or in advance of demand.

U 1.2. Planning for utilities is the primary responsibility of the utility providers and must be coordinated with the County Comprehensive Plan.

Goal 2. Ensure that utility service is provided in a manner that is environmentally sensitive, safe, reliable, economical, and aesthetically compatible with surrounding land uses.

U 2.1. When reasonable and feasible, promote the co-location of public and/or private utility distribution facilities. Coordinate construction timing to minimize disruptions to the public and disturbances to the environment and archaeological resources, and to reduce the cost to the public for utility delivery.

U 2.2. Use utility corridors for shared uses, such as trails, open space, and recreation.

U 2.3. Provide timely and effective notification to utilities providers of road construction, and of maintenance and upgrades of existing roads to facilitate coordination of public and private utility trenching activities.

U 2.4. Encourage efficient, cost-effective and reliable utility service by ensuring that land will be made available for the locations of utility lines, including location within public transportation corridors, consistent with franchise terms and conditions including the possible payment of annual fees.

U 2.5. Coordinate land use and facility planning to allow eventual siting and construction of distribution lines within right-of-ways which are being dedicated or within roads which are being constructed or reconstructed.

U 2.6. Encourage system design practices intended to minimize the number and duration of interruptions to customer service, including underground utility lines where practical.

U 2.7. Facilitate and encourage conservation of resources to delay the need for additional utility facilities.

U 2.8. Once in place, continuing maintenance of utility facilities may disturb sensitive areas. Utility facilities should therefore be located outside such sensitive areas.

U 2.9. While harmful biological effects due to proximity to utility facilities such as electrical transmission lines or cellular tower sites have not been conclusively demonstrated, significant concerns remain, and study of the issues is ongoing. To address these environmental and health concerns, the County and affected utilities should:

U 2.9.1. Promote siting of facilities with respect for natural features, sensitive areas, and water quality and quantity.

U 2.9.2. Monitor research into the health effects from utility facilities.

U 2.9.3. Adopt standards as necessary to protect the public from known health hazards.

U 2.10. Consider changes to regulations and policies as appropriate to allow new utility technologies.

Goal 3. Process permits and approvals for utility facilities in a fair and timely manner, and in accordance with predictable development regulations.

U 3.1. Implement timely, predictable, and reasonable permit processes for utility service.

U 3.2. Review and amend existing regulations as necessary to allow maintenance, repair, installation and replacement of utilities, where consistent with the overall goals of this Comprehensive Plan.

U 3.3. Work with utility providers to enhance County and private Geographic Information Systems (GIS) development to help increase efficiency in permit processes.

U 3.4. Exercise flexibility in reviewing proposals using innovative new technologies.

Goal 4. Improve accessibility to government through interactive audio/visual communication, considering the geography of Island County.

Goal 5. Manage and protect ground water withdrawals and provide for resource protection through a common goal of non-degradation for existing and future residents of Island County.

U 5.1. Water utilities must work with the Island County Health Department, and Washington Departments of Health and Ecology to make best use of available data and new technology.

U 5.2. When converting land to a use that requires water availability, refer to policy NR 12.2 in the Natural Resources Element.

Goal 6. **Manage water systems in a way that protects the quantity and quality of groundwater resources for existing and future residents of Island County.**

U 6.1. Provide water utilities with incentive programs to encourage participation in water conservation and aquifer recharge area protection programs.

U 6.2. Continue to participate with State agencies and with the public in developing, updating, and implementing tools to improve management of Island County's limited ground water resources, such as the Coordinated Water System Plan, the Ground Water Management Program, and the Water Resource Management Plan.

U 6.3. Development must not be allowed to outstrip known water supplies. Consideration shall be given to the availability, susceptibility, and vulnerability of known ground water resources when siting new development and making land use decisions, per ICC 8.09 and related policies.

U 6.4. Water utilities must follow NR 7.1.2 in the Natural Resources Element.

U 6.5. Continue to provide for adequate groundwater analysis, commensurate to the scale and nature of the proposed development.

U 6.6. Water utilities must follow NR 9.1 in the Natural Resources Element.

Goal 7. **Ensure that Island County plans for water systems in a manner that utilizes the best available information regarding water resources, so that the resource will be preserved for current and future use.**

U 7.1. Implement the existing Coordinated Water System Plan (CWSP) to effectively guide the development, expansion, combination and coordination of water systems in the County.

U 7.2. Island County will prohibit service overlaps for the expansion of existing water systems and the formation of new water systems per the CWSP.

U 7.3. New water systems will be required to meter and document water usage at the source and impose conservation strategies and implementation measures per the CWSP.

U 7.4. Water systems will be encouraged to upgrade facilities to provide adequate water distribution, pressure, storage, and treatment for domestic use and fire protection.

U 7.5. Provide water conservation education to water utilities.

U 7.6. Development will be restricted unless adequate water supplies are available per ICC 8.09 and related policies.

U 7.7. Prior to any final plat approval, water availability must be reviewed and approved in accordance with ICC 8.09 and other related water policies.

U 7.8. Reuse of water, recharge of aquifers and alternative storage systems will be encouraged in water system designs.

U 7.9. Incentives will be offered for the retrofit of existing fixtures with water conservation fixtures.



Policies related to facilities and equipment necessary to support County operations and services to support Island County's current and future population.

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10.1 INTRODUCTION

This Capital Facilities Element (CFE) is a mandatory Element of the Island County Comprehensive Plan as required by the Washington State Growth Management Act (GMA). Capital facilities are the long lasting facilities and equipment necessary to support County operations and services which generally call for significant investment. These generally include, but are not limited to facilities such as streets, roads, highways, sidewalks, parks and recreational facilities, schools, water supply and conveyance systems, storm water management systems, domestic waste and wastewater disposal and treatment systems, government buildings, and emergency service facilities. Capital facilities usually require funding separate from the County's general funds. Planning of capital facilities is crucial to support the County's current and future population, and effective planning can keep costs lower, provide better services and maintain facilities more thoroughly.

10.1.1 COMMUNITY SERVICES AND FACILITIES

As population growth continues, the County will need to increase expenditures for basic capital facilities and services.

Capital facility planning focuses on providing adequate capital facilities and services as required under the Growth Management Act. The County's Capital Facilities Element is an important tool linking land use and capital facilities planning with long-term fiscal planning. Participation by special purpose districts (pursuant to RCW 36.70.520) in this planning effort is important to the County's future. For example, intensively developed

CAPITAL FACILITIES GOALS

1. **Establish Level of Service (LOS) Standards for each type of capital facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations and to repair or replace existing capital facilities.**
2. **Ensure the costs of County-owned capital facilities are within the County's funding capacity, and fairly distributed between users and the County in general.**
3. **Provide adequate capital facilities by constructing needed capital improvements which repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan (CFP) and the Capital Improvement Program (CIP).**
4. **Implement the Capital Facilities Element in a manner that coordinates and is consistent with the plans and policies of other Elements of the Island County Comprehensive Plan, the Countywide Planning Policies (CWPP), and the Growth Management Act of the State of Washington. Where possible, the Capital Facilities Element will also coordinate and be consistent with the plans and policies of other regional entities, adjacent counties, and municipalities.**

CAPITAL FACILITIES GOALS (CONTINUED)

5 **Implement programs to ensure that the goals and policies established in the Capital Facilities Element will be achieved or exceeded and that the necessary capital improvements will be constructed. Each implementation program will be adopted by ordinance as appropriate for each implementation program.**

6 **Provide for the siting of essential public facilities.**

7 **Ensure that those public services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current LOS below locally established minimum standards.**

residential areas with septic tank drainfields require close monitoring to protect water quality. Alternative sewage treatment solutions may be needed for areas where concentrations of septic tank failures occur, yet population density will not support development of regionally centralized sewage treatment facilities.

Public police, fire protection, and health services must be integrated into planning efforts. Population growth and aging of school facilities will require building improvements or construction of new schools over the next 20 years. Independent capital facility and service providers will need to coordinate efforts with the Island County Comprehensive Plan to ensure consistency and meet the needs of the community.

10.1.2 ORGANIZATION OF THE CAPITAL FACILITIES ELEMENT

The Capital Facilities Element is broken into three parts:

1. 10 - Capital Facilities Element (CFE) :
   - Goals, policies and background information on the capital facilities program for Island County
   - Level of Service (LOS) Standards
2. 10A - Capital Facilities Plan (CFP):
   - Inventory of existing capital facilities
   - Comparison of existing LOS to the LOS Standards set in the CFE
   - A list of non-capital alternatives for achieving or maintaining Levels of Service
3. 10B - Capital Improvement Program (CIP):
   - Projects, including funding sources, approved by the Board of Island County Commissioners for the next 6 years

The CFE contains objectives, principles, and standards that guide and implement the provision of concurrent and adequate capital facilities. The purpose of the CFE is to use sound fiscal policies to provide adequate capital facilities consistent with the Land Use Element in order to achieve and maintain adopted LOS Standards

The CFP includes the projected needs for capital facilities for the next 20 years. One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS).

The annually updated Capital Improvement Program (CIP), which contains the schedule of capital expenditures, forms the basis of the annual capital improvement budget. The CIP contains the six-year plan for financing capital improvements that supports the County's current and future population and economy. The capital improvements are reasonably funded (i.e. not a wish list).

10.1.3 WHY PLAN FOR CAPITAL FACILITIES?

There are several reasons to plan for capital facilities. The three main reasons include:

1. Growth Management Act requirements
2. Best management practice
3. Eligibility for grants and loans

10.1.3.1 Growth Management Act Requirements

The Capital Facilities Elements is required by RCW 36.70A.070 to include:

1. An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
2. A forecast of the future needs for such capital facilities;
3. The proposed locations and capacities of expanded or new capital facilities;
4. At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
5. A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

Because the CFE is an open public process, development of the CFE enables citizen participation in decision making and ensures accountability of public funds. Also, participation in the capital planning process helps the community understand why a project may be given priority over others and what the funding limitations are. When seen in the context of a comprehensive planning and budgetary framework, prioritization and sequencing decisions are more clearly understood.

By establishing LOS Standards as the basis for providing capital facilities, and ensuring the adequacy of capital facilities during the division of land and building permit processes, the CFE helps maintain the quality of life in this community.

10.1.3.2 Best Management Practice

Planning for major capital facilities and their costs requires Island County to:

- Demonstrate the need for facilities and the need for revenues to pay for them;
- Estimate eventual operation and maintenance costs of new capital facilities that will impact the annual budget;
- Take advantage of sources of revenue that require a CFE in order to qualify for the revenue; and
- Get better ratings on bond issues when the County borrows money for capital facilities (thus reducing interest rates and the cost of borrowing money).

10.1.3.3 Eligibility for Grants and Loans

The State of Washington Department of Community, Trade and Economic Development's Public Works Trust Fund requires that local governments have a CFE in order to be eligible for loans. Some other grants and loans have similar requirements or give preference to governments that have a CFE.

10.1.4 OTHER STATUTORY REQUIREMENTS FOR CAPITAL FACILITIES PLANS

Other requirements of the GMA mandate forecasts of the long range future needs for capital facilities and the use of LOS Standards of facility capacity as the basis for capital facilities contained in the CFE (RCW 36.70A.020(12)). For this reason the planning period of the CFE extends for the entire 20 year planning period. As a result, capital facilities in the CFE must be based on quantifiable, objective measures of capacity, such as traffic volume capacity per mile of road or acres of park per capita.

One of the goals of the GMA is to ensure that those capital facilities necessary to support development be adequate to serve the development at the time development is available for occupancy. This concept is known as concurrency. Island County manages concurrency through the Concurrency Ordinance (ICC 11.04).

Although the statutory mandate for capital facilities planning originated with the adoption of GMA, the review of public works projects for consistency with the comprehensive plan originated in the Planning Enabling Act (RCW 36.70.540).

10.2 DEFINITIONS

The following definitions apply throughout this Capital Facilities Element.

"Capital Facility" or "Public Facility" means the publicly owned capital improvements and systems that serve Island County, including, but not limited to the following facilities or services. Some capital facilities (e.g. libraries, hospitals, etc.) are not currently considered in this Element but could be added to the definition of Capital Facilities in future CFE updates:

A. Arterial Roads/Transit Routes
B. Domestic Water
C. Community Parks
D. Sanitary sewer
E. Schools
F. Solid waste
G. Surface and storm water management
H. Transit

"Capital Improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment. Other capital costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered to be minor capital expenses in the County's annual budget, are not generally considered capital improvements for the purposes of this Comprehensive Plan, or the issuance of development permits.

"Category of Capital Facilities" means a specific group of capital facilities, as follows:

A. Category A capital facilities are facilities owned or operated by Island County and subject to the requirement for concurrency.
B. Category B capital facilities are facilities owned or operated by federal, state, or city governments, independent districts, or private organizations and subject to the requirement for concurrency.
C. Category C capital facilities are facilities owned or operated by Island County but not subject to the requirement for concurrency.
D. Category D capital facilities are facilities owned or operated by federal, state, or city governments, independent districts, or private organizations but not subject to the requirement for concurrency.

"Community parks" means parks owned and operated by the County as defined by the Parks and Recreation Element.

"Concurrency" means that adequate capital facilities are available when the impacts of development occur, except that in the case of transit routes and county/city/town arterial roads and their intersections, concurrent with development shall mean:

A. That the capacity of an affected transit route/arterial or arterial intersection(s) is sufficient to accommodate the projected transportation impacts of a proposed development; or

B. That improvements, strategies, or other mitigation measures which will achieve or maintain an operating level at or above the level of service standard established for the affected transit route/arterial or arterial intersection(s):
   1. Are in place; planned, reasonably funded, and scheduled for completion no later six year after development approval as reflected in the most recent version of the adopted Transportation Improvement Program (TIP); or
   2. Will be available and complete no later than six years after development approval, as provided by a voluntary financial commitment (where appropriate) by the applicant that is in place at the time of the development's approval.

"Correction" means a project(s) or strategy(ies) to correct existing or projected Level of Service (LOS) deficiencies.

"Development activity" means any proposal requiring a permit or approval which will result in construction, development, earth movement, clearing, or other site disturbance and requires a permit, approval or authorization from the County or is proposed by a public agency.

"Essential public facilities" means those facilities that provide a service to the public and are required to support basic social needs in the community, region and state and to implement the comprehensive plan but are typically difficult to site because they may require an extremely large amount of acreage, can have aesthetic issues that may not meet standards for rural character, can create exceptionally high impacts from the amounts and type of transportation, excessive noise, odor, lighting and glare, and may involve unusually high security measures. Essential public facilities include but are not limited to airports, military installations, state educational facilities, state or regional transportation facilities, state and local correctional facilities, solid waste-handling facilities, and large in-patient facilities including substance-abuse facilities, mental health facilities, group homes, and secure community transition facilities.

"Level of Service (LOS) Standard" means an established minimum capacity of capital facilities that must be provided per unit of demand or other appropriate measure of need. See section 10.3 for more details on LOS Standards.

"Mitigation" means the avoidance or minimization of a development activity's impact upon an affected arterial or arterial intersection through such means as limiting or altering the proposed uses, intensities, or design of the development or by compensating for the impact by replacing, enhancing, or providing system improvements which provide additional capacity.

"Planned Transportation Facility" means a correction project scheduled to be completed no later than the sixth year of the current Transportation Improvement Program (TIP) for which a financial commitment has been made and projects to be funded in total or in part by the state/city/town or for which voluntary financial commitments have been secured.

"Reasonably Funded" means a mitigation measure or other transportation improvement that is scheduled for completion and is designated as funded in the current version of the Transportation Improvement Program (TIP) of the County or City/Town.

"Strategies - Transportation Demand Management" means managing transportation demand, usually to reduce it or to shift it to different times, locations, routes, or modes all designed to increase the number of person-trips which can be carried on the highway system without significantly increasing the design capacity of the highway system and without increasing the number of through traffic lanes.

"Transit Routes" means County/City/Town Roads identified in the adopted Transportation Elements of the respective political subdivision. Roads used by Island Transit that are not identified in the referenced Transportation Elements will be considered for inclusion in the plans as transit routes during updates of the Transportation Elements and are not considered transit routes until they are so identified

10.3 LEVEL OF SERVICE (LOS) METHOD FOR ANALYZING CAPITAL FACILITIES

10.3.1 EXPLANATION OF LOS

Level of Services (LOS) are usually quantifiable measures of the capacity of capital facilities. LOS may also measure the quality of some capital facilities. LOS should be set to reflect realistic expectations consistent with the achievement of growth aims. Setting such levels too high, such as requiring 100 acres of parks per every resident, could be unrealistic and costly. Setting levels too low, such as only needing to have a solid waste transfer station process a pound of waste per 10,000 residents per day, when in reality each resident is producing much more than, could result in an inadequate facilities. LOS Standards are generally an established minimum capacity for capital facilities or services that is planned to be provided per unit demand or other appropriate measure of need and is used as a gauge for measuring the quantity of service.

Concurrency is another important factor in setting LOS Standards. Currently, the County's concurrency ordinance only includes transportation systems. Not meeting the road LOS Standards requires a moratorium on development. LOS Standards are valuable planning and budgetary tools even if concurrency is not required for that facility.

10.3.2 SETTING THE LOS STANDARDS

Because the need for capital facilities is largely determined by the adopted Level of Service (LOS) Standards, one of the primary purposes of the CFE is the selection of these standards. LOS Standards should be based on the community's vision and values for the future. The regionally-established LOS Standards for State highways and ferries are to be developed jointly with the State Department of Transportation to encourage consistency across jurisdictions. Island County, Oak Harbor, Langley, and Coupeville have established LOS Standards for their own arterial roadway systems and intersections and transit routes.

The LOS Standards are provided in detail in CF 1.2. The adopted standards:

1. Determine the need for capital improvements projects (see CF 2.3)
2. Are the benchmark when required for testing the adequacy of capital facilities for each proposed development pursuant to the concurrency requirements (see CF 4.3).

10.4 COUNTY MANDATES

10.4.1 COUNTY-WIDE PLANNING POLICIES (CWPP)

Many capital facilities either cross jurisdictional boundaries or are used by both rural and urban citizens. The County-Wide Planning Policies (CWPP) establishes policies for inter-jurisdictional coordination and planning around capital facilities. CWPP 3.6 includes restrictions on where certain capital facilities should be sited and which jurisdictions should be involved in the planning process.

10.4.2 NON-COUNTY CAPITAL FACILITIES

The CFE contains LOS Standards for certain non-County, publicly- and privately-owned facilities. By this means adequacy will be determined and ensured. Non-County providers will need to decide their relationship to the County's Element and how they intend to provide services at an acceptable LOS.

10.4.3 ESSENTIAL PUBLIC FACILITIES

The Growth Management Act (RCW 36.70A.200) requires that each local jurisdiction planning under the GMA provide a process within its Comprehensive Plan for identifying and siting essential public facilities. Facilities, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling, and inpatient facilities including substance abuse, mental health, and group home facilities require special consideration and planning when selecting appropriate sites. The GMA does not directly require that Federal facilities be included when identifying essential public facilities. Federal lands are not subject to local land use regulations under GMA.

The GMA prohibits local jurisdictions from imposing outright bans on essential public facilities. Due to the size and location of Island County, it is highly unlikely that any new essential public facilities, such as large scale utilities, will be constructed in the foreseeable future. Goal CF 6 and subsequent policies relate to the siting of essential public facilities. CWPP 3.7 includes additional policies related to the siting of essential public facilities.

10.5 GOALS AND POLICIES

2016 UPDATES

NEW New goals and policies are indicated with ***red italicized*** numbering

REVISED Goals and policies that have been revised (more than minor text edits) are indicated with ***blue italicized*** numbering

Level of Service

Goal 1. **Establish Level of Service (LOS) Standards for each type of capital facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations and to repair or replace existing capital facilities.**

CF 1.1. The County's adopted LOS Standards for Categories A and B capital facilities are as follows:

CF 1.1.1. Category A. The LOS Standards of each type of capital facility in Category A, as defined above, shall apply to development permits issued by the County after the effective date of implementation of this Element, as described in CF 3.3, the County's annual budget, the County's Capital Improvements Program, and other Elements of this Comprehensive Plan.

CF 1.1.2. Category B. The LOS Standards of each type of capital facility in Category B, as defined above, shall apply to development permits issued by the County after the effective date of implementation of this Element, as described in CF 3.3, and other Elements of this Comprehensive Plan. Category B capital facilities are provided by entities other than Island County, therefore the LOS Standards shall not apply to the County's annual budget or the County's Capital Improvements Program.

CF 1.1.3. Categories C and D. The LOS Standards for those capital facilities in Categories C and D, as defined above, that are required to be found adequate pursuant to RCW 58.17 or required to be found adequate for building permits, shall apply to development permits issued by the County, as applicable.

CF 1.2. The LOS Standards for capital facilities shall be as follows. The County recognizes that the methodology used to determine the LOS Standards for capital facilities may need to be revisited and adjusted with future updates to this element. These standards apply to the unincorporated area of the County. Municipalities may establish different LOS Standards.

CF 1.2.1. Category A Capital Facilities:

CF 1.2.1.1. County Roads (rural arterials & transit routes): See the Transportation Element

CF 1.2.1.2. County Roads (urban arterials & transit routes): See the Transportation Element

CF 1.2.1.3. County Arterial/Transit Route Intersections: See the Transportation Element

CF 1.2.2. Category B Capital Facilities

CF 1.2.2.1. City and Town Arterials/Transit Routes/Their Intersections: As specified in the CFE of the city/town.

CF 1.2.3. Category C Capital Facilities

CF 1.2.3.1. Sanitary Sewage: Approving authority standard

CF 1.2.3.2. Solid Waste Processing: 5.8 pounds per capita per day

CF 1.2.3.3. Corrections and Detention: 0.50 beds per 1,000 total County population.

CF 1.2.3.4. Juvenile Detention: 0.0675 beds per 1,000 total County population

CF 1.2.3.5. County Buildings

CF 1.2.3.5.1. General Administration Buildings: 1,000 square feet per 1,000 County population

CF 1.2.3.5.2. District Court: 1 courtroom or hearing room per judicial position

CF 1.2.3.5.3. Superior Court: 1 courtroom per judicial position

CF 1.2.3.5.4. Law Enforcement Buildings: 120 sq. ft. per 1,000 people in the unincorporated area

CF 1.2.3.6. Trails: 0.5 miles per 1,000 population in the unincorporated area

CF 1.2.3.7. Community Parks: 3.5 acres per 1,000 population in the unincorporated area

CF 1.2.3.8. Stormwater Management Systems:

CF 1.2.3.8.1. Must be designed to control both stormwater quantity and quality impacts.

CF 1.2.3.8.2. Surface Water – Habitat – Both areas: Restore in-stream flows, reduce peaks, and maintain clear fish passage.

CF 1.2.3.8.3. Surface Water – Quality - Both areas: Federal/State water quality standards for receiving waters

CF 1.2.4. Category D Capital Facilities

CF 1.2.4.1. Fire Protection Services: Fire Protection Class # 8 (Washington State Surveying and Rating Bureau)

CF 1.2.4.2. School District Facilities: Five usable acres and one additional usable acre per 100 students and for any school housing students above grade six, an additional usable five acres, as specified in WAC 180-26-020; and

CF 1.2.4.3. Stormwater Management Systems:

CF 1.2.4.3.1. Must be designed to control both stormwater quantity and quality impacts.

CF 1.2.4.3.2. Surface Water – Habitat – Both areas: Restore in-stream flows, reduce peaks, and maintain clear fish passage.

CF 1.2.4.3.3. Surface Water – Quality – Both Areas: Federal/State water quality standards for receiving waters

CF 1.2.4.4. Domestic Water: Refer to State Department of Health and Island County Code for proof of water availability requirements

CF 1.2.4.5. State Transportation Facilities:

CF 1.2.4.5.1. Regional Facilities: As adopted by Island Regional Transportation Planning Organization (IRTPO)

CF 1.2.4.5.2. State-wide Facilities: As adopted by WSDOT/Legislature

CF 1.2.4.5.3. Ferry: As adopted by WSDOT/Legislature

CF 1.3. Determining Capital Facility Needs. The County shall determine the quantity of capital improvements needed to eliminate existing deficiencies and to meet the needs of future growth. The following methodology shall be used in determining capital facility needs.

CF 1.3.1. The quantity of capital improvements shall be determined by the following calculation: Q = (S x D) - I,

Where: Q is the quantity of capital improvements needed,

S is the standard for LOS,

D is the demand, such as the population, and

I is the inventory of existing facilities.

CF 1.3.2. The calculation shall be used for existing demand in order to determine existing deficiencies. The calculation shall be used for projected demand in order to determine needs of future growth.

CF 1.3.3. LOS is not the exclusive determinant for capital improvement needs. Repair, remodeling, renovation, and replacement of obsolete or worn out facilities as determined by the Board of Island County Commissioners, or the construction of capital facilities in excess of the minimum LOS Standards adopted in this Element, may be constructed or acquired at any time as long as the following conditions are met:

CF 1.3.3.1. The capital improvement does not make financially infeasible any other capital improvement that is needed to achieve or maintain the LOS Standards adopted in this Element, and

CF 1.3.3.2. The capital improvement does not contradict, limit or substantially change the goals and policies of any Element of this Comprehensive Plan, and

CF 1.3.3.3. One of the following conditions is met:

CF 1.3.3.3.1. The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain LOS Standards (i.e., the minimum capacity of a capital project is larger than the capacity required to provide the LOS).

CF 1.3.3.3.2. The excess capacity provides "economies of scale" making it less expensive than a comparable amount of capacity if acquired at a later date.

CF 1.3.3.3.3. The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation or recreation.

CF 1.3.3.3.4. The excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

CF 1.3.4. The County may provide non-capital alternatives to achieve and maintain the adopted LOS Standards. Non-capital alternatives use programs, strategies or methods other than traditional "brick and mortar" capital standards. Non-capital alternatives include, but are not limited to the following:

CF 1.3.4.1. Programs that reduce or eliminate the need for the capital facility.

CF 1.3.4.2. Programs that provide a non-capital substitute for the capital facility (e.g. electronic home monitoring or other sentencing alternatives to incarceration in traditional jail facilities).

CF 1.3.4.3. Programs that reduce the demand for a capital facility or the service it provides (e.g. telecommuting as an alternative to commuting to work; transit as an alternative to cars; recycling as an alternative to landfills).

CF 1.3.4.4. Programs that use alternative methods to provide the same LOS (e.g. "natural" drainage in managed flood basins as an alternative to levees and dikes).

CF 1.3.4.5. Programs that use existing facilities more efficiently to reduce the need for additional facilities (e.g. night court as an alternative to more courtrooms during the day; flextime and evening and night shifts as an alternative to additional space for government staff).

CF 1.3.5. Any capital improvement that is needed as a result of any of the factors listed in CF 1.3.3 shall be included in the regular schedule of capital improvements contained in both the Capital Facilities Plan (CFP) and the Capital Improvements Program (CIP). All such capital improvements shall be approved in the same manner as the capital improvements that are needed according to the quantitative analysis described in CF 1.3.1.

CF 1.4. Priorities. The relative priorities among capital improvements projects are as follows:

CF 1.4.1. *Priorities Among Types of Capital Facilities.* Relative priorities among types of capital facilities (i.e., roads, septage, etc.) should be established by adjusting the LOS Standards and the available revenues until the resulting capital facilities needs become financially feasible. This process should be repeated with each update of the Capital Facilities Element to allow for changes in priorities among types of capital facilities.

CF 1.4.2. Priorities of Capital Improvements Within a Type of Capital Facility. Capital improvements within a type of capital facility are to be evaluated on the following criteria and considered in the order of priority listed below. The County shall establish the final priority of all capital facility improvements using the following criteria as general guidelines. Any revenue source that cannot be used for a high priority facility shall be used beginning with the highest priority for which the revenue can legally be expended.

CF 1.4.2.1. New capital facilities, and improvements to existing capital facilities, that eliminate public hazards if such hazards were not otherwise eliminated by facility improvements prioritized according to CF 1.4.2.2 of CF 1.4.2.3.

CF 1.4.2.2. Reconstruction, rehabilitation, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining LOS adopted in this Element.

CF 1.4.2.3. New or expanded facilities that reduce or eliminate deficiencies in LOS for existing demand.

CF 1.4.2.4. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility, or otherwise mitigate impacts of capital facilities on future operating budgets.

CF 1.4.2.5. New facilities that exceed the adopted LOS for new growth during the next six fiscal years by either

- Providing excess capital facility capacity that is needed by future growth beyond the next six fiscal years, or
- Providing higher quality capital facilities than are contemplated in the County's normal design criteria for such facilities.

CF 1.4.2.6. Facilities not described in CF 1.4.2.1 through CF 1.4.2.5, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to the adoption of this Element.

CF 1.4.3. All facilities scheduled for construction or improvement in accordance with this policy shall be evaluated to identify any plans of State or local governments or districts that affect, or will be affected by, the proposed County capital improvement.

CF 1.4.4. Project evaluation may also involve additional criteria that are unique to each type of capital facility, as described in other Elements of this Comprehensive Plan.

Financial Feasibility

Goal 2. Ensure the costs of County-owned capital facilities are within the County's funding capacity, and fairly distributed between users and the County in general.

CF 2.1. Financial Feasibility. The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. Conservative estimates need not be the most pessimistic estimate, but cannot exceed the most likely estimate.

CF 2.2. Financing Policies. Capital improvements shall be financed, and debt shall be managed as follows:

CF 2.2.1. Capital improvements for County enterprise funds (e.g. solid waste) shall be financed by one of the following:

CF 2.2.1.1. Debt to be repaid by user fees and charges and connection or capacity fees for enterprise services.

CF 2.2.1.2. Current assets (e.g. reserves, equity or surpluses, and current revenue, including grants, loans, donations and interlocal agreements).

CF 2.2.1.3. A combination of debt and current assets.

CF 2.2.2. Capital improvements financed by non-enterprise funds shall be financed from either current assets: (i.e., current revenue, fund equity and reserves), or debt, or a combination thereof. Financing decisions shall include consideration for which funding source (current assets, debt, or both) will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project to be financed, and the most efficient use of the County's ability to borrow funds.

CF 2.2.3. Debt financing shall not be used to provide more capacity than is needed within the schedule of capital improvements for non-enterprise capital facilities unless one of the conditions of CF 2.3.3.3 is met. For REET 1, REET 2, and Conservation Futures Funds, the total 6-year planning period obligations to debt service shall not exceed 50% of the total 6-year planning period revenue of the individual funds.

CF 2.3. Operating and Maintenance Costs. Except for open space and habitat areas, the County shall not provide a capital facility, nor shall it accept the provision of a capital facility by others, if the County or other provider is unable to pay for the subsequent annual operating and maintenance costs of the facility. Non-capital alternatives, as provided in CF 1.3.3, shall be utilized to meet LOS standards if operating and maintenance cost restrictions prohibit capital construction.

CF 2.4. *Revenues Requiring Referendum (voter approval).* In the event that sources of revenue require voter approval in a local referendum that has not been held, and a referendum is not held, or is held and is not successful, this Comprehensive Plan shall be revised at the next annual amendment to adjust for the lack of such revenues, in any of the following ways:

- Reduce the LOS for one or more capital facilities;
- Increase the use of other sources of revenue;
- Decrease the cost, while retaining the quantity of the facilities that is inherent in the standard for LOS;
- Decrease the demand for and subsequent use of capital facilities;
- A combination of the above alternatives.

CF 2.5. *Conditional Permits for Projects Waiting Approved Financing.* All development permits issued by the County which require capital improvements that will be financed by sources of revenue which have not been approved or implemented (such as future debt requiring a referendum) shall be conditioned on the approval or implementation of the indicated revenue sources, or the substitution of a comparable amount of revenue from existing sources.

CF 2.6. *Funding Shortage.* The Land Use Element will be reassessed if probable funding falls short of meeting existing needs and to ensure that the Land Use Element, Capital Facilities Element, and financing plan within the Capital Facilities Element are coordinated and consistent.

Provide Needed Improvements and Concurrency Management

Goal 3. Provide adequate capital facilities by constructing needed capital improvements which repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and meet the needs of future development and redevelopment caused by previously issued and new development permits. The County's ability to provide needed improvements will be demonstrated by maintaining a financially feasible schedule of capital improvements in this Capital Facilities Plan (CFP) and the Capital Improvement Program (CIP).

CF 3.1. Schedule of Capital Improvements. The County shall provide the County-owned capital improvements listed in the CIP. The CIP may be modified as follows:

CF 3.1.1. The CIP shall be updated annually.

CF 3.1.2. Pursuant to the Growth Management Act, amendments to the CIP may only occur during the annual update.

CF 3.1.2.1. In certain cases, the CIP may be adjusted by budgetary amendment rather than through an amendment to the Comprehensive Plan. The conditions under which this may occur include: correction of errors, updates of data,

emergencies, reallocation of funds between projects appearing within the adopted plan regardless of year, or modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the approved CIP; or the date of construction (so long as it is completed within the 6-year period) of any facility enumerated in the schedule of capital improvements.

CF 3.1.3. Any act, or failure to act, that causes any project listed in the CIP for which concurrency is required to be scheduled for completion in a fiscal year later than the fiscal year indicated in the CIP shall be effective only if the act, or failure to act, causing the delay is subject to one of the following:

CF 3.1.3.1. Projects providing capacity equal to, or greater than the delayed project are accelerated within, or added to the CIP, in order to provide capital facility capacity in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the subject project.

CF 3.1.3.2. Amendment of the Comprehensive Plan (during the allowable annual amendment) to reduce the adopted LOS Standards for capital facilities until the fiscal year in which the delayed project is scheduled to be completed.

CF 3.2. Budget Appropriation of CIP. The County shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the CIP for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. The County may also include in the capital appropriations of its annual budget additional capital facility projects that conform to CF 1.3.3 and CF 1.4.2.6.

CF 3.3. Adequate Capital Facility Concurrency. The county shall condition the issuance of development permits on a determination that there is sufficient capacity of Category A and Category B capital facilities to meet the LOS Standards for existing and approved development and the impacts of the proposed development are concurrent with the proposed development.

CF 3.3.1. In implementing ordinances, the County should consider setting specific development permit threshold levels depending upon the classification and/or ownership of the transportation facility.

CF 3.3.2. A finding of concurrency should be a prerequisite of applying for a permit for a non-exempt development activity.

CF 3.3.3. For the purpose of this policy and the County's land development regulations, "concurrent with" shall be defined as follows and the availability of capital facility capacity to support development concurrent with the impacts of such development shall be determined in accordance with the following:

CF 3.3.3.1. For all Category A and B capital facilities except arterial roads and transit routes:

CF 3.3.3.1.1. The necessary facilities and services are in place at the time a development permit is issued; or

CF 3.3.3.1.2. Development permits are issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or

CF 3.3.3.1.3. The necessary facilities are under construction at the time a development permit is issued, and the necessary facilities will be in place when the impacts of the development occur; or

CF 3.3.3.1.4. The necessary facilities are the subject of a binding executed contract which provides for the actual construction of the required facilities and guarantees that the necessary facilities will be in place when the impacts of the development occur; or

CF 3.3.3.1.5. The necessary facilities are guaranteed in an enforceable development agreement that must guarantee that the necessary facilities will be in place when the impacts of the development occur.

CF 3.3.3.2. For arterial roads and transit routes:

CF 3.3.3.2.1. Any of the provisions of CF 3.3.3.1; or

CF 3.3.3.2.2. The County has in place binding financial commitments to complete the necessary capital facilities within six years, provided that:

- The CIP and Transportation Improvement Program (TIP) must be financially feasible.
- The County uses a realistic, financially feasible funding system based on revenue sources available according to laws adopted at the time the CIP is adopted.
- Improvements, strategies, or other mitigation measures which will achieve or maintain an operating level at or above the LOS Standard for the affected arterial, transit route, or their intersection are in place, planned, and reasonably funded, and the CIP must demonstrate that the actual construction of the arterial roads and transit routes are scheduled to commence on or before the sixth year of the CIP.
- The CIP must include necessary facilities to maintain the adopted LOS Standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate existing deficiencies.

- The concurrency period may be shorter than 6 years if the impact on the LOS of the facility is severe.

CF 3.3.3.3. For those capital facilities that are not designated as Category A or B capital facilities and for which the State Subdivision Law (RCW 58.17) requires a finding that appropriate provisions have been made for specified capital facilities, regulations/policies will be enacted to support the "approving authorities" finding and/or action in approving or disapproving the proposal. The check for adequacy logically occurs during the preliminary approval process of a regulated division of land or in the case of a building permit, prior to its issuance.

CF 3.3.4. The County will evaluate and update current development regulations to identify non-exempt development and ensure all non-exempt development demonstrates that there is adequate capacity for Category C and Category D facilities to meet the LOS Standards.

CF 3.3.5. No permit for an identified non-exempt development activity shall be issued by the County without a determination of the concurrency of Category A and Category B capital facilities. Verifying that concurrency exists should be a prerequisite of submittal of a permit for a non-exempt development activity.

CF 3.3.6. As specified in the implementing regulation, non-exempt development permits issued pursuant to CF 3.3.4 and CF 3.3.5 shall be subject to the following requirements:

CF 3.3.6.1. For the following capital facilities, the capacity must meet the LOS Standards prior to the issuance of the building permit.

- Domestic water
- Sanitary sewer
- Surface water

CF 3.3.6.2. For the following capital facilities, the capacity must be available within the area of impacts as determined by a traffic report/study at the time of development, as defined in the implementing ordinance, or be the subject of a specific financial commitment, strategies, or mitigation to meet the standards within 6 years of the issuance of the final development permit:

- County Arterial roads
- County Transit routes
- State Route 20
- State Route 525

CF 3.3.6.3. The determination that facility capacity is available to meet the LOS Standards shall apply only to specific uses, densities, and intensities based

on information provided by the applicant and included in the development permit.

CF 3.3.6.4. The determination that facility capacity is available to meet the LOS Standards shall be valid for the same period of time as the underlying development permit, including any extensions of the underlying development permit. If the underlying development permit does not have an expiration date, the capacity shall be valid for a period not to exceed two (2) years.

CF 3.3.6.5. The determination that facility capacity is available to meet the LOS Standards shall be binding on the County.

CF 3.3.6.6. The LOS Standards of Category A and Category B capital facilities shall be applied to the issuance of development permits, as defined in the implementing ordinance, on geographical basis.

CF 3.3.6.7. Capital facilities shall achieve and maintain the LOS Standards within the service area as determined by a concurrency management process. No development permit application for a non-exempt development activity, as defined in the implementing ordinance, may be submitted if the LOS Standards are not achieved and maintained for the following capital facilities and assigned service areas:

CF 3.3.6.7.1. County arterials/transit routes/intersection - the service area includes those County arterials/county transit routes and their intersections impacted by the proposed development as determined by a traffic report/study submitted in compliance with the requirements of the County concurrency management program.

CF 3.3.6.8. No further determination of capacity for the subject property shall be required prior to the expiration of the determination of capacity for the development permit provided that the capacity has been reserved for the development permit. The subject property may extend the reservation of capacity to subsequent development permits for the same property. Any change in the density, intensity, or land use that requires additional capital facilities or capacity is subject to review and approval or denial by the County.

CF 3.3.6.9. The check for adequacy shall be performed only for certain capital facilities that are designated herein as Category C or D capital facilities and for which the State Subdivision Law (RCW 58.17) requires a finding that appropriate provisions have been made for the specified capital facility prior to preliminary approval of the development activity.

- Drainage ways
- County parks

- Potable water supplies
- Sanitary wastes
- School sites
- Streets and roads
- Transit stops

CF 3.3.7. The County should evaluate development regulations as they relate to vested rights and ensure vested rights provisions are consistent with state statutes and recent Washington case law.

CF 3.3.8. Island County will continually evaluate and seek opportunities to enhance the effectiveness of County established drainage systems and when possible, invest in additional drainage infrastructure to mitigate flooding within the County.

Coordination and Consistency with Other Plans and Policies

Goal 4. Implement the Capital Facilities Element in a manner that coordinates and is consistent with the plans and policies of other Elements of the Island County Comprehensive Plan, the Countywide Planning Policies (CWPP), and the Growth Management Act of the State of Washington. Where possible, the Capital Facilities Element will also coordinate and be consistent with the plans and policies of other regional entities, adjacent counties, and municipalities.

CF 4.1. Land Development. Manage the land development process to ensure that all development receives capital facility LOS equal to, or greater than the standards adopted in CF 1.2 by implementing the CIP and projects contained in the Capital Facilities Plan (CFP), and by using the fiscal resources provided for in Goal 2 and its supporting policies.

CF 4.1.1. All Category A and Category C capital facility improvements shall be consistent with the goals and policies of other Elements of this Comprehensive Plan. The location and LOS provided by projects in the CIP shall maintain adopted LOS Standards for existing and future development in a manner and location consistent with the Land Use Element of this Comprehensive Plan.

CF 4.1.2. The County shall integrate its land use planning and decisions with its planning and decisions for capital facility improvements by developing, adopting, and using the programs listed in the Goal 6.

CF 4.1.3. The land development regulations shall be amended to the extent permissible under State law to expedite land use decisions for County and non-County capital facility projects included in adopted CIP reviewed by the County. Such regulatory amendments will help ensure that capital facilities are provided in a timely, predictable, and cost effective manner and encourage the development of CIP by special purpose districts.

CF 4.2. CWPP Implementation. Implementation of the Capital Facilities Element shall be consistent with the requirements of adopted CWPP.

CF 4.2.1. The County will evaluate capital facilities of State or Regional significance as required by CWPP and State statute.

CF 4.2.2. The County will use its Capital Facilities Element to support the CWPP pertaining to Urban Growth Areas.

CF 4.3. Sewer service may not be extended outside of an Urban Growth Area unless consistent with the exemptions listed in CWPP 3.6.1.

Implementation Programs

Goal 5. **Implement the following programs by the effective date as adopted by the County, to ensure that the goals and policies established in the Capital Facilities Element will be achieved or exceeded and that the necessary capital improvements will be constructed. Each implementation program will be adopted by ordinance as appropriate for each implementation program.**

CF 5.1. Review of Applications for Development Permits. The County shall maintain its land development regulations to provide for a system of review of various classes of applications for development permits which applications, if granted, would impact the LOS of Category A and Category B capital facilities or for which a finding that appropriate provisions must be made pursuant to the State Subdivision Law (RCW 58.17). Such system of review shall assure that no final development permit, as defined in the implementing ordinance, shall be issued which results in a reduction in the LOS below the standards adopted in CF 1.2.1 and CF 1.2.2 for Category A and Category B capital facilities.

CF 5.2. The land development regulations shall include, at a minimum, the provisions of CF 3.3 in determining whether a development permit can be issued. These regulations may also establish a class or classes of development that are exempt from concurrency requirements.

CF 5.2.1. The land development regulations shall also address the circumstances under which capital facilities may be provided by applicants for development permits. Applicants for development permits may offer to provide capital facilities at the applicant's own expense

in order to ensure sufficient capacity of Category A and Category B ca[ital facilities. Development permits may be issued subject to the provision of capital facilities by the applicant subject to the following requirements:

CF 5.2.1.1. The County and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the Category A and/or Category B capital facilities and mechanisms for monitoring to ensure that the capital facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.

CF 5.2.1.2. The capital facilities to be provided by the applicant are contained in the CIP and will achieve and maintain the adopted LOS Standards concurrent with the impacts of development.

CF 5.3. Annual Budget. The annual budget shall include in its capital appropriations all projects in the CIP that are planned for expenditure during the subsequent fiscal year. Individual Conservation Futures projects will be identified annually consistent with I.C.C. 3.22A and miscellaneous courthouse, park, and solid waste improvements may or may not be specifically identified in the annual budget.

CF 5.4. Update of Capital Facilities Plan (CFP). The CFP shall be reviewed and updated annually. The update shall include:

- Review of population projections
- Update of inventory of capital facilities
- Update of capital facilities requirements analysis (actual LOS compared to adopted standards)
- Update of revenue forecasts
- Revision and development of the CIP for the next six fiscal years
- Amendments to the CFP, including amendments to LOS Standards, capital projects, and the financing plan sources of revenue.

CF 5.5. Concurrency Implementation and Monitoring System. The county shall establish and maintain Concurrency Implementation and Monitoring Systems. The systems shall consist of the following components:

CF 5.5.1. Annual Report on the Capacity and LOS of Capital Facilities for which concurrency is required. The County should create an annual report that summarizes the actual capacity of capital facilities compared to the LOS Standards adopted in CF 1.2.1 and CF 1.2.2, and forecast the capacity of capital facilities for the six succeeding fiscal years. The forecast shall be based on the most recently updated CIP. The annual report shall provide the initial determination of the capacity and LOS of capital facilities for the purpose of issuing development permits during the 12 months following completion of the annual report.

CF 5.5.2. Capital Facility Capacity Review of Development Applications. The county shall use the procedures specified above, to enforce the requirements of CF 3.3 at the time each application for development in the unincorporated area is reviewed. Reviews of applications for development within municipal boundaries will be conducted according to the terms of interlocal agreements between the county and each city/town. Records shall be maintained during each fiscal year to indicate the cumulative impacts of all development permits approved during the fiscal year to date on the capacity of capital facilities as set forth in the most recent annual report on capacity and LOS of capital facilities.

CF 5.5.3. Review of Changes to Planned Capacity of Capital Facilities. The County shall review each amendment to this Capital Facilities Element, in particular any changes in LOS Standards and changes in the CIP, in order to enforce the requirements of CF 3.1.3.

CF 5.5.4. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation strategies that are developed to implement CF 3.3 of this Capital Facilities Element. Such strategies may include, but are not limited to, the following:

CF 5.5.4.1. LOS Standards may be phased to reflect the County's financial ability to increase capital facility capacity, and resulting LOS, from year to year. LOS Standards may be phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development permits. Phased standards, if any, will appear in CF 1.2.

CF 5.5.4.2. LOS Standards may be applied according to the timing of the impacts of development on capital facilities. Final development permits which impact capital facilities in a matter of months are issued subject to the availability of capital facilities prior to the issuance of the building permit (except roads and transit which must be available within a maximum of 6 years of the final development permit, as defined in the implementing ordinance).

CF 5.6. Evaluation Reports. Evaluation reports will address the implementation of the goals and policies of the Capital Facilities Element. The monitoring procedures necessary to enable the completion of evaluation include:

- Review of Annual Reports of the Concurrency Implementation and Monitoring System.
- Review of Annual Updates of this Capital Facilities Plan, including updated supporting documents.

CF 5.7. Contractor Performance System. The County will develop a system of monitoring the actual performance of contractors who design or construct capital facilities for the County. The monitoring system shall track such items as actual vs. planned time schedule, and actual vs. bid cost. The performance of contractors shall be considered when the County awards contracts for capital facilities.

Essential Public Facilities

Goal 6. Provide for the siting of essential public facilities.

CF 6.1. Provision shall be made in the comprehensive plan and development regulations for siting important and essential public or quasi-public facilities of County or State-wide significance. Examples include, but are not limited to, airports, state education facilities, solid waste handling facilities, and public and private utilities.

CF 6.2. Siting requirements will be important factors in determining whether essential public facilities will be located in urban or in rural areas.

CF 6.2.1. Siting requirements for County facilities within UGAs will be jointly and cooperatively established with the municipalities.

CF 6.3. Essential public facilities should not be located in Resource Lands and Critical Areas, as defined by 17.02B, unless there is a demonstrated need and no alternative siting options are reasonable/feasible.

CF 6.3.1. Siting of essential Public Facilities within Resource and Critical Lands must be consistent with the Comprehensive Plans of the County and Municipalities and must be compatible with adjacent land use and consistent with development regulations adopted pursuant to RCW 36.70A.

CF 6.4. Essential public facilities sited outside of urban growth areas must be self-supporting and not require the extension of urban services and facilities.

CF 6.5. The siting of major energy facilities, including throughput transmission facilities, shall not be considered essential public facilities and therefore, comprehensive plans, development regulations and local policies will apply to the siting of such facilities.

CF 6.6. Essential public facilities shall not be sited in the Commercial Agriculture land use zone.

Public Services

Goal 7. Ensure that those public services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current LOS below locally established minimum standards.

CF 7.1. Promote the adopted Emergency Response Plan. The objective is to avoid duplication, foster rapid efficient communication and insure prompt delivery of emergency services.

CF 7.2. Promote the development of a comprehensive social and health service delivery program focusing on the identification of valid social and health needs and implementation of action programs.

CF 7.3. Coordinate and plan for the provision of public services, and their related facilities, in the most cost effective manner incorporating both the public and private sector.



inventory of existing capital facilities, comparison of existing Level of Service to the standards, and maps of existing facilities.

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10A.1 INTRODUCTION

This section of the Capital Facilities Element (CFE), includes inventory of existing capital facilities, comparison of existing Level of Service (LOS) to the LOS Standards set in the CFE. It also contains an inventory of existing non-County owned capital facilities, and maps of existing facilities.

10A.1.1 NON-CAPITAL ALTERNATIVES TO ACHIEVING LEVEL OF SERVICE

Strategies, programs, technologies and other alternatives that do not require capital improvements projects to achieve the LOS Standard are discussed.

10A.1.2 CAPITAL COSTS AND REVENUES

The Growth Management Act requires that a financing plan be developed as an essential element of the Island County Capital Facilities Element. County financial activities are organized into separate funds that correspond to various restrictions placed on the sources of revenues and the uses (purposes) of the expenditures.

10A.2 CAPITAL FACILITIES

10A.2.1 DETENTION AND CORRECTIONS FACILITIES

Table 10A-1. Detention and Corrections Facilities Inventory

BUILDING	ADDRESS	CITY/TOWN	ZIP	BEDS
Detention Center	503 North Main St.	Coupeville	98239	58
			Total	58

10A.2.1.1 Current Facilities

The Island County Detention/Corrections Center (ICDCC) serves the entire County population. The facility was built in 1978 operates as an indirect supervision model jail with a current capacity of fifty eight (58) inmate beds, male and female. The ICDCC is located in the County Annex Building in the Town of Coupeville. Table 10A-1 lists each facility, its current capacity and location.

10A.2.1.2 Level of Service (LOS)

Both the existing Level of Service (LOS) and the 20-year projected LOS for the detention and correction facilities are above the standard (see Table 10A-2) of 0.50 beds per 1,000 total County population, as

Table 10A-2. Detention and Corrections Facilities Level of Service Comparison

		2010		2036	
LOS Standard	Capacity	LOS Needed	Reserve/ Deficiency	LOS Needed	Reserve/ Deficiency
0.5 Beds per 1,000 Population	58 Beds	40 Beds	18 Beds	44 Beds	14 Beds

adopted in CF 1.2.3.3. This LOS represents actual, in-county usage of the ICDCC facility. The County should seek to maintain surplus capacity in excess of the established LOS Standard as a means of operating an efficient and cost effective detention and correction facility.

10A.2.1.3 Non-Capital Alternatives for Achieving or Maintaining LOS

The following non-capital alternatives discuss strategies, programs, technologies and other alternatives that do not require capital improvements projects to achieve the standard for corrections and detention facilities LOS.

A.2.1.3.1 Alternative 1, Electronic Home Monitoring--Ankle Bracelet.

This program increases the LOS provided to the courts as a sentencing alternative and decreases the LOS needed to provide 24-hour per day care and custody maintenance for participants who otherwise would be incarcerated.

A.2.1.3.2 Alternative 2, Electronic Home Monitoring--Voice Print.

Same as above.

A.2.1.3.3 Alternative 3, Work Release.

This program increases the options provided to the courts as a sentencing option along with an advantage to the participants by allowing them to retain their employment, and hence, provide for their families while incarcerated. However it maintains the amount of service needed to provide 24 hour per day care and custody for participants as they remain incarcerated.

A.2.1.3.4 Alternative 4, Day Reporting.

Day Reporting is an alternative to incarceration. Participating offenders will report daily to program personnel. During this reporting period the offender may receive one-on-one counseling or group counseling with the case worker and/or participate in appropriate classes such as AA meetings, domestic violence classes, drug rehabilitation, and driver education. Drug offenders would submit to drug testing. The offender's family may be involved in the various programs and would attend

the daily reporting if suggested. Parenting classes given to offenders with a pattern of child abuse could include the child or children.

A.2.1.3.5 Alternative 5, D.W.I. Program--24 Hour Confinement.

This program increases the LOS provided to the courts as a sentencing alternative.

A.2.1.3.6 Alternative 6, Community Services.

Coordination and supervision of in-custody and non-custody individuals who would provide various services to county/city/state agencies and non-profit organizations.

A.2.1.3.7 Alternative 7, "Double" Bunking

State Jail Commission Standards allow additional bunks within existing detention facilities.

10A.2.2 JUVENILE DETENTION FACILITIES

10A.2.2.1 Current Facilities

The Island County Detention Center (ICDC) serves the entire County population. It has a current capacity of 21 inmate beds. The ICDC is located on the second floor of the Juvenile Detention Center building in the Town of Coupeville. Table 10A-1 lists each facility, its current capacity and location.

Table 10A-3. Juvenile Detention Facilities Inventory

BUILDING	ADDRESS	CITY/TOWN	ZIP	BEDS
Juvenile Detention Center	501 N. Main	Coupeville	98239	21
			Total	21

10A.2.2.2 Level of Service (LOS)

Both the existing Level of Service (LOS) and the 20-year projected LOS for the ICDC are above the standard of 0.0675 beds per 1,000 total County population, based on Island County's population trends and average daily population of ICDC. The County does not require any additional inmate beds above ICDC's current capacity of 21 beds (see Table10A-2). This LOS represents actual, in-county usage of the ICDC facility. The County should seek to maintain the current capacity established LOS Standard as a means of operating an efficient and cost effective detention and correction facility. Currently 0% of the detention facility population is out-of-county, and has remained that way since 2006.

Table 10A-4. Juvenile Detention Facilities LOS Comparison

		2010		2036	
LOS Standard	Capacity	LOS Needed	Reserve/ Deficiency	LOS Needed	Reserve/ Deficiency
0.0675 Beds per 1,000 Population	21 Beds	5 Beds	16 Beds	6 Beds	15 Beds

10A.2.2.3 Non-Capital Alternatives for Achieving or Maintaining LOS

The following non-capital alternatives discuss strategies, programs, technologies and other alternatives that do not require capital improvements projects to achieve the standard for the ICDC LOS.

A.2.2.3.1 Alternative 1, Electronic Home Monitoring

This program increases the LOS provided to the courts as a sentencing alternative and decreases the LOS needed to provide 24-hour per day care and custody maintenance for participants who otherwise would be incarcerated.

A.2.2.3.2 Alternative 2, Alternative to Detention Work Crew

This program increases the options provided to the courts as a sentencing option along with an advantage to the participants by allowing them to remain in the community. The youth is given an opportunity to perform community service hours in lieu of secure detention time.

A.2.2.3.3 Alternative 3, Day Reporting

Day Reporting is an alternative to incarceration. Participating youth will report daily to program personnel. During this reporting period the youth will receive education consistent with the standards of the Washington State Office of Superintendent of Public Instruction, and any other rehabilitative or therapeutic interventions offered by Juvenile Court.

10A.2.3 COUNTY GOVERNMENT BUILDINGS: GENERAL ADMINISTRATION

10A.2.3.1 Current Facilities

The County's inventory of General Administration Buildings totals 114,143 square feet (net departmental work space shown in Table 10A-5 plus 20% additional square footage for common areas, (less courtrooms, sheriff, and detention). The office and crew space for various satellite facilities is also included as administrative office space.

Table 10A-5. Government Buildings - General Administration Buildings Inventory

BUILDING	ADDRESS	CITY/TOWN	ZIP	SQ.FT.
Admin Building (Courthouse)	1 NE 7th Street	Coupeville	98239	20,244
Annex	1 NE 6th Street	Coupeville	98239	23,899
Camano Annex	121 N. East Camano Drive	Camano Island	98282	2,100
Camano Health Care Center	127 N. East Camano Drive	Camano Island	98282	5,005
Camano Multi-Purpose Center	141 N. East Camano Drive	Camano Island	98282	2,726
DNR Building	504 NE Haller Street	Coupeville	98239	1,120
Dutton Building	502 NE Haller Street	Coupeville	98239	1,755
Elections Offices	400 N Main Street	Coupeville	98239	3,684
Facilities Building	107 NE 6th Street	Coupeville	98239	1,950
Human Services	105 NW First Street	Coupeville	98239	4,532
Four Springs House	585 South Lewis Lane	Camano Island	98232	4,520
Law & Justice Center	101 NE 6th Street	Coupeville	98239	28,124
North Whidbey FRC	1791 NE 1st Street	Oak Harbor	98277	5,622
Nursing Services	410 N. Main Street	Coupeville	98239	1,542
Records Storage	20062 State Route 20 "C"	Coupeville	98239	3,600
South Whidbey FRC Parks	5475 S. Maxwelton Rd	Langley	98260	3,720
			Total	114,143

10A.2.3.2 Level of Service (LOS)

The 2010 Baseline LOS provided is based on the current inventory of net square feet divided by the actual 2010 County-wide population. This equates to 1.45 square feet per capita. The projected LOS for 2036 is 1.3 square feet per capita.

Both the existing Level of Service (LOS) and the 20-year projected LOS for general administration buildings are above the standard (see Table 10A-6) of 1000 square feet per 1000 population, as adopted in CF 1.2.3.4.1. To achieve this LOS, an additional 13,300 square feet will be required (see Table 10A-6). This LOS will enable the County to produce a controlled response to the regional needs for additional square feet of office space as the County-wide population continues to increase over time.

Table 10A-6. Government Buildings - General Administration Buildings LOS Comparison

		2010		2036	
LOS Standard	Capacity	LOS Needed	Reserve/ Deficiency	LOS Needed	Reserve/ Deficiency
1,000 Sq.Ft. per 1,000 Population	114,143 Sq.Ft.	78,500 Sq.Ft.	35,643 Sq.Ft.	87,920 Sq.Ft.	26,223 Sq.Ft.

10A.2.3.3 Non-Capital Alternatives for Achieving LOS

The following non-capital alternatives discuss strategies, programs, technologies and other alternatives that do not require capital improvements projects to achieve the standard for general administration buildings LOS.

A.2.3.3.1 Alternative 1, Renovate existing buildings.

Rather than constructing new space, adaptively reuse and renovate existing buildings at a much lower cost.

A.2.3.3.2 Alternative 2, Telecommuting.

Identify jobs that can be performed at remote locations (i.e., employee residences).

A.2.3.3.3 Alternative 3, Flextime.

Institutes flex schedules wherein some employees work shifts other than 8:00-5:00 on weekdays. Workstations can be shared.

10A.2.4 COUNTY GOVERNMENT BUILDINGS: COURTS

10A.2.4.1 Current Facilities

The inventory of District Court and Superior Court facilities at the County includes two courtrooms per full-time District Court judge and one courtroom/hearing room per Superior Court judicial position (see Table 10A-7).

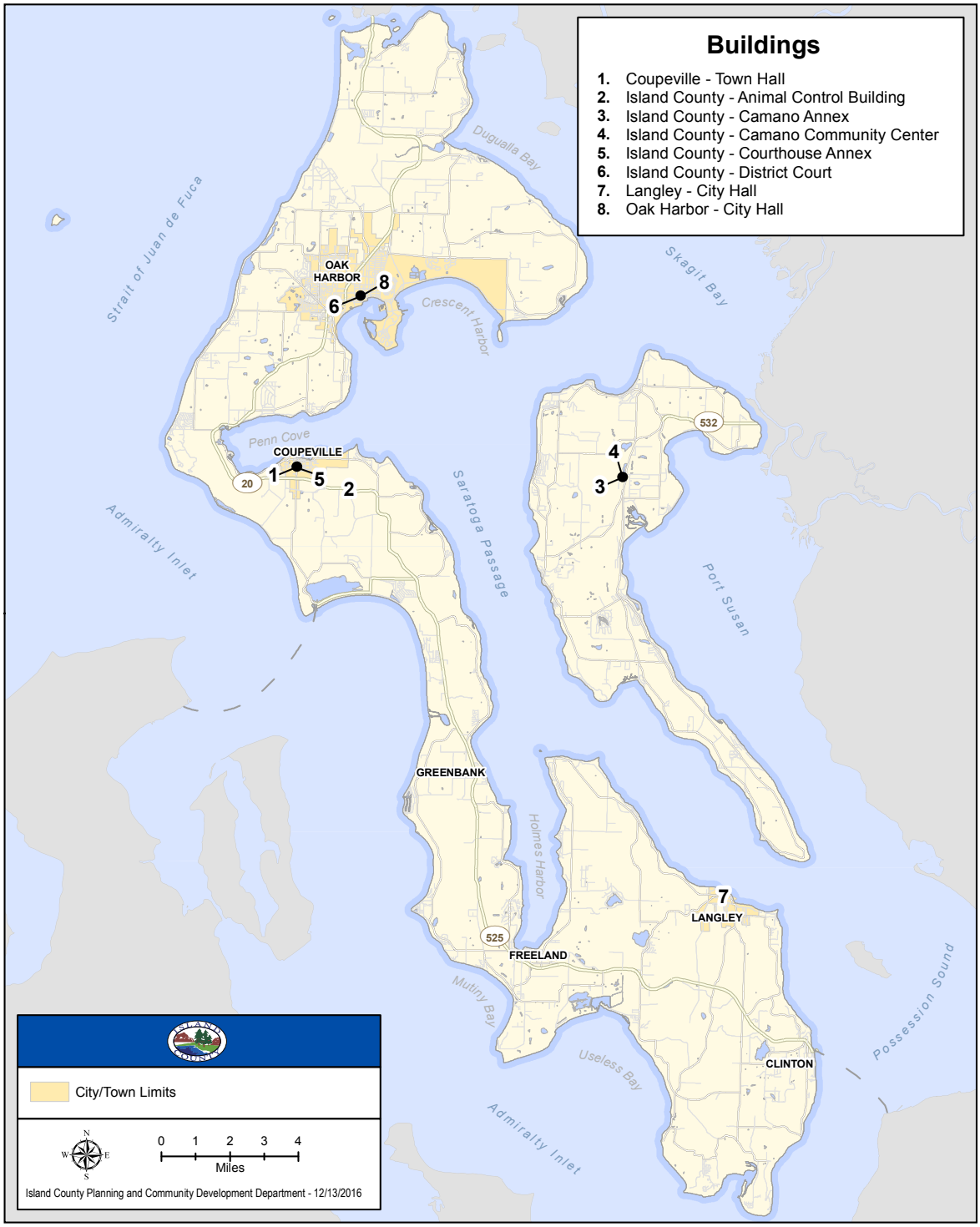
Table 10A-7. Government Buildings - Courts Buildings Inventory

BUILDING	ADDRESS	CITY/TOWN	ZIP	COURTS
District Court	800 SE 8th AVE	Oak Harbor	98277	2
Superior Court	101 NE 6th Street	Coupeville	98239	2

10A.2.4.2 Level of Service (LOS)

Both the existing Level of Service (LOS) and the 20-year projected LOS for court buildings are above the standard (see Table 10A-8) of 1 courtroom or hearing room per judicial position for the District Court and 1 courtroom per judicial position for the Superior Court, as adopted in CF 1.2.3.4.2 & CF 1.2.3.4.3.

MAP 10A-A. Government Buildings



This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.

Table 10A-8. Government Buildings - Courts Buildings LOS Comparison

			2010		2036	
	LOS Standard	Capacity	LOS Needed	Reserve/ Deficiency	LOS Needed	Reserve/ Deficiency
District Court	1 Court per Judicial Position	2 Courts	2 Courts	0 Courts	2 Courts	0 Courts
Superior Court	1 Court per Judicial Position	2 Courts	2 Courts	0 Courts	2 Courts	0 Courts

The 2010 baseline LOS for Superior Courts is 0.025 courtrooms per 1,000 population. This LOS is based on the current inventory of courtrooms divided by the actual 2010 County-wide population. The projected 2036 LOS will drop to 0.023 court rooms per 1,000 populations. These standards are true for the District Court, however only one District Court Judge is currently authorized.

The County proposed LOS for District Court facilities is the same as the 2010 Baseline LOS, and will not require additional courtrooms through 2036 (see Table 10A-8). The County proposed LOS for Superior Court facilities is the same as the 2010 Baseline LOS, and will not require additional courtrooms through 2036 (see Table 10A-8). Each LOS will enable the County to maintain the same ratio of courtrooms to judges and will respond adequately to the need for additional courtrooms as District Court and Superior Court cases continue to increase over time.

RCWs of the State of Washington govern the authorization process for additional judicial positions in District Courts and Superior Courts. The State Legislature authorizes additional positions primarily based upon weighted caseload analysis. The RCWs stipulate that additional positions shall be established only if the legislative authority of the affected county approves of additional positions and agrees to pay the costs associated with the positions.

10A.2.4.3 Non-Capital Alternatives for Achieving LOS

The following non-capital alternatives discuss strategies, programs, technologies, and other alternatives that do not require capital improvements projects to achieve the standard for court facilities LOS.

A.2.4.3.1 Alternative 1

Full utilization of existing District Court Facilities and increased use of rental space.

A.2.4.3.2 Alternative 2, Pre-Trial Arrangements.

Expansion of mandatory and non-mandatory arbitration and settlement conferences.

A.2.4.3.3 Alternative 3, Family Court Services.

Family court services include pre-trial services and domestic violence services.

A.2.4.3.4 *Alternative 4, Private Court Services.*

Private court services include such services as the Judicial Arbitration and Mediation Service and are available as a non-capital alternative to the court system. Retired judges hear disputes and the litigants bear the full cost of the service.

A.2.4.3.5 *Alternative 5, Night Court.*

A night court could be established for arraignments, pleas, non-jury divorce trials (if half day or less), or similar matters.

A.2.4.3.6 *Alternative 6, "Avoidance" Programs.*

Programs that educate, counsel, or provide alternatives to unacceptable behavior (i.e., D.A.R.E., A.A., etc.) reduce the number of contacts with the law enforcement, judicial, and detention systems.

A.2.4.3.7 *Alternative 7, Dispute Resolution Center*

10A.2.5 LAW ENFORCEMENT: SHERIFF DEPARTMENT BUILDINGS

10A.2.5.1 Current Facilities

The current inventory of Sheriff Department buildings totals 8,393 square feet (net departmental work space plus 10% additional square footage for common areas: halls, restrooms, maintenance/ storage areas, conference rooms, etc.).

Table 10A-9. Law Enforcement - Sheriff Department Buildings Inventory

BUILDING	ADDRESS	CITY/TOWN	ZIP	SQ.FT.
East Precinct	67 N. East Camano Drive	Camano Island	98282	1,000
North Precinct	3137 Schay Rd	Oak Harbor	98277	1,000
Sheriff Office (Jail)	503 N. Main Street	Coupeville	98239	2,469
Sheriff Storage (Jail)	207 NE 7th Street	Coupeville	98239	1,152
South Precinct	5521 East Harbor Rd	Freeland	98249	2,772
			Total	8,393

10A.2.5.2 Level of Service (LOS)

The 2010 Baseline LOS currently provided by the Sheriff Department Buildings is based on the current inventory of square feet divided by the actual 2010 unincorporated County population. This equates to 0.16 square feet per capita. The projected LOS for 2036 is 0.14 square feet per capita.

Both the existing Level of Service (LOS) and the 20-year projected LOS for sheriff buildings are above the standard (see Table 10A-10) of 0.12 sq. ft. per person in the unincorporated area, as adopted in CF 1.2.3.7.

Table 10A-10. Law Enforcement - Sheriff Department Buildings LOS Comparison

		2010		2036	
LOS Standard	Capacity	LOS Needed	Reserve/ Deficiency	LOS Needed	Reserve/ Deficiency
120 Sq.Ft. per 1,000 Unincorporated Population	8,393 Sq.Ft.	6,427 Sq.Ft.	1,966 Sq.Ft.	7,080 Sq.Ft.	1,313 Sq.Ft.

10A.2.5.3 Non-Capital Alternatives for Achieving LOS

The following non-capital alternatives discuss strategies, programs, technologies, and other alternatives that do not require capital improvements projects to achieve the standard for Sheriff Department capital facilities LOS.

A.2.5.3.1 Alternative 1, Lease Community Policing Offices.

Lease small office spaces in population or business centers to provide work space for staff and volunteers.

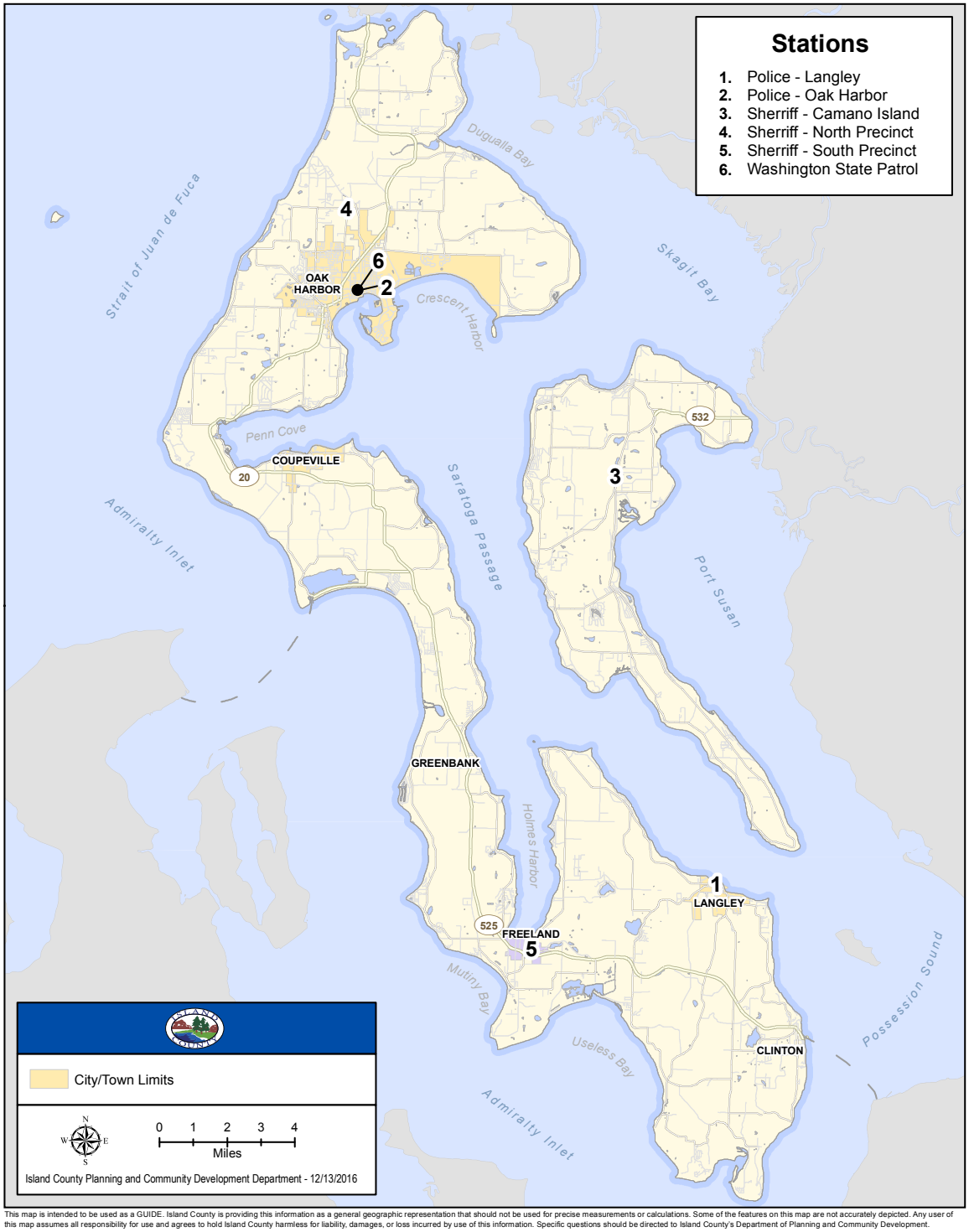
A.2.5.3.2 Alternative 2, Sharing Facilities.

Sharing of facilities with other county agencies as well as other government agencies.

A.2.5.3.3 Alternative 3, "Avoidance" Programs.

Programs that educate, counsel, or provide alternatives to unacceptable behavior (i.e., D.A.R.E., A.A., etc.) reduce the number of contacts with the law enforcement, judicial, and detention systems.

MAP 10A-B. Law Enforcement Stations



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10A.2.6 PARKS AND RECREATION

10A.2.6.1 Current Facilities

County-owned parks and recreation facilities are inventoried in the Parks and Recreation Element.

10A.2.6.2 Level of Service (LOS)

A LOS evaluation for County-owned parks and recreation facilities are done in the Parks and Recreation Element.

10A.2.6.3 Non-Capital Alternatives for Achieving LOS

Non-capital alternatives for achieving minimum LOS Standards for non-County owned parks and recreation facilities are in the Parks and Recreation Element.

10A.2.7 ROADS

10A.2.7.1 Current Facilities

Road facilities are inventoried in the Transportation Element.

10A.2.7.2 Level of Service (LOS)

A LOS evaluation for road facilities are done in the Transportation Element.

10A.2.7.3 Non-Capital Alternatives for Achieving LOS

Non-capital alternatives for achieving minimum LOS Standards for road facilities are in the Transportation Element.

10A.2.8 SANITARY SEWER

10A.2.8.1 Current Facilities

Sanitary sewer facilities owned by the County are limited to a sewer treatment facility located at the Coupeville Solid Waste Complex.

10A.2.8.2 Level of Service (LOS)

The initial sewer treatment plant design capacity was on the order of 5,100 gpd. or an annual treatment capacity of some 1.6 million gallons per year less 15% reserve. This translated to a 103.4 gal./RE/yr. capacity for Whidbey's 15,300 systems on a 10 year cycle, 87.9 gal/yr. including Camano's 2,700 systems in 1994. Operating experience has demonstrated that plant efficiency may be as much as 100% over the initial estimates. The plant in its existing configuration, without including a 15% reserve, is of sufficient capacity to provide LOS capacity of 99.2 gal/yr. for a Whidbey population of 25,000 residential equivalents and/or a 83 gal./yr. LOS capacity for Camano's residential equivalent in 2020.

Note: 2015 the average was 103gal./yr=2,840,000 gal to 27,476 systems= 13 year pump cycle. Also, Island County has plans at this time to upgrade the treatment plant in 2017 to approximately 166 gal/yr approx.. 8 year pump cycle

10A.2.8.3 Non-Capital Alternatives for Achieving LOS

Certain non-capital alternatives may be available to maintain the existing LOS with a reduction in future capital expenditures.

A.2.8.3.1 Alternative 1, Operational Intensity:

As noted above, plant operating efficiencies can be expected to increase over the original conservative design assumptions. A 33% efficiency increase can be further enhanced by switching to a continuous mode versus a batch mode. Trans-shipment tanks could be used as a buffer if required.

A.2.8.3.2 Alternative 2, Regional Cooperation:

Continued use of regional, out-of-county facilities for Camano septage would reduce the expense for plant expansion.

A.2.8.3.3 Alternative 3, Use of Private or Municipal Facilities:

It is possible but not probable that municipal and private facilities would be available to provide an alternative to sewer capital facility expansion. For example, Langley, by agreement with Island County, is treating sewer generated within the Langley UGA. Problems exist with respect to diminishing long-term capacity of municipal and private wastewater plants due to increasing demand from expanding population and the relatively high processing water demand for sewer in small plants.

10A.2.9 SOLID WASTE

10A.2.9.1 Current Facilities

The majority of Island County's municipal solid waste (MSW) is received at the Coupeville Transfer Station. Waste received from 2 outlying transfer stations is transported to the central facility at Coupeville for final processing/transshipment. In 1996, the Camano Transfer station was upgraded to handle transfer trailers. As a result, the Camano Island waste stream is transported directly to the Burlington intermodal facility for transfer and rail transport to a regional landfill. Recycling activities take place at all facilities.

Centralized processing of Moderate Risk Waste (MRW), comprised of Household Hazardous Waste (HHW) and Small Quantity Generator Waste (SQG), takes place at the Coupeville facility. Three MRW satellite collection facilities are located at MSW transfer stations and service outlying areas. Naval Air Station Whidbey Island (NASWI) disposes of its waste in a separate Mixed Municipal Solid Waste Transfer Station. NASWI operates its own recycling program; Navy families/ dependents use the County MRW facilities.

Waste hauling to County facilities from unincorporated Island County and the jurisdictions of Coupeville and Langley is by franchised haulers. The City of Oak Harbor hauls its own MSW. Transport and disposal of compacted Island County's MSW is contracted to a private regional landfill.

In the 2014 Amendment to the 2008 Solid Waste Management Plan, the Board of County Commissioners reaffirmed waste reduction and recycling as a county solid waste management priority.

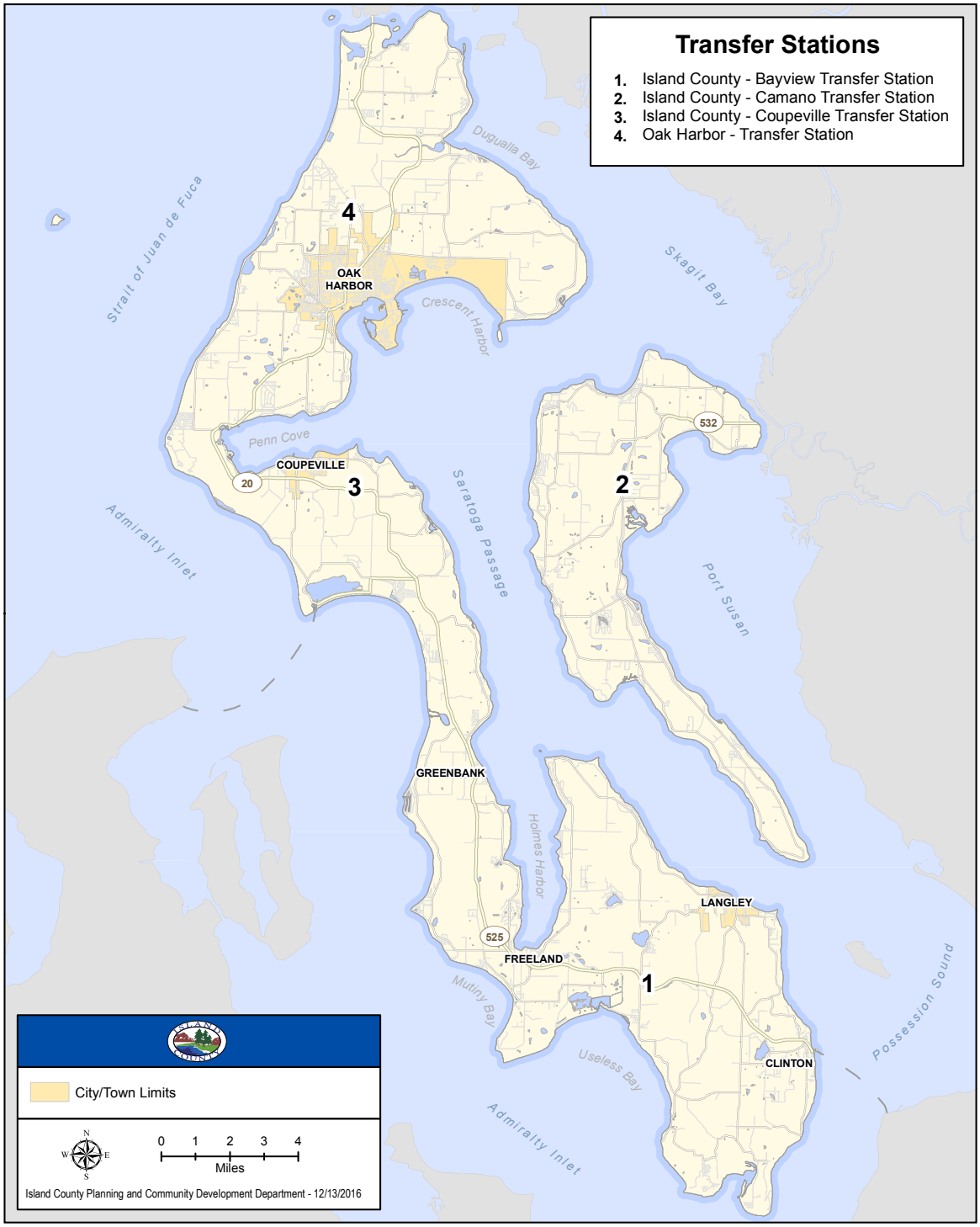
Table 10A-11. Solid Waste Facilities Inventory

BUILDING	ADDRESS	CITY/TOWN	ZIP	CAPACITY
North Whidbey Solid Waste Dropbox & Recycle Park	3151 Oak Harbor Rd	Oak Harbor	98277	32 tons per day
Coupeville Solid Waste Complex	20018 State Route 20	Coupeville	98239	430 tons per day
Bayview Solid Waste Dropbox & Recycle Park	5790 S. Kramer Rd	Langley	98260	32 tons per day
Camano Transfer Station	75 E. Hill Rd	Camano Island	98282	100 tons per day
			Total	594 tons per day

10A.2.9.2 Level of Service (LOS)

Both the existing Level of Service (LOS) and the 20-year projected LOS for solid waste facilities are above the standard of 5.8 pounds per capita per day (see Table 10A-12), as adopted in CF 1.2.3.2.

MAP 10A-C. Solid Waste Transfer Stations



This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.

Table 10A-12. Solid Waste Facilities Level of Service Comparison

		2010		2036	
LOS Standard	Capacity	LOS Needed	Reserve/ Deficiency	LOS Needed	Reserve/ Deficiency
0.0029 tons per capita per day	594 tons per day	228 tons per day	366 tons per day	255 tons per day	339 tons per day

10A.2.9.3 Non-Capital Alternatives for Achieving LOS

The following non-capital alternatives discuss strategies, programs, technologies and other alternatives that do not require capital improvements projects to achieve the standard for solid waste capital facilities LOS.

A.2.9.3.1 Alternative I, Operational Intensity:

Existing capital facility use, particularly storage capacity, can be increased by increasing the LOS; receiving facilities such as containers or compactors can be emptied at a higher rate than at present. The central transfer station can be operated at a higher level by increasing operating hours.

A.2.9.3.2 Alternative 2, Regional Cooperation:

Use of regional instead of county facilities for activities such as construction/demolition recycling, yard waste composting, certain aspects of household/small quantity generators (HHW/SQG) handling/disposal can reduce further capital facility expense.

A.2.9.3.3 Alternative 3, Use of Private Facilities:

Yard waste composting, material recovery facility (MRF), recycling collection, and sale of materials are programs which now and in the future will depend on cooperation with the private sector to avoid capital facility costs.

A.2.9.3.4 Alternative 4, Redefine Recycling Priorities:

The County may re-define priorities for recycled material using a procedure established in the 1994 Solid Waste Management Plan Update. A concurrent ban on certain materials could be considered. This alternative may be of limited value since any capital cost saving for processing facilities would be expended in another solid waste sector. For example, diverting (worthless) green glass from the recycling sector would re-direct it to an inert disposal facility or actually incur additional capital costs for processing for road bedding.

A.2.9.3.5 Alternative 5, Recycling Education and Promotion

Develop adult and classroom educational programs such as the Washington State University Extension Waste Wise Program.

10A.2.10 SURFACE WATER MANAGEMENT

10A.2.10.1 Current Facilities

The storm drainage facilities within Island County include a diverse combination of natural systems, constructed conveyance and tide gates. The current stormwater management system in Island County is often working to make up for past land use and stormwater management decisions. In Island County, much of the stormwater management used to allow for drainage across other private property through cross culverts. This system works fine with low density development, but as the County developed further and plats were built, this method of stormwater management was ineffective.

The National Pollutant Discharge Elimination System (NPDES) program requires that point source discharges meet federal and state water quality standards and that routine monitoring be conducted to insure compliance. Discharges from Island County's stormwater infrastructure are not currently regulated under the NPDES municipal discharge requirements because there is not 100,000 people or more in Island County. Current projections do not anticipate reaching this population threshold by 2036.

Drainage facilities within Island County are composed of two basic types, conveyance systems with tidal controls and conveyance systems without tidal controls. Conveyance system can be broken into three main categories, upland conveyance, bluff conveyance, and tidal conveyance.

Upland conveyance systems are built to help relieve flooding. Bluff conveyance, sometimes called bluff outfalls, are built to relieve erosion and bluff failure. Tidal conveyance, sometimes called tidal outfalls, are built to provide relief from flooding in lowland areas. Recently, the County has added pump stations in tidal outfall service areas to meet an acceptable level of service for flood control..

There are a few capital project conveyance systems which are built using an abutter's agreement. An abutter's agreement is when the owner pays all the costs except the County pays for materials. The owner is responsible for maintaining the drainage system, but does not need to get a County easement.

10A.2.10.2 Level of Service (LOS)

Island County currently assumes responsibility for the maintenance of those stormwater facilities that lie within the existing right-of-way or are adjacent to and associated with County roadway drainage and within an easement conveyed to the County. Since 1983, land development

activities requiring permits and approvals from Island County have been conditioned to meet the requirements of the Island County Land Development Standards.

Because of the complexity of site specific aspects, a County-wide firm standard is difficult to establish. The standard for stormwater for the County is intended to regulate and control drainage or stormwater to safeguard the public health, safety, and general welfare. Effective stormwater management will promote sound, practical, and economic development practices and minimize adverse impacts to the County's waters. This includes minimizing degradation of water quality and controlling the sedimentation of streams, rivers, lakes, wetlands, and other surface waters. This will help to preserve the suitability of water for recreation and fishing, and to protect critical areas by preserving and protecting aquatic habitat and minimizing net loss of the County's wetlands through the maintenance of hydrological continuity with other aquatic resources. Effective management will also help maintain the quality of the county's water resources and minimize adverse effects caused by alterations in surface water or groundwater quality, quantities, locations, and flow patterns. Ultimately, effective stormwater management will control stormwater runoff originating on developing land, maintain the safety of County roads and rights-of-way, and protect public safety by reducing slope instability and landslides.

10A.2.10.3 Ranking of the Recommended Actions

Due to the limited financial resources available to implement the various recommendations, preferred solutions should be ranked in order of importance and given a high, medium, or low priority, based on established evaluation criteria.

These criteria for prioritization of drainage projects should include the following categories.

- Immediacy of the Problem - assesses the need for the proposed actions
- Effectiveness - addresses the likelihood of solving the identified issue and providing public benefit
- Feasibility - incorporates the technical, financial, social, and political feasibility of implementing the action.
- Impact - evaluates the environmental, legal, and property impacts of the proposed action

The 6-year Transportation Improvement Program (TIP) includes miscellaneous road-related drainage improvement projects and the 6-year Capital Improvement Program (CIP) also includes a 6 year surface water program for regional drainage needs. Stormwater projects on the TIP are funded through both the Clean Water Utility fund and the roads fund. The stormwater projects on the CIP are funded through the Clean Water Utility fund.

10A.3 NON-COUNTY FACILITIES AND SERVICES

This appendix deals with the non-county facilities which have been made to suit the needs of the residents. An inventory of this type is necessary to determine what should be changed or expanded in the future. Vital capital facilities and services are needed to support the population of

the County in providing for the social welfare, safety and health of the community. These facilities and services are provided by other providers.

- EDUCATIONAL
- FIRE PROTECTION
- NON-COUNTY OWNED DRAINAGE
- WATER
- NON-COUNTY OWNED SEWER
- NON-COUNTY OWNED PARKS AND RECREATIONAL

10A.3.1 EDUCATIONAL FACILITIES

The school systems of Island County fulfill vital social functions for the community and stand among its most important assets. Schools not only provide for the intellectual advancement of Island County's citizenry, but serve as a local socializing mechanism in maintaining community cohesiveness among the dispersed population. Use of educational facilities for learning, community meetings, sports events, and other activities tends to fulfill a function of keeping the community aware of their surroundings and enables them to make rational decisions concerning the future of their community.

10A.3.1.1 Island County Grade Schools

Four school districts serve Island County including the Oak Harbor School District (#201), Coupeville School District (#204), South Whidbey School District (#206) and Stanwood-Camano School District (#401). Stanwood is a special district serving both Camano Island and Snohomish County residents. These school districts provide education for a total of nearly 9,718 Island County students.

There are 19 public grade schools and 6 private grade schools serving the children of Island County. This includes nine Elementary Schools, four Middle Schools, one Intermediate School, and three High Schools. High School students for Camano Island go to a High School outside of the County.

A.3.1.1.1 Oak Harbor School District #201

The total student population for the Oak Harbor School District numbered over 5,650 students. About half of the students in Oak Harbor Schools are Navy-connected and 92.5% of the dependents connected with Naval Air Station Whidbey Island (NASWI) attend Oak Harbor Schools with only 7.5% attending neighboring districts. In 2016, the district operated one High School, two grade 6-8 Middle Schools, five grade K-5 Elementary Schools, and an early learning center and K-12 parent-partnership school (on one site). The district did have an Elementary School facility (Clover Valley) that was closed in 2007 due to declining enrollment. However, in 2008 it was reopened and served as the "North Campus" for the High School during construction and since 2010 has served two growing district programs. In fact, the school now serves over 400

school district students. It is home to Hand-in-Hand Early Learning Center, which includes the district's developmental (special education) preschool, Title I Preschool and Head Start programs, and HomeConnection, a K-12 public school that enrolls part-time home school students in public school classes. The students in both of these programs are school district students and the district receives state and federal funding to serve them.

A potential surge of up to 750 students will place a tremendous strain on Oak Harbor Public Schools. In November 2014, Washington State voters passed Initiative 1351, the "Washington Class Size Reduction Measure." This initiative mandates a reduction in class sizes across Washington such that no classroom will have more than seventeen (17) students. While the initiative was suspended, lowered K-3 class size caps were implemented statewide under the McCleary Decision with calculated averages dropping to near seventeen by fall 2018. Because of incoming students, it will be impossible for the district to achieve class sizes of seventeen without additional classroom spaces. All elementary schools in Oak Harbor are already operating at or above maximum capacity. In fact, at one school in the fall of 2016 music had to be taught on a cart and remedial classes were taught in the hallways. Without significantly expanded facilities, Oak Harbor Schools could break the state class size mandate, negatively impacting state funding.

Oak Harbor Public Schools has already been required to accommodate all-day kindergarten for all kindergarten students. This demanded an additional five classrooms the fall of 2015. It also coincided with an unexpected surge in elementary enrollment. Elementary enrollment grew by 160 students in fall 2015, 100 more than projected. This required five more classrooms than planned. Between enrollment growth, class size reduction and full-day kindergarten, the district had to find thirteen (13) additional classrooms in fall 2015 and this was prior to any growth related to the Navy. This space was created by eliminating computer labs, adding portables and consolidating other programs all at district expense. Between 2014 and 2016, the district spent nearly $2.5 million on portable classrooms, facility modifications and new furniture and equipment to accommodate additional students and classroom demands. This reduced the district fund balance to minimum levels leaving no dedicated funding source for any future growth.

By the 2019-20 school year, the district is expected to have 40 portable classrooms serving students in grades K-8. Portables may be cheaper than permanent facilities initially, but continuing with this strategy will likely cost the district more money in the long run. The average acceptable life of a portable unit is approximately ten years. Across Washington, it is uncommon for portables to be replaced at this rate. Instead, they are generally replaced every twenty (20) years or more, creating high maintenance costs. Portables are also generally viewed as less preferential learning spaces when compared with permanent construction. The current price for a two classroom portable including installation is $250,000 plus $50,000 for furniture, equipment and curriculum. These costs do not include water or bathrooms to the portables, which are options that can increase costs by about $50,000 per unit. It is clear that the district will eventually need a long-term permanent facilities solution.

A.3.1.1.2 Coupeville School District #204

The end-of-year average enrollment for the 2015-2016 school year was 933. District facilities are designed for 1,335 students, according to state square footage requirements of approximately 88 square feet per student.

Sixty-two certified instructional and support staff and 18 instructional assistants work directly with students. Additional support staff include school bus drivers, custodians, maintenance personnel, and office staff.

Separate schools serve students in preschool through grade 5, grades 6-8, and grades 9-12. There is a principal and counselor at the Elementary and at the Middle/High School. Less than 20% of the students are Naval/Civil Service-related dependents.

The Coupeville School District completed construction of a new High School in 2007. In 2015, voters approved a capital project levy, which will fund 3 phases of projects. Phase 1 began in summer of 2016, which will replace the track, replace the HVAC system in the Middle School and remodel the bathrooms at the Elementary School.

A.3.1.1.3 South Whidbey School District #206

The student population of School District #206 numbered 1,473 in 2015. A general student to teacher ratio of 17 to 1 exists in a program divided into grades K-2, 3-5, 6-8 and 9-12. Approximately 30 percent of the students receive partial federal subsidy.

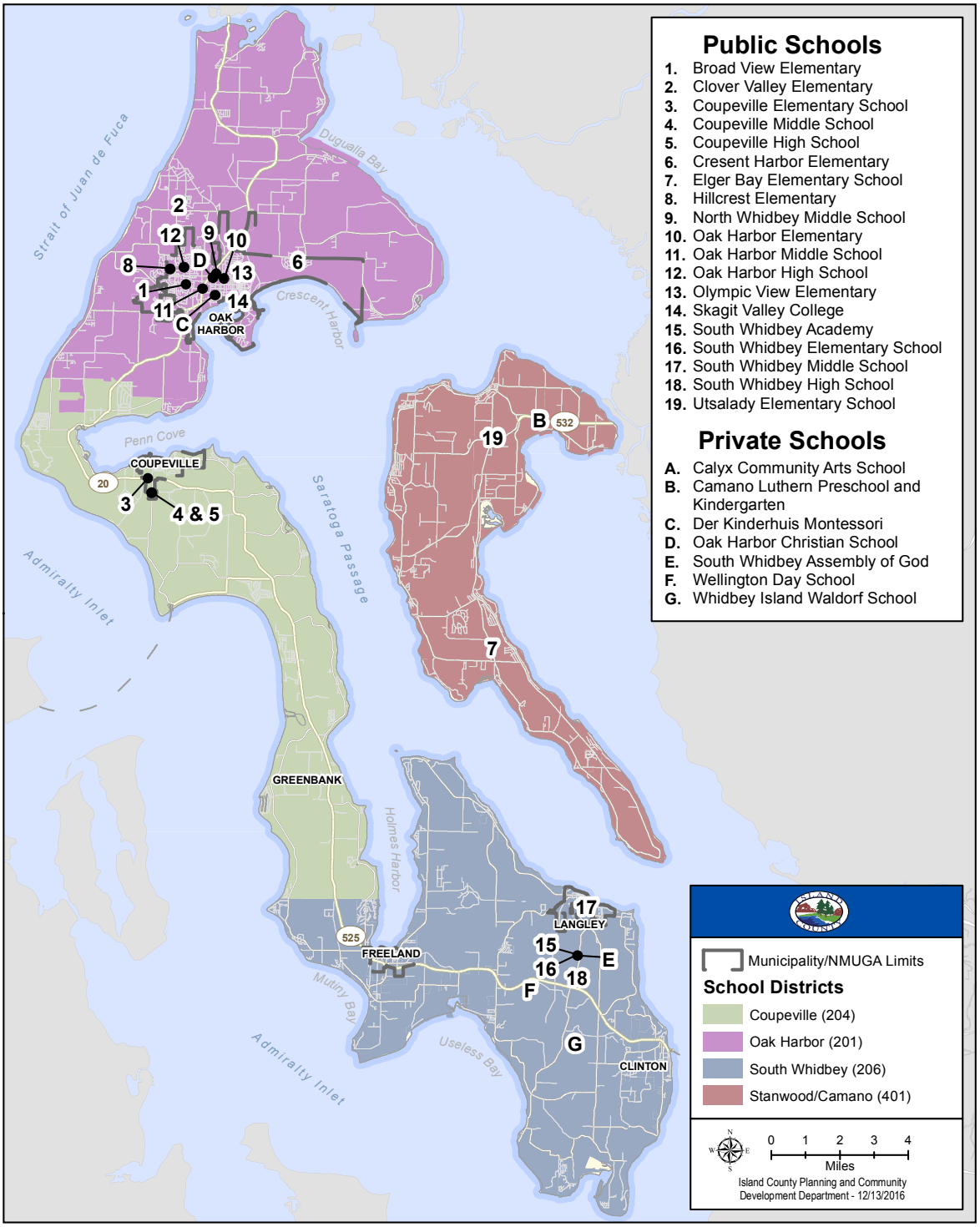
A 1992 facilities study and survey confirmed the expectation for steady, continuing 8% annual growth for the South Whidbey School District.

In the 1999-2000 school year, the enrollment increased peaked and has been declining every year since. The district's average full time equivalent (FTE) student count in 1999-2000 was 2,327. In 2015-16 it had dropped to 1,339 FTE, with future projections anticipating enrollment to stabilize around 1,000 FTE.

During this period of enrollment decline, the district has consolidated programs where possible. Most of our k-5 program is now housed in the South Whidbey Elementary School, with much of the Primary School campus no longer in use for district programs. Sections of the middle school campus are no longer in use as well. These unused spaces are now partially rented to outside organizations.

The district began a community conversation in May 2016 to address the consequences of declining enrollment with respect to programs and facility use. This process will continue into the 2016-17 school year resulting in a new plan for district facilities and programs in spring 2017.

MAP 10A-D. Schools and School Districts



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A.3.1.1.4 Stanwood-Camano School District #401

The Stanwood-Camano School District No. 401 boundaries include the northwest corner of Snohomish County and all of Camano Island in Island County. The total enrollment of the District numbers 4,469 of which approximately 37% are students from Camano Island. (As of June, 2016, 1,662 students from Camano Island attended schools in the Stanwood School District.)

Class sizes range from 9 to over 30 students per room depending on the type of course and age group involved. The district operates on a system with primary (K-5) middle (6-8) and high school (9-12) class divisions. In 2016, 667 students in grades K-5, 386 in 6-8, and 609 in grades 9-12 were from Camano Island. 58% of the school district total assessed property value is located on Camano Island.

The school district administration anticipates that current facility space will be adequate for the next five years. Presently the school district is operating with 8 portable classrooms housing 5.5% of a K-8 enrollment. Birth rates in this region and future growth of developments in surrounding areas of Snohomish County and on Camano Island are prime determinants of future needs for the school age population.

As of 2016, the school board is considering placing a ballot measure before the voters to approve the replacement of Stanwood High School. Stanwood High School serves all students in grades 9-12 residing in the district. The district owns one undeveloped elementary/middle school site on Camano Island and one undeveloped elementary site in Snohomish County.

10A.3.1.2 Higher Education

A.3.1.2.1 Skagit Valley Community College

Skagit Valley Community College established a Whidbey Island branch in 1970 to more effectively serve the academic and vocational interests of the community. The branch of Skagit Valley Community college arose out of legislation creating the state-wide Community College System with goals to serve various Washington residents' educational needs within thirty minutes of their home. In cooperation with the Navy, the college established this branch at the Seaplane Base adjacent to the populated area of Oak Harbor.

The Skagit Valley program offers a limited number of two year academic transfer courses, as well as technical/vocational degrees. Several general interest courses are also offered to those wishing to continue their education.

Southern Whidbey is also served by the Skagit Valley Community College branch with a few night courses being offered at Langley. Some residents of this area also commute to Everett Community College and other educational institutions in the nearby Seattle Metropolitan area.

A.3.1.2.2 Seattle Pacific University

Casey Conference Center, a 200 acre, 36-building, conference and outdoor education facility at Fort Casey on Whidbey Island, is owned and operated by Seattle Pacific University (SPU). SPU, a privately-funded, fully-accredited university, purchased the northern (housing) portion of Fort Casey from the U.S. Government in the 1950's. Each year over 300 non-profit groups utilize the conference center for retreats, outdoor education classes, sports camps and staff conferences. Between 6,000 and 7,000 people visit the Casey Conference Center each year, more than half of whom are school-aged children.

Many of the courses are offered with resident credit standing, assisting those persons who are combining extension courses with on-campus classes. The role of this college in serving the needs of upper division status students within Island County may increase throughout this planning period. It also holds conferences, seminars and does have an outdoor education program.

A.3.1.2.3 Washington State University Extension

The Washington State University Extension has a campus located in Coupeville. They offer programs related to agriculture, gardening, animal husbandry and natural resources.

10A.3.2 FIRE PROTECTION

There are fire districts in Island County composed of fire stations served largely by volunteer personnel.

10A.3.2.1 Fire District #1 - Camano Island Fire and Rescue

A.3.2.1.1 Existing Conditions for Island County Fire District #1

Island County Fire District #1 is a junior taxing district originally established in 1945 under the authority of Title 52 RCW Fire Protection Districts. The Fire District protects about 40 square miles, covering Camano Island in its entirety. The agency conducts automatic mutual response operations with North County Regional Fire Authority (NCRFA) which includes the City of Stanwood and surrounding unincorporated areas in Snohomish County. A mutual aid agreement is in place with this entity. Marine automatic mutual aid agreements are also in place with Whidbey Island Fire Departments for waters to the north and west of Camano Island and with NCRFA for waters to the east.

The Fire District provides all hazard responses, including fire prevention, fire suppression, emergency medical, hazardous materials, and technical rescue services to protect life and property for the residents of, and visitors to Camano Island. These services are provided by 30 volunteers and 38 career (including administrative and support) personnel. District personnel respond to

approximately 2,000 calls each year. Medical assistance accounts for about 65% of the agency's activity.

The District currently has four fire stations (see map), one former fire station used as a storage facility and an Administration Building. To serve our citizens the district has five fire engines, four water tenders, five ambulances, a mobile breathing air fill unit, and two rescue boats along with a number of support vehicles.

A.3.2.1.2 District Fire Rating

The Washington Survey and Rating Bureau rated Camano Island Class 6 fire department in 2009 and again in 2016 for homes within a fire station's expected response area and with a fire hydrant within 1000 feet. Camano Island is served by a multitude of private water systems with a wide variety of system characteristics. Consequently hydrant numbers and distribution remain a challenge for the District necessitating a tender response for all fire incidents. Limited residential and commercial construction is likely to continue on Camano Island but is unlikely to greatly impact the District's response capabilities.

A.3.2.1.3 Capital Planning

A.3.2.1.4 Vehicles

The equipment/vehicle replacement schedule for the Fire District has a target goal to replace fire engines every 25 years (serve in active status for 10 years and in reserve status for an additional 10 years); water tankers every 30 years (serve in active status for 20 years and in reserve status for an additional 10 years); and Ambulances every 8 years (serve in active status for three years and in reserve status for an additional 5 years).

A.3.2.1.5 Facilities

The Fire District is currently staffed, for emergency responses, primarily by career firefighters with staffing from two of the four fire stations. Volunteers supplement career responders by responding from home or work. Volunteers also have the opportunity to staff at a fire station along with career personnel.

The Fire District's goal is to locate a fire station within an 8 minute response time to all locations on Camano Island. Those areas served by a station staffed with career personnel can meet that standard. Alternatively, response times in areas served by stations that are staffed occasionally or are staffed by volunteers continue to be a challenge for the District.

A.3.2.1.6 Summary

Camano Island Fire & Rescue (Island County Fire District #1) has developed a Strategic Plan covering the next ten years. During this time the agency will begin transitioning to smaller, quicker vehicle response model with staffing, both career and volunteer, spread out among four fire stations. An emphasis will be placed on getting to emergency scenes quickly and safely to help mitigate issues while they are still small. The District sees its more pressing need to be the recruitment of capable volunteer firefighters.

10A.3.2.2 Fire District #2 - North Whidbey

A.3.2.2.1 Existing Conditions for Island County Fire Protection District #2

Island County Fire Protection District #2 is a junior taxing district established in 1950 under the authority of Title 52 RCW "Fire Protection Districts". Approximately 55 square miles in size, the District covers the northern portion of Whidbey Island, excluding the City of Oak Harbor and NAS Whidbey Island, and extends from Deception Pass on the north to just south of Libbey Road.

The District provides fire suppression, emergency medical, auto extrication/rescue, marine and cliff rescue, and public fire and safety education services to protect the lives and property of residents and visitors on north Whidbey. These services are provided almost entirely by 100 volunteer firefighters and medical personnel who responded to 2123 emergency calls in 2015. There is a projected increase over the next five years as Oak Harbor's population grows.

The District has seven fire stations. Vehicles consist of seven fire engines, two tankers, two tenders, two rescue units, two rescue boats, two Basic Life Support (BLS) ambulances and staff vehicles. Mutual aid agreements have been established with all other emergency agencies in Island County as well as NAS Whidbey and Skagit Fire District #11 which is located just north of Deception Pass.

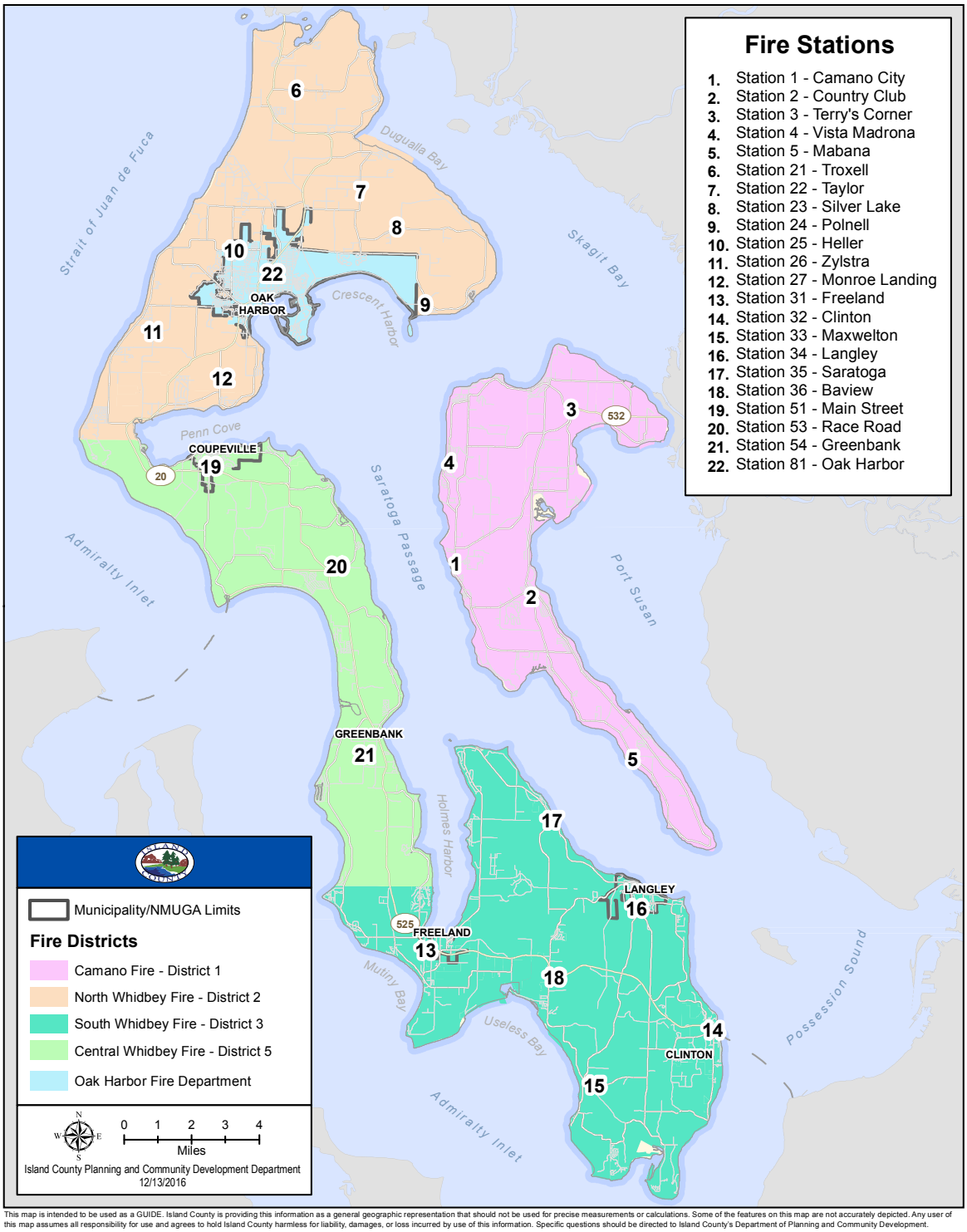
A.3.2.2.2 Fire Protection Class Rating

The Washington Surveying & Rating Bureau (WSRB) rates the District at Fire Protection Class Number 5 with Tanker Water Supply Credit. This number was reduced from a 6 due to the replacement of newer engines and two 2015 tenders, as well as keeping training hours high for personnel.

A.3.2.2.3 Capital Planning

Fire Protection District #2 currently has fire stations located so all accessible properties are within a 3-mile response area. The Cornet Bay Station was recently reconstructed to a functional station large enough to house to vehicles that serve the North county limits of Oak Harbor in an emergency. The District's stations are growing older, and two are without bathroom facilities, and the projected replacement of these stations is within 10 years.

MAP 10A-E. Fire Districts and Stations



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The District's emergency responses are staffed by a combination of volunteer and paid-on-call members. As District response calls have increased, it is necessary to provide more stable coverage to the citizens of Oak Harbor by hiring career positions in combination with existing personnel. The Board of Commissioners recently authorized the District to hire 3 career Lieutenants in 2017 and to facilitate a firefighter residency program at one station. It is our hope to provide additional coverage in the South Oak Harbor area in the future. However, the District will need to ask taxpayers to approve an increase in our tax levy rate to provide adequate coverage and faster response times for county residents long-term.

A.3.2.2.4 Summary

Looking at the historic increase of calls in our response area and the predicted increase in population, North Whidbey Fire and Rescue anticipates a steady increase in calls during over the next five years. We are dedicated to providing the community with an improvement in quality of service and faster response times. North Whidbey Fire and Rescue will hire our first three career Firefighters in 2016 and we hope to hire in additional three within the next two years. We will continue to rely on volunteer and paid-on-call personnel to ensure all seven stations located within the county have adequate coverage.

10A.3.2.3 Fire District #3 - South Whidbey Fire/EMS

A.3.2.3.1 Existing Conditions for Fire Protection District #3

South Whidbey Fire/EMS (District #3) is a junior taxing district established in 1950 under the authority of Title 52 RCW "Fire Protection Districts". Approximately 66 square miles in size, the district covers the southern contiguous portion of Whidbey Island (including the Town of Langley) located south of the 4800 block of So. Smugglers Cove Road and So. Honeymoon Bay Road.

The District provides fire suppression, emergency medical, marine fire/rescue, cliff rescue, fire and safety education, disaster preparation, and community risk reduction services to protect the lives and property of residents and visitors on South Whidbey. These services are provided by 60 volunteers, 8 part-time, and 10 full-time (including administrative and support staff) personnel.

The District facilities include 6 fire stations located in Freeland, Saratoga, Langley, Clinton, Maxwelton, and Bayview. These stations house the following apparatus:

- Six (6) - Type I engines
- Five (5) - Type I water tenders
- One (1) - Type II brush engine
- One (1) - Type VI brush engine
- Three (3) - Non-transport aid units
- One (1) - 15' RHIB rescue boat
- One (1) - 34' Type III Fire Boat (in Langley Marina)
- Five (5) - Command units (assigned to chief officers)

- Three (3) - Mass casualty response trailers
- One (1) - Hazardous materials decontamination trailer
- The District also has a number of support vehicles

The District responds to approximately 2400 calls for service each year. Medical assistance calls account for approximately 73% of the District's calls.

A.3.2.3.2 *Fire Protection Class Rating*

The Washington Surveying and Rating Bureau (WSRB) rates the District at Fire Protection Class 5/6. WSRB examines fire district organization/operations, as well as local water systems to determine the protection class number. This number provides a guideline for the insurance industry to establish fire insurance premiums. The WSRB has awarded "Hydrant Credit" to homes within the District because of documented ability to shuttle large volumes of water via tenders.

A.3.2.3.3 *FACILITIES*

South Whidbey Fire/EMS currently has fire stations located so all accessible properties are within a 5-mile response area. The District will construct one new station and an administration building within the next 2 years. Facilities are evaluated every 20 years for remodel or replacement. The District's intent is to extend the life of facilities to 75-100 years before replacement.

The District's emergency responses are staffed by a combination of "on-call" volunteers and career personnel. Within two years the District anticipates the need to staff some stations with resident volunteer members or full-time career personnel to handle the steady increase in calls. This may require an increase in the tax levy rate.

A.3.2.3.4 *VEHICLES*

The District's vehicle replacement target goal is to replace fire engines every 20 years, water tenders every 25 years, and smaller vehicles every 10-15 years. The District also uses mileage and maintenance cost criteria to determine the need for vehicle replacement. Based on this goal, the replacement costs for all district apparatus is $140,000 per year.

A.3.2.3.5 *Summary*

South Whidbey Fire/EMS is presently funding its equipment replacement plan and is considering alternatives to fund the costs of its facilities plan and future staffing needs. Estimates indicate the area's population will grow at an annual rate of about 3%.

The District's call rate has been growing an average of nearly 8% annually over five years. The planned facilities and equipment improvements will enable the district to maintain its current and improved level of service.

South Whidbey Fire/EMS continues to rely very heavily on volunteer personnel to provide its services. Some full-time personnel will be needed in the next five years if the call volume continues to rise at its current pace.

10A.3.2.4 Fire District #5 - Central Whidbey Island Fire and Rescue (CWFR)

A.3.2.4.1 Existing Conditions for Fire Protection District #5 (CWFR)

CWFR is a junior taxing district established in 1952 under the authority of Title 52 RCW "Fire Protection Districts". Approximately 50 square miles in size, its northern geographical boundaries are near Libbey Road and extend to the 4800 block south of Honeymoon Bay and just north of Bush Point. Additionally, CWFR provides fire protection to the Town of Coupeville, which annexed to the District in January 1997.

While response to fires and other emergencies is one of our fundamental responsibilities, CWIFR'S mission is to partner with our community to proactively reduce risk from fire, illness, injury and other hazards. This approach results in proactive services to prevent or reduce the impact of emergencies, preparation for and effective response to emergency incidents, and assistance in recovery from incidents that do occur. The District provides community risk reduction services including fire prevention, public education, and fire investigation. In addition, the CWIFR provides fire suppression, emergency medical services (EMS) in collaboration with Whidbey Health EMS, and special operations (e.g., marine rescue, technical rescue, hazardous materials response).

These services are provided by a combination of full-time, part-time, and volunteer personnel. CWFR has approximately 40 volunteer and paid staff operating out of three fire stations and a logistics facility. Responses have been increasing steadily, with an average rate of about 6% each year. The responses for CWFR from 2010-2015 were:

- **2010**: 992
- **2011**: 959
- **2012**: 1011
- **2013**: 1148
- **2014**: 1220
- **2015**: 1295

CWIFR operates four Type 1 Engines, three Type 1 Water Tenders, two Type 6 Engines, a Type 2 Breathing Air Support Unit, a 25' Rescue Boat, a BLS Ambulance (owned by WhidbeyHealth EMS and operated under an Interlocal agreement with WhidbeyHealth EMS), and a Non-Transport Aid Unit from three fire stations strategically located throughout the District. In addition, the District maintains one Type 1 Engine (not in-service) for training (e.g., Island County Recruit Academy). Command units are assigned to the Fire Chief, Deputy Fire Chief, and Training and Recruitment Captain; who serve rotating assignments as the Command Duty Officer. In addition, the District maintains an in-service, fully equipped reserve engine that may be used in when other engines are out of service for maintenance or in the event of a major emergency. CWIFR does not operate a

ladder company, but has an automatic aid agreement with the City of Oak Harbor Fire Department for response of a truck on all commercial fire first alarms.

A.3.2.4.2 District Fire Rating

The Washington Survey and Rating Bureau (WSRB) determines the Protection Class Grading of communities and the protection Class Ratings of properties. Fire protection and suppression capabilities are evaluated using a schedule approved by the WA Office of the Insurance Commissioner. Protection Class Ratings range from 10 (no fire protection) to 1 (the highest possible rating). Ratings are determined by evaluating specific factors related to the Fire Department, Water Supply, Emergency Communications System, and Fire Safety (fire prevention and public education). WSRB has rated the rural areas of Central Whidbey Island a Class 6 and rated the Town of Coupeville a Class 4. In areas of the District outside the Town of Coupeville and located more than 1000' from a rated fire hydrant, the District is rated a Class 7.

A.3.2.4.3 Capital Planning for Central Whidbey Island Fire and Rescue

A.3.2.4.4 VEHICLES:

The equipment/vehicle replacement schedule for the Fire District has a target goal to replace major fire apparatus (e.g., engines and tenders) every 25 years, small apparatus every 15 years, and other vehicles every 10 years or as needed. The District's General Capital Projects Fund is not fully funded. However, the District has been increasing the balance in this fund to ensure that it can meet its short term needs.

A.3.2.4.5 FACILITIES:

In 2015, CWIFR completed the first draft of a capital facilities study addressing the expansion and renovation of the District's three fire stations. The total cost of these capital facilities projects would be in excess of $8,000,000. At present the District does not have sufficient capital funding to address these projects and will be unable to meet these needs with current revenue.

A.3.2.4.6 Summary

The Fire District's incident rate is growing at an approximate 6% annual rate averaged over the past six years (2010-2015) while population has remained relatively stable. The District maintains a Long Term Financial Plan and Capital Projects Plan to address the fiscal requirements to maintain the current level of service.

10A.3.3 NON-COUNTY OWNED DRAINAGE FACILITIES

Traditional methods for controlling drainage in Island County included drainage and diking districts and the County Road Department. County drainage facilities are identified in Section 1.2.11, above. Drainage and diking districts were established so landowners could assess themselves to collectively construct, operate and maintain drainage facilities.

There are eight drainage and diking districts in Island County. Many of these districts have significant management issues, from non-existent boards, to boards not filling vacancies. In many instances, diking and drainage districts have been unsuccessful in attempts to assess upland property owners.

Drainage problems of the county have traditionally been viewed from a narrow perspective of reclaiming tidal flood lands for agricultural purposes and draining areas subject to seasonal inundation. Several small drainage and diking districts were established to serve these purposes with adjoining landholders bearing the costs for improvements and maintenance.

Little consideration has been given to large drainage basin areas where water runoff directly impacts the small district jurisdictional areas. Changes in land-use within these basin areas have accelerated drainage problems.

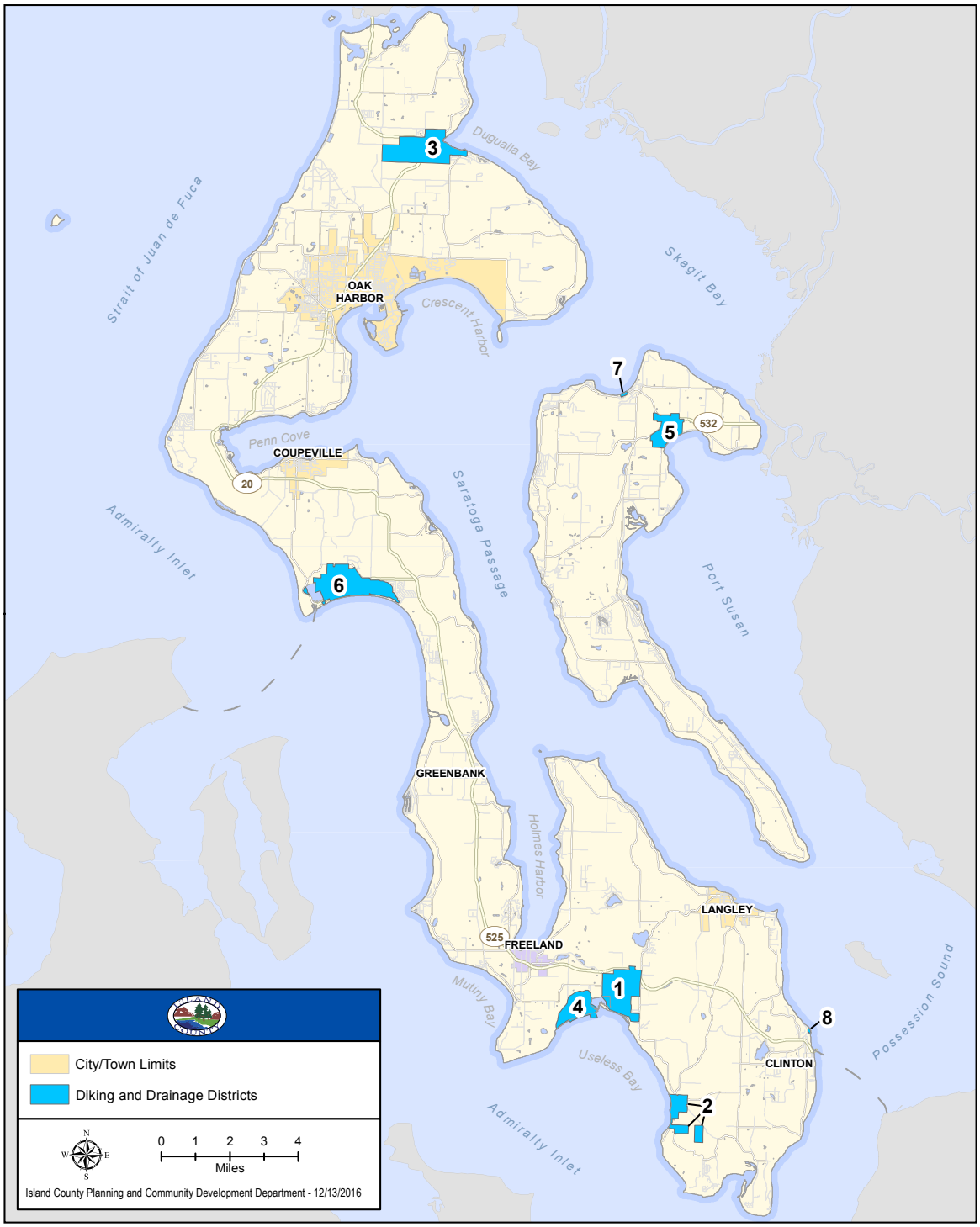
Island County needs to be aware that the problems with the diking and drainage districts will become more of an issue in the near future. The problem is, the diking and drainage districts were created a long time ago to allow for greater development near the shoreline. Because of recent shoreline regulations, less development along the shoreline is occurring. The cost to maintain the existing infrastructure is significantly more expensive then it was to build. Many of the homes in the district were second homes or are now occupied by an aging population, many of which cannot afford to maintain the infrastructure. The materials used were mainly metallic, much of which has eroded severely. In the coming future, residents in those areas will likely see an increase in the flooding and a greater risk of flooding.

10A.3.4 WATER FACILITIES

With the exception of Oak Harbor and Whidbey Naval Air Station, Island County residents rely on ground water for potable water supplies. Seventy-two percent of the population is served by public water supplies with the remaining 28% on individually-owned wells. The State separates water systems into two categories, Group B water systems, those with less then 15 connections, and Group A water systems, those with 15 or more connections. In the County, there are 282 Group A water systems, 597 Group B water systems and 442 two-party water systems.

Many of the small water systems are owned and operated by homeowner associations. A variety of concerns regarding technical expertise, financial viability, and lack of planning commonly stem from this type of ownership.

MAP 10A-F. Diking Districts



This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.

In 1990, the Island County Coordinated Water System Plan (CWSP) was adopted to provide a regional strategy and administrative procedures for management and development of public water supplies. This document addresses a variety of technical, financial, and administrative problems associated with water utility service in Island County.

The CWSP requires the development of comprehensive water system plans for all new and expanding water systems. The water system plan must address existing facilities, needed improvements, future needs, and the proposed service area.

The CWSP outlines procedures for authorizing new water systems in the County. The procedures are intended to control unnecessary proliferation of small water systems. However, due to the rural nature of the county, the number of small water systems continues to grow. The proliferation of small water systems is expected to continue.

The predominant ground water quality concerns which must be addressed in Island County are excessive levels of iron, manganese, nitrates, arsenic, and saltwater intrusion. Iron and manganese are not primary health hazards. However, elevated levels will stain fixtures and cause other aesthetic concerns.

Saltwater intrusion is the most widely-recorded ground water quality concern in Island County. Pumping ground water which is hydraulically connected to saltwater may induce seawater flow toward the well. If left unchecked, serious degradation of the aquifer is possible. ICC 8.09.099 (Seawater Intrusion Protection) provides a methodology by which seawater intrusion risk is evaluated, and limits growth in situations where intrusion problems cannot be mitigated. Water quality and water level monitoring for saltwater intrusion trend analysis is being conducted by the Island County Public Health.

The Island County Ground Water Management Plan recommends preventative management of the existing resource rather than restorative or remedial measures. The objectives of the plan include; public education, conservation, data collection, land-use regulation, and coordination between local, state and federal agencies.

10A.3.5 NON-COUNTY OWNED SEWER FACILITIES

A.3.5.4.1 Planning Efforts

Three wastewater treatment plants, one lagoon system and related collection lines/outfalls serve the three incorporated cities with sanitary sewer. In addition, the City of Langley provides septage treatment to an estimated 250 on-site systems within the Langley UGA. One existing municipally-owned (Penn Cove Sewer District) treatment plant and an additional treatment plant serve some 500 residential units: North Penn Cove and Holmes Harbor Golf & Country Club, respectively. An estimated 2,700 Camano Island residential, on-site systems use out-of-county treatment plants. The Washington State Parks and Recreation Commission recently completed an upgrade to the existing wastewater treatment facilities serving Deception Pass State Park's developed areas.

The Park is one of the most heavily used state parks in Washington State, experiencing up to 7,000 visitors per day during the summer months. The Holmes Harbor Water District wastewater treatment plant is currently in operation. The plant is designed for 0.1 million gallons per day and will produce Class A Reclaimed Water suitable for irrigation of the Holmes Harbor Golf Course.

A.3.5.4.2 New Facilities

The Freeland Water and Sewer District is developing a new plan to install and operate a sewer system in the Freeland UGA. An updated Sewer System Plan was developed in April of 2016. The plan has a phased approach to installing sewer in the Freeland UGA. The most recent estimate is to begin construction of the treatment facility in 2017, though many details, including financing, are still being worked out.

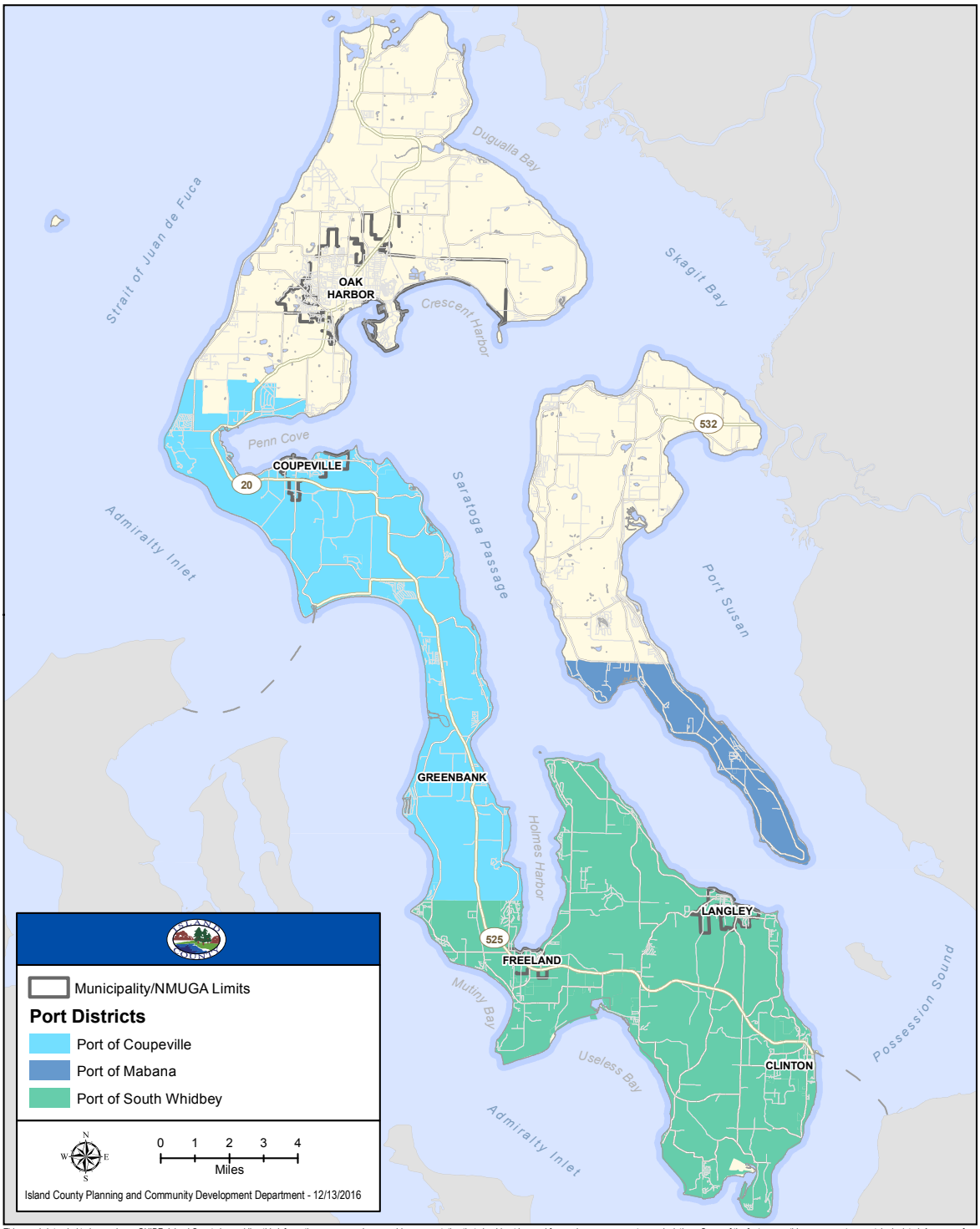
It is important that the County become an active participant in providing sewer, water, and drainage facilities for any non-municipal Urban Growth Areas in cooperation/coordination with water and sewer districts. Provision of an optimum number of these services at the least possible costs to local citizens requires intergovernmental coordination at the county and subregional level to economize operations.

It must be noted that the location and design of these future utility services will be extremely instrumental in promoting urban development. If Island County is to maintain control over guiding this growth, then it is important that Island County serve as a lead organization in the planning and provision of these utility services.

10A.3.6 NON-COUNTY PARK & RECREATION FACILITIES

Island County has a variety of parks and recreation facilities which are owned and maintained by many different government and volunteer organizations. Non-County park and recreation facilities are identified in the Parks and Recreation Element of this Comprehensive Plan.

MAP 10A-G. Port Districts



This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.



A 6-year plan, updated annualy, that identifies capital projects and equipment purchases, provides a planning schedule, and identifies options for financing.

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10B.1 INTRODUCTION

The Capital Improvement Program (CIP) is a short-term plan that identifies capital projects and equipment purchases, provides a planning schedule and identifies options for financing. While preceding sections of this Element have addressed capital facility needs and projects by type or use of facility, this final section is intended to summarize the CIP. Such a summary enables both the reader and decision maker to examine the complete expenditure plan for project prioritization, revenue sufficiency, timing, and capital budget preparation.

Each year the CIP must be updated. The annual update must be completed before the County's budget is adopted in order to incorporate the capital improvements from the updated CIP in the County's annual budget. Counties shall perform their activities and make budget decisions in conformity with their comprehensive plan (see RCW 36.70A.120).

Also in accordance with the Planning Enabling Act, "each governmental body whose jurisdiction lies within the county, except incorporated cities and towns, whose functions include preparing and recommending plans for, or constructing major public works, shall submit to the respective planning agency a list of the proposed public works being recommended for initiation or construction during the ensuing year," (RCW 36.70.520). The planning agency is required to prepare and submit a report to the Board through the Planning Director on "how each project relates to all other proposed projects on the list and to all features of the comprehensive plan both as to location and timing," (RCW 36.70.530).

10B.2 SCHEDULE FOR ANNUAL REVIEW AND AMENDMENT

The following schedule should be followed each year to ensure public participation in the process and to ensure the timely completion of the CIP update.

Table A-1. Schedule for Annual Review and Amendment of the Capital Facilities Element

March (first week)	Input request from Board, Departments, Agencies, and the Public.
April (first week)	Input due.
April (third week)	Send draft CIP and any proposed CFP amendments to Board, Departments, Agencies, Planning Commission, and Parties of Record.
May (second week)	Planning Commission Hearing
June	Public Meetings and adoption
July- December	Capital Improvement Budget prepared and adopted

10B.3 SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

The most recently adopted Capital Improvement Program is attached to this Element.



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COMPREHENSIVE PLAN ELEMENTS AND COMPONENTS

A. GENERAL REQUIREMENTS

CONSISTENCY

Consistency with County Wide Planning Policies (CWPPS) All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, Multicounty Planning Policies (MPPs), and the GMA. *(See: RCW 36.70A.100, RCW 36.70A.210, WAC 365-196-400(2)(c), WAC 365-196-305, and WAC 365-196-520)*	☑	Throughout. 2016 updates include several sections, primarily in the Land Use and Capital Facilities chapters.
Consistency Between Elements All plan Elements must be consistent with each other. *(See: RCW 36.70A.070 and WAC 365-197-400(2)(f))*	☑	Elements have been updated to reflect the new CWPPs and updated population and employment projections.
Consistency with Other Jurisdictions The plan must be coordinated with the plans of adjacent jurisdictions. *(See: RCW 36.70A.100 and WAC 365-196-520)*	☑	Significant joint planning efforts occurred in the development of the new CWPPs and the related Plan updates. Land Use, Sections 1.3, 1.5.1.1, 1.5.1.2, and Goals 5 & 6.

Public Participation

Ensure public participation in the comprehensive planning process A process for early and continuous public participation in the development regulation development and amendment process. The process should address annual amendments (if the jurisdiction allows for them), emergency amendments, and may include a specialized periodic update process. Plan amendment processes may be coordinated among cities within a county and should be well publicized. *(See: RCW 36.70A.020(11), RCW 36.70A.035, RCW 36.70A.130, RCW 36.70A.140, WAC 365-196-600(3), RCW 36.70A.130(2), RCW 36.70A.130(2)(b), and RCW 36.70A.130(2)(a))*	☑	See Appendix C Natural Resource Management, Section 6.4.7 - calls for continued public involvement and education

PLAN AMENDMENTS

The plan describes the process for making amendments. Plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2). *(See: WAC 365-196-640)*	☑	Located in the Preface

A. GENERAL REQUIREMENTS

PRIVATE PROPERTY

A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. *(See: RCW 36.70A.370 and Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property)*	☑	See Land Use Goal 2

B. LAND USE

Future Land Use Map

A future land use map showing the city limits and urban growth area (UGA) boundaries. *(See: RCW 36.70A.070(1), RCW 36.70A.110(6), WAC 365-196-400(2)(d), and WAC 365-196-405(2)(i)(ii))*	☑	Land Use, Map 1E - Island County Urban Growth Areas Land Use, Map 1S - Island County Future Land Use

PHYSICAL ACTIVITY

Consideration of urban planning approaches that increase physical activity. *(See: RCW 36.70A.070(1) and WAC 365-196-405 (2)(j))*	☑	Land Use, Policy LU 1.4.2.1.1 Promotion of Physical Activity Transportation, Goal 6 and subsequent sub-policies

Uses Adjacent to a General Aviation Airport

If there is an airport within or adjacent to the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. Must be filed with the Aviation Division of WSDOT. *(See: RCW 36.70A.510, RCW 36.70.547, and WAC 365-196-455)*	☑	Land Use, Policy LU 1.5.5.1 Airports and Aviation: addresses aviation facilities and compatibility. Land Use, Policy LU 1.5.5.1.1 Military Airports: addresses compatibility with land uses and military airports. Land Use, Goal 14 – Goals and Policies (all) : addresses airport and surrounding land use compatibility Land Use, Map 1Q - APZ Overlay

Uses Adjacent to a Military Base

If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. *(See: RCW 36.70A.530(3) and WAC 365-196-475)*	☑	Land Use, Policy LU 1.5.5.1.1 Military Airports: addresses compatibility with land uses and military airports. Land Use, Map 1Q - APZ Overlay

Designating Natural Resource Lands		
Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas. *(See: RCW 36.70A.050, WAC 365-190, and WAC 365-195, see 900-925)*	☑	Land Use, Policy LU 1.5.3 - Resource Lands: defines Resource Lands Land Use, Table 1-10 - Resource Land Designation (Criteria) Land Use, Map 10 - Commercial Agricultural Lands Land Use, Map 1P - Mineral Lands Overlay Map
Uses on Agricultural Land		
Policies for agriculturally designated lands limiting non-agricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. *(See: RCW 36.70A.177(3))*	☑	Land Use, Policy LU 11.5.1 - Agricultural Land Conservation Natural Resources, Policy NR 11.2 - addresses conservation of agricultural lands Land Use, Table 1-10: Commercial Agriculture - identifies allowable uses based on soil quality
Designation of Mineral Lands		
Review of designated mineral resource lands taking into consideration new information, including data available from the Department of Natural Resources, relating to mineral resource deposits when reviewing mineral resource land designations. Minerals include sand, gravel and valuable metallic substances. *(See: RCW 36.70A.131, RCW 36.70A.030(11), and WAC 365-190-070)*	☑	Land Use, Policy LU 1.5.3, Resource Lands - states Island County designates mineral resource lands in accordance with RCW 36.70A.131 Land Use, Policy LU 13.3 - addresses mineral land conservation Land Use, Table 1-10 - identifies designation criteria for Mineral Lands Overlay Land Use, Map 1P - Mineral Lands Overlay Map
Major Industrial Development or Master Planned Locations		
If the county is eligible and has designated a major industrial development or master planned location outside of the UGA, is the area consistent with the criteria in the GMA? *(See: RCW 36.70A.365, RCW 36.70A.367, WAC 365-196-465, and WAC 365-196-470)*	☑	N/A
Master Planned Resorts		
If the county has permitted a master planned resort, meet all requirements. *(See: RCW 36.70A.360, RCW 36.70A.362, and WAC 365-196-460)*	☑	Land Use, Policy LU 1.4.2.1.5 - addresses Master Planned Resorts

Rural Element

A rural element that establishes patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of 36.70A.070(5); allows rural development, forestry, and agriculture in rural areas; provides for a variety of rural densities, uses, essential public facilities and rural governments services; and includes measures that apply to rural development and protects the rural character of the area. *(See: RCW 36.70A.030(15), RCW 36.70A.030(16), RCW 36.70A.030(17), RCW 36.70A.070(5), and WAC 365-196-425)*	☑	Land Use, Section 1.4.1 Land Use, Section 1.5.2 Land Use, Goals 7 through 12 and related policies Land Use, Tables 1-7 through 1-9

Limited Urban Services

Policies that limit urban services in rural areas. The plan may include optional techniques such as Rural Areas of Intense Development (RAIDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth. *(See: RCW 36.70A.110(4), RCW 36.70A.070(5)(b), and WAC 365-196-425(4))*	☑	CWPPs Land Use, Goal 1 - calls for the protection for rural character Land Use, Goal 7 - addressed RAIDs Land Use, Goal 8 - addresses clustered residential development

C. SHORELINE ELEMENT

Shorelines of the state

Plan acknowledges that for shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of this chapter as set forth in RCW 36.70A.020 w/o creating an order of priority among the fourteen goals. *(See: RCW 36.70A.480 and WAC 365-196-580)*	☑	Shoreline Management Element (SME) The SME is the goals and policies of the SMP approved in accordance with RCW 90.58.

D. HOUSING

Goals, Policies, and Objectives

Goals, policies, and objectives for the preservation, improvement, and development of housing. *(See: RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)*	☑	Housing, Section 4.6 goals and policies

Inventory and Analysis		
An inventory and analysis of existing and projected housing needs over the planning period. *(See: RCW 36.70A.070(2)(a), WAC 365-196-410(2)(b) and WAC 365-196-410(2)(c))*	☑	Housing, Policy H 4.2 - Housing Inventory Housing, Policy H 4.3 - Needs Analysis
Sufficient Land for Housing		
Identification of sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. *(See: RCW 36.70A.070(2)(c))*	☑	Housing, Section 4.3.5 Housing, Table 4-10 Housing, Policy H 4.9 - addresses surplus land transfer Housing, Policy H 4.12 - addresses annexation set aside
Adequate Provisions		
Adequate provisions for existing and projected housing needs for all economic segments of the community. *(See: RCW 36.70A.070(2)(d) and WAC 365-196-410)*	☑	Housing, Goal 1 - Promote fair and equal access to housing for all persons (H 1.1; H 1.3; H 1.7; H 1.8; H 1.9) Housing, Goal 2- addresses the promotion of a variety of residential densities and types (H 2.1; H 2.2; H 2.3) Housing, Goal 4- addresses Implementation in accordance with state law (H 4.1 - H 4.17)
Affordable Housing Program		
Program under RCW 36.70A.540, identification of land use designations. *(See: RCW 36.70A.540 and WAC 365-196-870)*		n/a
Manufactured Housing		
Policies so that manufactured housing is not regulated differently than site built housing. *(See: RCW 35.21.684, RCW 35.63.160, RCW 35A.21.312, and RCW 36.01.225)*	☑	Housing, Section 4.2.1 - Manufactured housing is considered a single family housing type in Island County Housing, Policy H1.9 - manufactured homes the same as site built housing
Accessory Dwelling Units		
If the county has a population of over 125,000: provisions for accessory dwelling units (ADUs) to be allowed in single family residential areas. *(See: RCW 36.70A.400 and RCW 43.63A.215(3))*	☑	Not required in Island County, but provided below: Housing, Goal 3 - encourages the preservation of existing housing stock Housing, Policy H 3.1 - addresses streamline permitting for accessory dwelling units

E. NATURAL RESOURCES

Public Water Supplies

Provisions for protection of the quality and quantity of groundwater used for public water supplies. *(See: RCW 36.70A.070(1))*	☑	Natural Resources, Section 6.3.2 – Groundwater Resource and Recharge Protection Natural Resources, Section 6.3.3 Seawater Intrusion Protection Natural Resources, Goal 7 - addresses management and protection of groundwater (NR 7.1 - NR 7.4) Natural Resources, Goal 8 - addresses the protection of aquifer recharge area (NR 8.1 - NR 8.2) Natural Resources, Goal 9 - addresses utilization of best available information for water resource protection (NR 9.1 - NR 9.5)

Public Lands

Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. *(See: RCW 36.70A.150 and WAC 365-196-340)*	☑	Natural Resources, Goal 10 - addresses conservation of land for public enjoyment and economic benefit Land Use, Section 1.6 - identifies uses appropriate for each Land Use designation Capital Improvement Plan - identifies locations for new facilities

Open Space Corridors

Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. *(See: RCW 36.70A.160 and WAC 365-196-335)*	☑	Natural Resources, Section 6.4.3.5, Open Space Corridors - addresses the protection and conservation of natural and man made corridors. Map 7L - Habitat Conservation Priorities for Parks Acquisition Map 6E - Open Space Corridors

Discharges into waters of the state

Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. *(See: RCW 36.70A.070(1), WAC 365-196-405(1)(e), and RCW 90.56.010(26))*	☑	Natural Resources, Policy 5.5 - identifies the Surface Water Program as the program responsible

Critical Areas		
Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give "special consideration" to conservation or protection measures necessary to preserve or enhance anadromous fisheries. *(See: RCW 36.70A.030(5), RCW 36.70A.172, WAC 365-195-900, WAC 365-195-905, WAC 365-195-910, WAC 365-195-915, WAC 365-195-900, and WAC 365-195-925)*	☑	Natural Resources, Section 6.2, Critical Areas – defines and calls for protection of critical areas Natural Resources, Goal 3 – Protect wetlands from a net loss in functions (all policies) Natural Resources, Goal 4 – Protect fish and wildlife habitat areas (all policies) Natural Resources, Goal 5 - addresses protection of public health, safety and welfare from loss due to flood (all policies) Natural Resources, Goal 6 - addresses protection of public health, safety and welfare from loss due to steep or unstable slopes (all policies) Land Use, Section 1.5.4, Critical Areas Land Use, Table 1-11: addresses critical area designation criteria
Forest and Agricultural Land Inside UGAs		
If forest or agricultural lands of long-term commercial significance are designated inside an urban growth area, there must be a program authorizing Transfer (or Purchase) of Development Rights. *(See: RCW 36.70A.060(4))*	☑	N/A, no forest or agricultural lands of long-term commercial significance are designed inside of an urban growth area
Conserving Forest and Agricultural Lands		
Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. *(See: RCW 36.70A.020(8), WAC 365-190-050, and WAC 365-196-815)*	☑	Natural Resources, Section 6.4.4.1 - Agricultural Land Conservation efforts Natural Resources, Section 6.4.4.2 - Forest Lands Conservation Natural Resources, Goal 11: calls for the prioritization of protection of agricultural lands Natural Resources, Policy NR 11.2 - calls for the conservation of agricultural lands Natural Resources, Policy NR 11.2.1 - address preservation of prime farm land soils for agricultural purposes Natural Resources, Policy NR 11.2.2 - calls for protection of agricultural uses Natural Resources, Policy NR 13.1.2 - call for the continuation of tax incentives for agricultural and forest lands

F. TRANSPORTATION ELEMENT

Inventory

An inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports. *(See: RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c))*	☑	Transportation, Section 2.1 - addresses roadway network summary and traffic volumes Transportation, Map 2-1 Island County Functional Classification Map Transportation, Map 2-2 Federal Functional Classification Map Transportation, Map 2-6 Truck Routes Transportation, Map 2-7 Ferry Routes Transportation, Map 2-8 Transit Routes Transportation, Map 2-9 Non-motorized routes Transportation, Map 2-10 Air and rail facilities

Level of Service (LOS) Standards

Adopted levels of service (LOS) standards for all arterials, transit routes and highways. *(See: RCW 36.70A.070(6)(a)(iii)(B) and WAC 365-196-430)*	☑	Transportation, Page 10 - LOS Standards: discussion about LOS standards and adoption Transportation, Page 11 - Concurrency Service Areas: contains discussion of LOS standards Transportation, Page 13 - Concurrency LOS Standards Transportation, Page 13 - Corridor LOS standards Transportation, Page 14 - Ferry LOS Standards Transportation, Page 14 -Intersection LOS Standards Transportation, Page 15 - State Highways LOS Standards

Locally-Owned Transportation Facilities

Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. *(See: RCW 36.70A.070(6)(a)(iii)(D) and WAC 365-196-430)*	☑	Transportation, Page 10 - LOS Standards: addresses LOS standards for locally owned arterials and transit routes Transportation, Pages 10-11 - Transportation Concurrency Management: addresses how County will utilize concurrency management to maintain LOS standards Transportation, Section 4.2, Page 62-63 - Transportation Projects and Programs: addresses local projects to enhance transportation within the County

Traffic Forecast		
A forecast of traffic for at least 10 years, including land use assumptions used in estimating travel. *(See: RCW 36.70A.070(6)(a)(i), RCW 36.70A.070(6)(a)(iii)(E), and WAC 365-196-430(2)(f))*	☑	Transportation, Page 46 - Travel Forecast Evaluation Transportation, Pages 46-47 – Section 3.1 Land Use Forecasts: utilizes land use assumptions in travel demand model Transportation, Pages 50-52 – Section 3.13.2 - Forecast Travel Conditions: discusses land use assumptions and Transportation Analysis Zones (TAZ) Transportation, page 50 - 2036 Baseline Traffic Volumes and Improvements Transportation, Page 47 - Exhibit 3.1 Existing and Future Land Use. Transportation, Page 51 - Figure 3-2, 2012 Existing and 2036 PM Peak Hour Traffic Volumes Transportation, Page 52 - Exhibit 3.5 Year 2036 Forecast Conditions and LOS Summary
Projected Demand		
A projection of state and local system needs to meet current and future demand. *(See: RCW 36.70A.070(6)(a)(iii)(F) and WAC 365-196-430(2)(f))*	☑	Transportation, Page 50 - 2036 Baseline Traffic Volumes and Improvements
Pedestrian and Bicycle Component		
A pedestrian and bicycle component. *(See: RCW 36.70A.070(6)(a)(vii) and WAC 365-196-430(2)(j))*	☑	Transportation, Pages 38-39 - Section 2.5 Non-Motorized: provides non-motorized inventory and summary Transportation, Page 40-41 - Non-motorized Volumes Transportation, Page 42-Non-motorized Safety Data, Transportation, Page 60 - references a Non-Motorized Trails Plan to be completed in 2016

Transportation Demand Management		
A description of any existing and planned transportation demand management (TDM) strategies, such as HOV lanes or subsidy programs, parking policies, etc. *(See: RCW 36.70A.070(6)(a)(vi) and WAC 365-196-430(2)(i))*	☑	Transportation, Policies 1.1, 1.2, 1.5, 1.6, 2.1, 2.2, 2.3, 2.4, 2.5, 3.4, 4.1, 4.2, 5.1, 5.2, 5.3, 5.4, 5.6, 6.2, 6.4, 6.6, 6.7, 6.8, 6.9
Future Funding		
An analysis of future funding capability to judge needs against probable funding resources. *(See: RCW 36.70A.070(6)(a)(iv)(A) and WAC 365.196-430(2)(k)(iv))*	☑	Transportation, Pages 64-75- Section 5 Transportation Funding Situation: provides discussion about anticipated shortfall and methods of dealing with shortfall
Multiyear Financing Plan		
A multi-year financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. *(See: RCW 36.70A.070(6)(a)(iv)(B), RCW 35.77.010, and WAC 365-196-430(2)(k)(ii))*	☑	Capital Facilities, Table 10B-9 - Proposed Schedule of Capital Expenditures by Funding Source Transportation, Pages 65-71 - Section 5.2 Funding and Revenues Transportation, Pages 71-74- Section 5.3 Methods to Meet Transportation Funding Needs
Funding Shortfalls		
If probable funding falls short of meeting identified needs: a discussion of how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met. *(See: RCW 36.70A.070(6)(a)(iv)(C) and WAC 365-196-430(2)(l)(ii))*	☑	Capital Facilities, Policy CF 5.4: calls for annual update and review of plan to include amendments to LOS standards and the financing plan Transportation, Page 71 – Transportation Funding Shortfall Transportation, Pages 71-74 - Section 5.3 Methods to Meet Transportation Funding Needs

Intergovernmental Coordination

A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. *(See: RCW 36.70A.070(6)(a)(v) and WAC 365-196-430(2)(a)(iv))*	☑	Capital Facilities, Goal 4: addresses implementation of CFE in coordination with plans and policies of other agencies and jurisdictions Transportation, Page 3 - Goal 5: addresses cooperative planning with local and regional agencies (policies 5.1 - 5.7)

G. UTILITIES FORECAST

Location and Capacity

The general location, proposed location and capacity of all existing and proposed utilities. *(See: RCW 36.70A.070(4) and WAC 365-195-420)*	☑	Utilities, Section 9.3 - Inventory and Analysis Utilities, Section 9.3.1 - Natural Gas Utilities, Section 9.3.2 - Electrical Utilities Utilities, Section 9.3.3 - Puget Sound Energy Utilities, Section 9.3.4- Telecommunications Utilities Utilities, Section 9.4 - Water Resources Utilities, Map 9A - Cascade Natural Gas Service Areas and Transmission Facilities Utilities, Map 9B - Puget Sound Energy Service Areas and Transmission Facilities Utilities, Map 9C - Communication Towers

H. CAPITAL FACILITIES ELEMENT

Policies or Procedures

Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. *(See: RCW 36.70A.120)*	☑	Capital Facilities, Section 10.1.2: provides language requiring fiscal policies be consistent with the Comprehensive Land Use Element Capital Facilities, Goal 4 - Requires the Capital Facilities Element to be consistent with the Comprehensive Plan Capital Facilities, Policy CF 4.1.1 - requires all category A and category B facility improvements to be consistent with the Comprehensive Plan

Inventory		
An inventory of existing capital facilities owned by public entities. *(See: RCW 36.70A.070(3)(a) and WAC 365-196-415(2)(a))*	☑	Capital Facilities, Section 10A - Capital Facilities Plan: includes inventory, LOS standards and strategies for achieving LOS
Forecast of Needed Capital Facilities		
The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period. *(See: RCW 36.70A.070(3)(b) and WAC 365-196-415(2)(b))*	☑	Capital Facilities, Section 10.3 - Level of Service Method for Analyzing Public Facilities Capital Facilities, Section 10.3.2 - Setting the LOS Standards Capital Facilities, Goal 1 - calls for establishing LOS for all capital facilities Capital Facilities, Policy CF 1.2.1 - identifies LOS standards for Category A capital facilities Capital Facilities, Policy CF 1.2.2 - identifies LOS standards for Category B Facilities Capital Facilities, Policy CF 1.2.3 - identifies LOS standards for Category C facilities Capital Facilities, Policy CF 1.2.4 - identifies LOS standards for Category D facilities Capital Facilities, Policy CF 1.3 - Determining Capital Facility Needs, provides formula incorporating population to determine capital facility needs Capital Facilities, Section 10A -Capital Facilities – includes inventory, LOS, Strategies for achieving LOS
Proposed Locations		
Proposed locations and capacities of expanded or new capital facilities. *(See: RCW 36.70A.070(3)(c) and WAC 365-196-415 (3)(c))*	☑	Capital Facilities, Section 10B - Capital Improvements Program (CIP)
Six-Year Plan		
A six-year plan (at least) identifying sources of public money to finance planned capital facilities. *(See: RCW 36.70A.070(3)(d), RCW 36.70A.120 and WAC 365-196-415(2)(c))*	☑	Capital Facilities, Section 10B - Capital Improvements Program (CIP) Capital Facilities, Section 10A - Capital Facilities Plan: identifies some projects planned for Category D facilities
Reassessing the Land Use Element		

A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. *(See: RCW 36.70A.070(3)(e) and WAC 365-196-415(2)(d))*	☑	Capital Facilities, Section 10.1.3.1 Capital Facilities, Policy CF 2.6
Impact Fees		
If impact fees are collected: identification of public facilities on which money is to be spent. *(See: RCW 82.02.050(4) and WAC 365-196-850)*	☑	N/A - Not collected in Island County
Siting Essential Public Facilities		
Provisions for siting essential public facilities (EPFs), consistent with CWPPs and RCW 36.70A.200. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs. Jurisdictions should consider OFM's list of EPFs that are required or likely to be built within the next six years. Regional Transit Authority facilities are included in the list of essential public facilities. *(See: WAC 365-196-340, WAC 365-196-345, WAC 365-196-400, WAC 365-196-405, WAC 365-196-410, WAC 365-196-415, WAC 365-196-420, WAC 365-196-425, WAC 365-196-430, WAC 365-196-435, WAC 365-196-440, WAC 365-196-445, WAC 365-196-550, RCW 71.09.020(14), RCW 36.70A.200(1), and WAC 365-196-550(d))*	☑	Capital Facilities, Goal 6 - Provide for the siting of essential public facilities Capital Facilities, Policy CF 6.1 - CF 6.6 - address the provisions for siting essential public facilities
Not Precluding the Siting of Essential Public Facilities Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well. *(See: RCW 36.70A.200(5) and WAC 365-196-550(3))*	☑	Capital Facilities Element, Policy CF 6.1 – Provisions shall be made in the comp plan and development regulations for siting essential public facilities

FUTURE POPULATION GROWTH ANALYSIS & ACCOMMODATION

A. URBAN GROWTH AREAS (UGAs)

UGA Review

Review and update, if needed, UGA boundaries. Based on population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the succeeding twenty year period, except UGAs completely within a national historic reserve. *(See: RCW 36.70A.110(2), RCW 36.70A.110(6), RCW 36.70A.130, and WAC 365-196-310)*	☑	Appendix B Land Use, Map 1E - Island County Urban Growth Areas
UGA Expansion – 100-Year Floodplain If there is an urban growth area (UGA) expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. *(See: RCW 36.70A.110(8))*	☑	No urban growth area expansions are proposed at this time.
Population Projections		
A consistent population projection throughout the plan which should be consistent with the Office of Financial Management forecast for the county or the county's sub-county allocation of that forecast. *(See: RCW 43.62.035 and WAC 365-196-405(2)(f))*	☑	Appendix B, Section B-1 through B-2.2 - 2036 Population Projections Appendix B, Figure B-3 - Population Distribution by Planning Areas, Estimates and Projection
Population Densities and Building Intensities		
Estimates of population densities and building intensities based on future land uses. *(See: RCW 36.70A.070(1) and WAC 365-196-405(2)(c)(i))*	☑	Appendix B, Section B-5.5 - UGA Analysis Steps: determines capacity based on zoning designation Land Use, Table 1-1 - Existing Land Use Characteristics Land Use, Section 1.2.1 - Land Use Inventory Land Use, Section 1.3 - Growth Accommodations Land Use, Section 1.6 - Designation Criteria

Population Growth Analysis & Accommodations B



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B-1 2036 POPULATION PROJECTIONS

The selection of a population projection is a critical step in the development of a GMA-compliant comprehensive plan. Population projections are used to ensure that UGAs are adequately sized. These projections are also used in the development of the comprehensive plan Elements.

In determining the size of UGAs, counties are required to utilize the official population projections issued by the Washington State Office of Financial Management (OFM). These projections include three distinct ranges; a low, medium, and high. In accordance with RCW 43.62.035, the medium range represents OFM's most likely estimate of a county's population. Counties must select a population projection that falls within these ranges to determine their fundamental GMA planning decisions.

B-1.1 PROCESS AND METHODOLOGY:

Island County adopted its first Comprehensive Plan in 1998 and updated the Comprehensive Plan in 2005. A review of previous OFM population ranges and an assessment of how projections compared to the County census data (testing for accuracy of projections and if any adjustments were needed) showed that the projections were overestimating the rate of growth during both review periods. Due to the consistent overage from prior projection models, the County determined that the OFM's medium series projection would be used as a base for the estimate, but additional research into Island County specific demographics would be needed to determine a more accurate projection for Island County.

County staff analyzed the assumptions of OFM's forecasting model; in those instances where OFM's assumptions seemed to contradict our own research, we made corresponding adjustments to the medium series projection.

B-1.1.1 Analysis and Findings:

To comply with the GMA requirements and calculate a population projection, Island County undertook a rigorous examination of the County demographic characteristics, economic conditions, and past growth trends, as well as data from the State of Washington and the U.S. Census Bureau. Based on this research, the County arrived at the following conclusions:

- In the year 2036, Island County is projected to have a population of 87,917. The 2010 census determined that Island County had a population of 78,506; so this represents a total projected increase of 9,411 over a 26 year period.
- While Island County has previously experienced periods of rapid growth, the growth rate has decreased in every period since 1980.
- The median age of Island County is higher than the state as a whole and is increasing at a faster rate. This increase in the median age will limit future population growth resulting from natural increase.
- In many of Island County's planning areas, previous population growth was driven by in-migration of working age people who commuted to jobs on the mainland. Increasing transportation costs,

transportation capacity constraints, and changing consumer housing preferences may negatively impact the future in-migration of commuters.

- The in-migration of retirees which has historically been a significant component of Island County's population growth is projected to continue, but at an uncertain rate.
- Island County's 1998 and 2005 population projections significantly overestimated future population growth
- Naval Air Station Whidbey indicates that they will add squadrons over the next 20 year planning period; 2,530 people were added to the projections to account for the military expansion. NAS Whidbey is projected to disestablish one squadron in 2021. This reduction isn't accounted for in the projections, but is important to note.

After reviewing all relevant factors, the County concluded that slight reductions should be made to OFM's medium series projection to account for an anticipated drop in Total Fertility Rate, trends which indicate a decline in Island County's growth rate over the last 30 years, and reductions in the number of retirees and off-island commuters who can be expected to move to Island County in coming years.

Figure B(1) Graph of OFM Population Projections

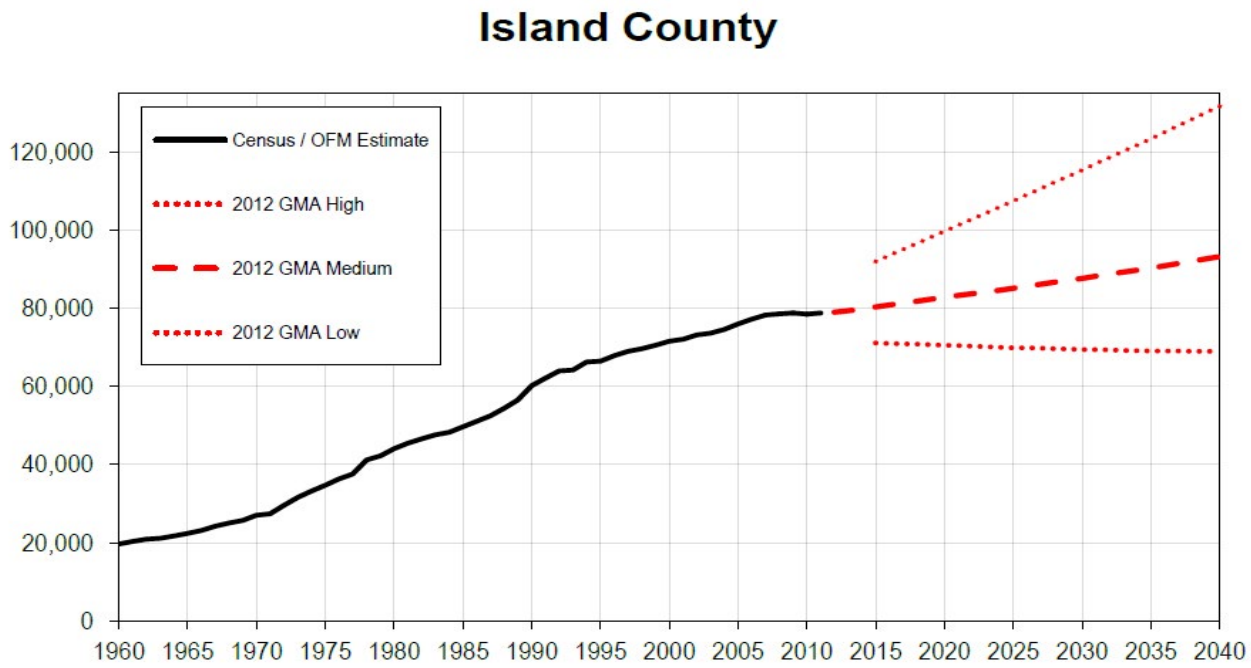


Table B-1. OFM's Population Projections for Island County

Island County	Census	Projections					
	2010	2015	2020	2025	2030	2035	2040
Low	78,506	71,110	70,516	69,867	69,411	69,020	68,949
Medium	78,506	80,337	82,735	85,073	87,621	90,239	93,205
High	78,506	91,944	99,714	107,419	115,351	123,358	131,741

Island County reviewed the population estimates between OFM's medium and low series and determined that the 2036 population would likely fall between the midpoint between OFM's low and medium series (79,630) and the medium series projection (90,239). **Based on the research conducted, the population projection for 2036 is estimated at 87,917 people.**

B-2 REGIONAL ALLOCATIONS

Island County is unique in that the geographic, social, and economic characteristics of the County vary dramatically by location. For example, population growth and commuter patterns on Camano Island are heavily influenced by job growth and economic conditions in Snohomish County, and there is very little economic interaction between Camano Island and the rest of the County. Similarly, growth in the Oak Harbor area is driven almost entirely by Naval Air Station Whidbey, while off Island commuters and retirees are responsible for population changes on the southern end of Whidbey Island. Growth in Central Whidbey, on the other hand, does not appear to be influenced by employment in adjacent counties, but is driven to a larger extent by retirees, people commuting to Oak Harbor, or those employed by Island County or Whidbey General Hospital. Because of the regional differences, Island County has historically divided the County into four distinct planning areas. These planning areas include; Camano Island, North Whidbey, Central Whidbey, and South Whidbey. Because each planning area exhibits unique population and employment trends, the County has historically developed population and job growth estimates for each planning area.

B-2.1 PAST POPULATION ALLOCATION WORK

The allocations associated with the 2005 update were significantly more accurate than those associated with the 1998 Comprehensive Plan. To a large extent, this improvement resulted from beginning the process with a more accurate countywide population estimate. During the 1998 update, the estimate was allocated to each planning area using a proportional share method, whereby the countywide population estimate is allocated to each planning area based on the proportion of the County's population that has historically lived in each planning area. In 2005 the County moved away from the strict proportional share distribution model and instead included a growth rate method. The growth rate method analyzed previous growth rates within each planning area and projected these rates into

the future. The minor difference between the proportional share and growth rate methods used in 2005 is particularly notable. In two of the four planning areas, North Whidbey and Camano Island, the proportional share method provided the most accurate allocation, while the growth rate method resulted in more accurate allocations in the South and Central Whidbey Planning Areas. In all but one case (South Whidbey) both allocation methods resulted in allocations that were within 4% of one another.

The share of the Island County's population living in each planning area has remained remarkably stable over the past forty years. This consistency constitutes one of the more notable population trends in the County. Staff began the regional allocation process by allocating population to each planning area based on the proportion of the County's population that historically lived in each planning area. Island County tested these allocations against relevant demographic, transportation, and market conditions in an attempt to determine if the projected allocation was reasonable or not. Island County determined that the proportional share method should reduce the inaccuracies resulting from the growth rate method employed during the 2005 update.

Table B-2. Percent of Island County Population by Planning Area

Planning Area	1970	1980	1990	2000	2010
North Whidbey	58%	58%	57%	49%	47%
Central Whidbey	16%	14%	13%	13%	16%
South Whidbey	17%	17%	17%	20%	17%
Camano Island	10%	12%	13%	19%	20%

B-2.2 METHODOLOGY FOR 2016 COMPREHENSIVE PLAN UPDATE:

After developing a forecast for the 2036 population for Island County, this forecast is then divided into regional components, representing the County's four Planning Areas (North, Central, and South Whidbey, and Camano Island). As a final step, each regional allocation is further divided into urban and rural allocations, with the urban component representing the expected Urban Growth Area (UGA) growth.

Having established the estimated countywide population growth for the next planning period, the County began the process of allocating the anticipated growth to each of the Planning Areas. Based on research, the County arrived at the following conclusions:

- The general distribution of growth is projected to be substantially similar to past trends, with the projection that the majority (49 percent) of the population living in the North Whidbey Planning Area, 13 percent in the Central Whidbey Planning Area, 19 percent in the South Whidbey Planning Area, and 19 percent on Camano Island in 2036.
- The population of the North Whidbey Planning Area is projected to increase by 17 percent. This increase includes both the normal expected population growth, and the population growth

associated with the planned expansion at Naval Air Station Whidbey. 60 percent of the anticipated North Whidbey population growth is expected to occur within the Oak Harbor UGA.

- The Central Whidbey Planning Area is expected to grow by 9 percent. Approximately 15 percent of this population growth is expected to occur within the Coupeville UGA.
- The Population of the South Whidbey Planning Area is expected to grow by 8 percent. 19 percent of this population growth is expected to occur within the Freeland and Langley UGAs. Freeland's UGA will be allocated 61 percent of that growth and Langley will be allocated 39 percent.
- The population of the Camano Island Planning Areas is expected to increase by 9 percent.

Table B-3. Population Distribution by Planning Areas, Estimates and Projection

Island County Planning Areas	1970	1980	1990	2000	2010	2036 Projection	
North Whidbey	15,600	25,500	34,592	34,737	36,757	43,003	49%
Central Whidbey	4,311	6,148	8,205	9,458	10,524	11,487	13%
South Whidbey	4,500	7,300	10,069	14,016	15,564	16,803	19%
Camano Island	2,600	5,100	7,329	13,347	15,661	16,624	19%
Island County	**27,011**	**44,048**	**60,195**	**71,558**	**78,506**	**87,917**	
Growth	7,373	17,037	16,147	11,363	6,948		
Growth Rate	38%	63%	37%	19%	10%		

B-3 URBAN GROWTH AREAS ALLOCATIONS

B-3.1 BACKGROUND

With the adoption of the 1998 Comprehensive Plan, Island County established a goal of increasing the percentage of growth occurring within designated UGAs. The purpose of this goal is to protect farm and forest land, maintain the County's rural character, efficiently provide government services, and to ensure compliance with GMA requirements. With the exception of the North Whidbey Planning Area it does not appear that this goal has been achieved. In fact, an absolute decline in the percentage of growth occurring within the Coupeville UGA was recorded between 2000 and 2010. While Figure 5.11 would appear to suggest an increase in the percentage of urban growth occurring in the South Whidbey Planning Area, this increase resulted from the establishment of the Freeland UGA. Historically, growth in Freeland has been urban in nature, merely recognizing this growth as urban by designating Freeland a UGA, does not indicate a fundamental shift in development patterns from rural to urban.

In 1997 the GMA was amended to allow counties to designate Limited Areas of More Intensive Development (LAMIRD). This provision allowed existing areas of higher density residential, commercial, and industrial development to be formally recognized. Island County took advantage of this provision by designating a number of Rural Areas of Intense Development (RAIDs). Island County's RAIDS are implemented by the Rural Center (RC), Rural Village (RV), Light Manufacturing (LM), Rural Service (RS), Airport (AP), and Rural Residential (RR) zones. Island County's RAIDS encompass approximately 10,480 acres.

Because RAIDs tend to accommodate development which is more urban than rural, a significant amount of development which would otherwise occur within designated UGAs has likely been occurring in RAIDs instead. This is understandable given that many of Island County's RAIDs are located in desirable waterfront areas or in planned communities. Washington State law, however, generally prohibits the expansion of RAID boundaries; and it is possible that future development within the County's existing RAIDs may be constrained by a lack of land available for development, or a lack of available drinking water. If this is the case, much of the development currently taking place within RAIDs will gradually shift to the County's UGAs over time. Planning and Community Development recommended that historic development patterns be used to establish a base for future discussions regarding allocations to individual UGAs.

B-3.2 UGA ALLOCATIONS FOR 2036

In order to establish a rational starting point for the allocations to individual UGAs, Island County analyzed the split between urban and rural growth in each of the planning areas over a forty year period, beginning in 1970. Island County did not formally establish UGAs until the adoption of the 1998 Comprehensive Plan; however, the boundaries of the incorporated cities of Oak Harbor, Coupeville, and Langley were used for this analysis, along with the Census Designated Place boundaries for Freeland. Although these boundaries do not correspond exactly with current UGA boundaries, they are similar enough for purposes of comparing historic urban and rural growth rates. Figures 5.9, 5.10, and 5.11 illustrate the relative percentage of urban and rural growth in each planning area. No graph was prepared for the Camano Island Planning Area as Camano Island has no UGA.

Figure B(2) Island County Urban and Rural Population, 1970 - 2010

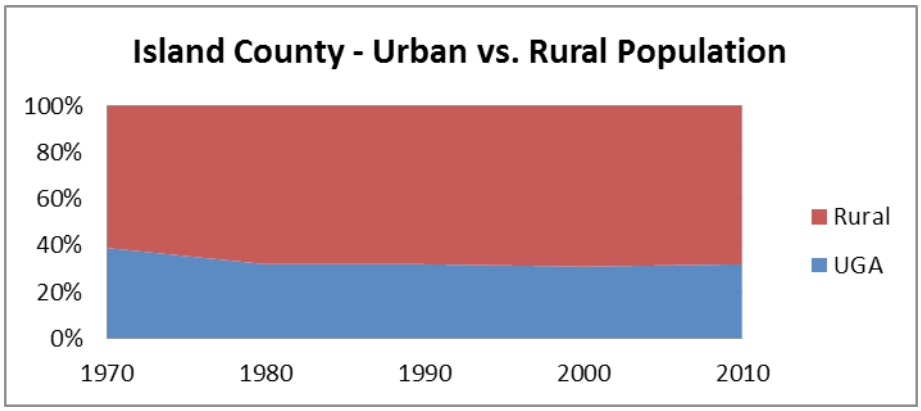


Figure B(3) North Whidbey Urban and Rural Growth, 1970 - 2010

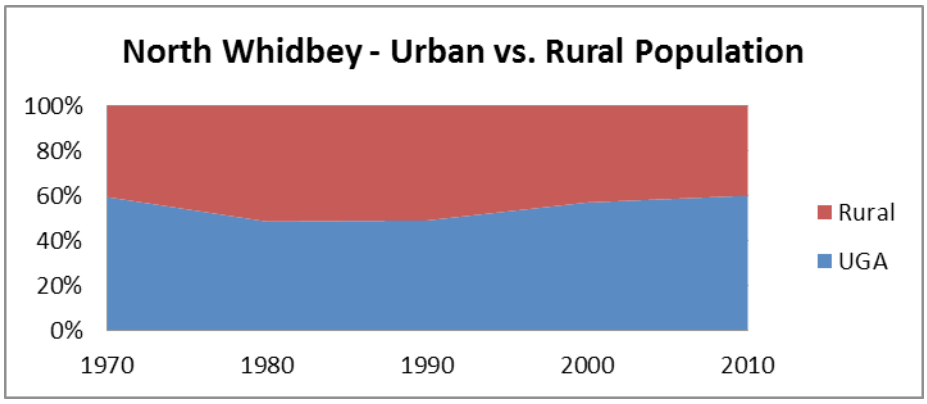


Figure B(4) Central Whidbey Urban and Rural Growth, 1970 - 2010

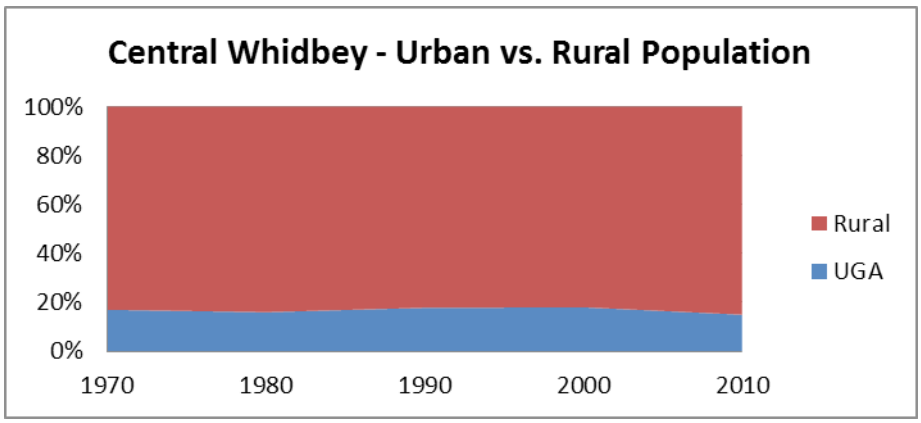
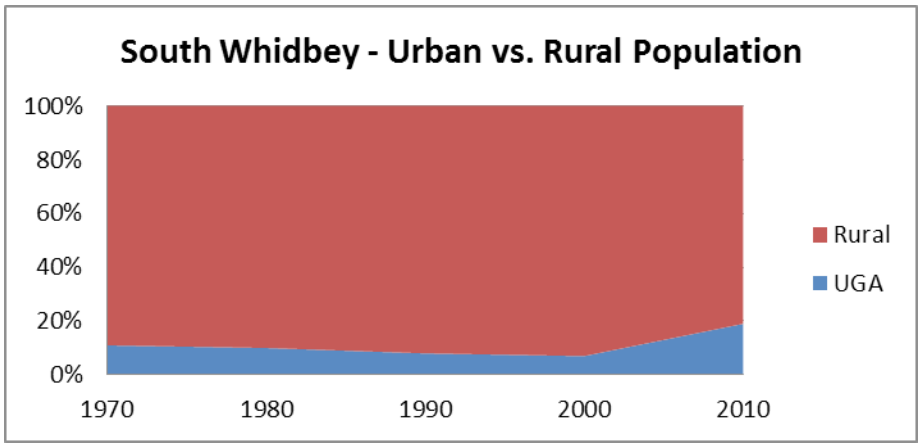


Figure B(5) South Whidbey Urban and Rural Growth, 1970 - 2010



B-3.2.1 2036 Allocations

Based on the analysis above, the distribution of population among the County's four planning areas has remained relatively constant over the past forty years. As such, the population to each of the County's planning areas was allocated based on a strict proportional allocation.

Below are the 2036 regional allocations:

- **North Whidbey:** The population of the North Whidbey Planning Area can be expected to increase by 6,246 from 2010 to 2036. At a minimum, 60 percent (3,739) of this growth should be expected to occur within the Oak Harbor UGA.
- **Central Whidbey:** The Central Whidbey Planning Area can be expected to increase by 991 from 2010 to 2036. At a minimum 15 percent (149) of this growth should be expected to occur within the Coupeville UGA.
- **South Whidbey:** The South Whidbey Planning Area can be expected to increase by 1,211 from 2010 to 2036. At a minimum, 19 percent (230) of this growth should be expected to occur within the Freeland and Langley UGAs, with Freeland's UGA allocated 61% of that growth and Langley will be allocated 39%.
- **Camano Island:** The Camano Island Planning Area can be expected to increase by 1,018 from 2010 to 2036; all of this growth will be rural (no UGAs).

Table B-4. Island County Urban and Rural Growth Projections by Planning Area

Planning Area	2010 Population	2036 Population	Growth	Urban Growth*	Rural Growth*
North Whidbey	36,757	42,989	17.0%	60%	40%
Central Whidbey	12,458	13,448	7.9%	15%	85%
South Whidbey	13,630	14,841	8.9%	19%	81%
Camano Island	15,661	16,679	6.5%	N/A	100%

Island County has its origins as a unique island community, with rural residences, vacation homes, small farms, and extremely limited urban development. To support this approach to growth, well before the Growth Management Act, small lots were created along the County's shorelines and elsewhere throughout the County. Growth was not specifically directed to more urbanized locations.

This approach changed when the County adopted it first GMA Comprehensive Plan and implementing development regulations. The County down-zoned rural properties throughout the County, establishing minimum five acre lot size requirements. Although pre-GMA lots remain throughout the County, this was the start of County efforts to encourage denser growth in urban areas and to protect rural areas for rural uses. The County continues with its efforts to further encourage urban development and protect its

rural lands. Recent County successes with this work include:

- Working with its cities to comprehensively update the County Wide Planning Policies, which establish the overarching framework for growth within the County; and,
- Working with citizens, interest groups, and state agencies, including Ecology, to update the Shoreline Master Program, which protects one of the County's most important assets - its shoreline areas.
- The County continues its work to direct growth to its urban areas. Efforts include:
- Coordinating with its cities on successfully absorbing growth which is supported by urban infrastructure and services;
- Exploring ways to shift growth to the Freeland NMUGA, the only urban area under County jurisdiction; and,
- Monitoring growth occurring in the rural areas and exploring strategies to avoid sprawl, preserve open space, and encourage growth in developed and urban areas.

These and other measures are further addressed throughout the County's Comprehensive Plan. With its Plan, the County tailored its approach to reflect the unique conditions of each planning area. For example, on Camano Island, there are no urban areas to direct growth to. So population growth allocated to Camano will occur within the rural area. But, county-wide, the County is encouraging urban growth within urbanized areas.

The County made another significant decision on growth with its periodic review. Rather than seeking to expand its urban areas, the County made a policy choice to adopt a population projection that falls between OFM's medium and low projections and to scale back its UGA's in certain locations where that made good planning sense.

Overall, while the County has land use patterns which are vestiges of its past as a unique rural, island community, in planning for the next twenty years under GMA, the County has worked cooperatively with its cities to develop an overall framework which protects rural areas and adequately supports urban areas consistent with the GMA framework.

B-4 EMPLOYMENT PROJECTIONS

Island County coordinated with BERK consulting and the Skagit Council of Governments to develop a 2036 employment projection. The County obtained data from the Washington State Employment Security Department (ESD) to develop a baseline 2012 employment estimate. ESD only reports jobs that are covered by unemployment. This excludes some categories such as those who are self-employed by a non-incorporated company, corporate officers, church employees, elected officials, railroad workers and uniformed military. To estimate the number of uncovered jobs, BERK gathered data from the Washington Employment Estimates (WEE), the QCEW 2012 Average Annual Employment total, and NAS Whidbey staff. The 2012 total Island County employment estimated is 23,989 jobs.

BERK forecasted the 2036 total employment level based on the calculation of a population to employment ratio (PER) and the assumption that the County's PER will continue to track closely with the State's PER from 2012 - 2036. Based on an analysis of past trends, it is assumed that the distribution of jobs across sectors will not significantly change from 2012 – 2036. Naval employment was treated differently, as it is not dependent on the local economy, but rather, is determined by U.S. Navy staffing decisions. Oak Harbor planning staff worked with the U.S. Navy and determined that there will be an increase of 1,000 uniformed military personnel at Whidbey Naval Air Station by 2036. This was added to the standard job forecast based on the population to employment ratio to arrive at a 2036 employment forecast of 26,020 jobs.

The results of the employment projects can be summarized as follows:

- The baseline employment estimate for Island County in 2012 is 23,989 jobs and the forecast is 26,020 jobs in 2036. This represents a growth of 2,031 jobs, 1,000 of which are expected to be uniform Navy jobs.

B-4.1 METHODOLOGY

BERK consulting developed the following methodology to identify the 2012 Island County employment estimate and produce the 2036 employment projection.

B-4.1.1 Estimating Total Employment

Covered employment from the Washington State Employment Security Department (ESD), as reported for the Quarterly Census of Employment and Wages (QCEW), was acquired through the Skagit Council of Governments (SCOG). Due to privacy concerns some of the data was suppressed to protect individual businesses from being identified. Data from the 2nd quarter of 2012 reported the total covered (non-suppressed) County employment at 15,201.

Suppressed data was substituted for three sectors (Mining, Utilities and Management of Companies and enterprises) using older available data. As a result, the total covered employment added to the supplemented suppressed data was 15,220.

ESD covered employment estimates do not include several employment types. These are: non-incorporated self-employed, corporate officers, church employees, elected officials, railroad workers and uniformed military. To compensate for these missing jobs in the QCEW data, a methodology developed by PSRC was used to estimate total employment from covered employment. The Puget Sound Regional Council (PSRC) methodology draws on additional data sources to supplement QCEW. The following data sources were used:

- Current Employment Statistics (CES) produced by ESD are to be used to compensate for corporate officers, elected officials, church and railroad workers. The CES annual average is used as a control total. However, CES data is not available for Island County. A conversation with the ESD regional economist indicated that the Washington Employment Estimates (WEE) data set was available for Island County and would compensate for the same uncovered employees

as the CES data set. The WEE 2012 control total was compared to the QCEW 2012 Average Annual Employment Total to calculate a multiplier of 0.028 that was applied to the totals of each employment sector. Additional jobs with WEE control total adjustment were 423.

- The Current Population Survey (CPS), a national source, was used to compensate for non-incorporated self-employed people. A national multiplier of .067 was applied to each sector. Additional jobs with CPS multiplier adjustment were 1,046. The sum of all adjusted sector estimates yielded a total, non-uniformed military employment in the County of 16,689.
- Based on information from NAS Whidbey staff, the base has an estimated 7,300 uniformed military jobs. Adding those jobs to the County total yielded a 2012 estimate of current total County employment, including uniformed military.
- **Based on the above analysis, it is estimated that in the year 2012 total County Employment will be 23,989.**

B-4.1.2 Forecasting 2036 Total Employment

The 2036 employment forecast is based on the calculation of a population to employment ratio (PER) and the assumption that the County's PER will vary similarly to the State's PER from 2012 – 2036. It is also assumed, based on past trends, that the distribution of jobs across sectors will not significantly change from 2012 – 2036.

- The 2012 PER for the County was generated using the April 1, 2013 OFM estimate and the total County employment estimate.
- The current PER for Washington State and a 2036 PER for Washington State was generated using OFM's Forecast of Washington Labor Force, 2013 and April 1st Population Estimates. The change in the State's PER between 2012 and 2036 was calculated.
- The same rate of change (2012 – 2036) in the PER for the state was applied to the 2012 County PER, yielding a 2036 PER for the County. This PER ratio is 3.51.
- The Island County 2036 PER was applied to the population forecast to yield a total employment forecast for 2036. Because military jobs are not assumed to grow at the rate of other sectors, the PER was not applied to military employment. Military growth was covered separately as shown below.
- The share of total 2012 employment that each job sector represented was determined. That share was then applied to the total 2036 employment forecast to yield a 2036 forecast of jobs in each sector.
- The total 2036 forecast for non-military jobs is 17,720, derived by dividing the 2036 PE ratio by the County's total 2036 population forecast, then subtracting the existing 7,300 military jobs.

B-4.1.3 Uniformed Military Employment

Uniformed military employment is not likely to change in the same manner as County employment as a whole. Naval employment is not dependent on the local economy; rather it is determined by U.S. Navy staffing decisions. Therefore, uniformed military job forecasting is handled differently. Oak Harbor planning staff worked with the U.S. Navy to determine an expected growth of 1,000 uniformed military personnel in the County. This figure was added to the 2012 military employment estimate in order to arrive at a 2036 employment forecast.

Table B-5. Total Island County Employment Estimates for 2012 and Projections for 2036

Year	Non-military Employment	Military Employment	Total
2012	16,689	7,300	**23,989**
2036	17,720	8,300	**26,020**

B-4.1.4 Allocation to Planning Areas and UGAs

The distribution of jobs over time in Island County has been relatively static (with the exception of naval employment). Based on this, the current 2012 distribution of jobs was applied to the 2036 employment projection to arrive at the following results:

Table B-6. Island County Planning Area and UGA Employment Allocations

	2012 Total	2012 Share	Est. 2036 Total	2012 Urban/Rural Split		Est. 2036 Urban/Rural	
				Urban (inside UGA and/or city limits)	Rural (outside UGA)	Urban (inside UGA and/or city limits)	Rural (outside UGA)
North	**16,613**	**69%**	**18,011**	**42%**	**58%**	**7,812**	**10,199**
Non-Military	9,313	39%	9,711				
Military	7,300		8,300				
Central	**2,864**	**13%**	**3,110**	**66%**	**34%**	**2,056**	**1,054**
South	**3,552**	**15%**	**3,857**	**51%**	**49%**	**1,958**	**1,899**
Langley	592					643	
Freeland	1,211					1,315	
Camano	**960**	**4%**	**1,042**		**100%**		**1,042**
Total	**23,989**		**26,020**			**11,826**	**14,194**

B-5 BUILDABLE LANDS ANALYSIS

As part of the 2016 Comprehensive Plan update, Island County has completed an analysis to estimate the amount of land available for development in Island County. The analysis evaluated current land use patterns and the amount of land which could be subdivided, developed, or redeveloped.

B-5.1 SUMMARY OF KEY FINDINGS

The results of the 2016 Buildable Lands Analysis can be summarized as follows:

Figure B(6) Acronyms & Definitions for Buildable Lands Analysis Methodology

Critical Area Constraint Factor (CF) | A number representing the percentage of RAID or UGA land which is presumed to be constrained by critical areas, and therefore less likely to be available for development.

Development Potential (DP) | Non-Residential & Multi-Family Residential: The number of acres available for non-residential and multi-family residential development in each industrial, commercial, mixed use, and multi-family zone. In this analysis, DP is used as a subtotal to express the gross capacity of vacant or re-developable parcels before the Total Development Potential is calculated.

Development Potential (DP), Single-Family Residential | The potential number of lots or dwelling units which can be created by dividing or developing vacant or partially vacant parcels in zones which permit single-family residential development. In this analysis, DP is used as a subtotal to express the gross capacity of vacant or partially vacant parcels before the Total Development Potential is calculated.

Partially Vacant Parcel (PVP) | A partially vacant parcel is a parcel which contains an existing dwelling unit but which is large enough to be divided.

Public Purpose Land (PPL) | Includes land required for such things as streets, drainage facilities, and parks/open space.

Re-Developable Parcel (RP) | A parcel zoned for non-residential uses or multi-family residential uses that has the potential to be redeveloped and used more intensively.

Total Development Potential, Non-Residential & Multi-Family Residential (TDP) | The total gross quantity of land available for multi-family or non-residential development before land is subtracted to account for public purposes and critical areas. The sum of the development potential of all vacant parcels and re-developable parcels for each commercial, industrial, multi-family, and mixed-used zoning designation.

Total Net Capacity (TNC) | The total net capacity of each single-family, multi-family, industrial, commercial, and mixed use zone after land is subtracted for public purposes and critical areas. Total Net Capacity is expressed in acres for multi-family and non-residential zones, and dwelling units or lots for single-family zones.

Total Development Potential, Residential (TDP) | The total gross number of lots or dwelling units which could be created by dividing and/or developing all vacant and partially vacant parcels available for single-family development before land is subtracted to account for public purposes and critical areas. The sum of development potential of all vacant parcels and partially vacant parcels for each single-family zoning designation.

Undevelopable Parcel (UP) | Parcels which are not likely to be available for development because they are owned by a charitable organization, institution, or governmental entity. Undevelopable parcels shall be identified based on Assessor's parcel data. Parcels which are tax exempt based on Assessor's parcel data shall be considered undevelopable.

Vacant Parcel (VP) | A parcel either vacant or has an improved value of less than $4,000 based on Assessor's parcel data. Parcels which contain a mobile or manufactured home shall not be considered vacant even if they have an improved value of less than $4,000.

- Rural Island County, including Rural Areas of Intense Development (RAIDs), has capacity to accommodate non UGA population growth under current zoning regulations
- All UGAs within Island County (Oak Harbor, Coupeville, Langley and Freeland) have land to accommodate projected population growth under current zoning regulations
- Using average densities achieved by new developments since 2000, the analysis also indicates that the Oak Harbor UGA has adequate land capacity for the projected population
- Adequate land is available for projected employment growth in the Oak Harbor, Langley and Freeland UGAs
- The analysis indicated that the Coupeville UGA does not have adequate land for the projected employment growth

B-5.2 PAST BUILDABLE LANDS ANALYSIS

Island County has performed two comprehensive land use inventories in the past, one in 1983 and one in 1996. The 1983 analysis did not use zones to categorize land use characteristics; rather, it showed the primary use of the land, regardless of its zone. For example, a parcel was considered residential if it was less than five acres and had a dwelling unit on it, or it was located in a long plat. In 1996, Island County performed a more thorough analysis of land capacity based on zoning designation. The analysis showed a substantial development potential for the rural areas of Island County. Since 1996, Island County has reclassified the zoning categories and has resolved any split-zoned parcels. Therefore, neither of the previous studies can be directly compared to the analysis performed in support of the 2016 update.

B-5.3 METHODOLOGY

As part of the 2016 Comprehensive Plan update, Island County developed a framework for performing a buildable lands analysis which can be used in future analyses. The use of a consistent methodology allows the County and municipalities to track development over time and better identify trends. Staff reviewed the methodology used by other Washington counties and cities, guidance provided by the Washington Department of Commerce, and relevant court cases to develop the buildable lands analysis methodology. Island County has incorporated the methodology into the revised Countywide Planning Policies.

The Buildable Lands Analysis began by separating all of the parcels in Island County into either Urban Growth Areas or Rural Areas, including Rural Areas of Intense Development (RAIDs). Parcels that were either vacant or large enough to be further subdivided under the zoning regulations were considered buildable lots. The rural analysis stopped at this point. Within UGAs, land was removed to account for critical areas and land needed for public purposes. This resulted in an estimate of the land available within the UGA, which could be compared to the population and employment estimates for 2036 to determine if each UGA contained enough land to accommodate the projected growth in jobs and housing.

B-5.4 RURAL ANALYSIS

B-5.4.1 General Steps

A. Identify all parcels within a UGA and exclude these parcels from further analysis.
B. Separate parcels by zoning category and identify lands zoned park/open space, special review district, airport, or any other designation which does not allow for residential development. These parcels should be excluded from further analysis.
C. Separate residential RAIDs from nonresidential RAIDs by zoning designation. Residential RAID parcels should be analyzed separately from non-residential RAID parcels as described below.
D. For each zoning designation, identify all undevelopable parcels (UP) based on tax classification. Parcels which are publicly owned or tax exempt (parks, schools, churches etc.) should be considered undevelopable and excluded from further analysis.
E. For each zoning designation, calculate the development potential of all vacant parcels (VP). The development potential of vacant parcels is determined by dividing the parcel area required by the minimum lot size allowed in the zone and rounding down. For example, a 17 acre parcel in the Rural zone could be divided into three five acre parcels (17/5 = 3.4; rounds down to 3) and accommodate three dwelling units.
F. For each zoning designation calculate the development potential of all partially vacant parcels (PVP) by dividing the parcel area by the minimum lot size, rounding down and subtracting one to account for the existing dwelling unit. For example a 17 acre parcel in the rural zone with an existing home on it could be divided into three five acre parcels and two additional homes could be constructed on the resulting parcels. [(17/5 = 3.4) -1 = 2.4; rounds down to 2].
G. For each zoning designation determine the total development potential (TDP) by adding the results from the VP and PVP steps. This step allows the total build-out capacity for each, non-RAID, rural zoning designation to be determined (in dwelling units).
H. As a final step, add the resulting TDP figures for each zoning designation together to determine the total development potential for areas outside of RAIDs and UGAs. This step will allow the total build-out capacity of the rural area (excluding RAIDs) to be determined (in number of dwelling units).
I. The dwelling unit totals from the previous steps can be multiplied by the average household size for Island County. The average household size should be determined using the most recent census data available. For the 2016 analysis, this average was 2.36.

B-5.4.2 Determining Capacity of Non-Residential RAID Zones

A. For each non-residential RAID zoning designation identify all vacant parcels (VP). Once all of the vacant parcels have been identified, calculate the total combined acreage of these parcels. The resulting number is the non-residential development potential of all vacant parcels (in acres) for each non-residential RAID zoning designation.
B. For each non-residential RAID zoning designation identify all re-developable parcels (RP). A parcel should be considered re-developable if the parcel data indicates that the improvement value to land value ratio is less than 1:2. Once all of the re-developable parcels have been identified, calculate the total combined acreage of these parcels. The resulting number is the non-residential

development potential of all re-developable parcels (in acres) for each non-residential RAID zoning designation. As a final step, deduct 50% in order to account for the re-development factor.

C. For each non-residential RAID zoning designation determine the total development potential (TDP) by adding the results of steps one and two together. Next determine the amount of land needed for public purposes and deduct an appropriate amount of land. Finally apply the critical area constraint factor and deduct an appropriate amount of land. This step allows the total net capacity for each non-residential RAID zoning designation to be determined (in acres).
D. Add the resulting TNC figures for each non-residential RAID zoning designation together to determine the total development potential for all non-residential RAID zones. This step will allow the total combined build-out capacity of non-residential RAID zones to be determined (in acres).

B-5.5 UGA ANALYSIS STEPS:

B-5.5.1 General Steps

A. Sort parcels by zoning or comprehensive plan designation using Assessor's parcel data and/or any other applicable information.
B. For each UGA, identify all the undevelopable parcels in each zoning designation. Undevelopable parcels should include land which is tax exempt (parks, schools, churches and public facilities). These parcels should be excluded from further analysis.
C. For each UGA, compile all available critical area mapping information and merge these layers into a single layer to determine the total quantity of constrained acreage in each zoning designation. Calculate the percentage of land area within each UGA that is constrained by critical areas by comparing number of acres constrained by critical areas to the total number of acres in each UGA. This calculation will result in a critical area constraint factor for each UGA.
D. Based on available zoning or comprehensive plan information, sort all parcels into four groups as follows: (a) parcels zoned for single family home development (freestanding homes, townhomes, or other forms of individual lot development); (b) parcels zoned for multifamily development (apartments, condominiums, mobile home parks, and other forms of multi-unit per parcel development); (c) commercial and mixed use zones; and (d) industrial zones. Each of these groups should then be analyzed separately as described below.

B-5.5.2 UGA Capacity - Single Family Zones

A. For each single-family zoning designation calculate the development potential of all vacant parcels (VP). The development potential of vacant parcels is determined by dividing the parcel area by the minimum lot size allowed in the zone and rounding down. When Planning Policies or Development Regulations specify both a minimum and maximum density, both should be calculated to produce a range.
B. For each single-family zoning designation calculate the development potential of all partially vacant parcels (PVP). For purposes of this analysis, a partially vacant parcel is a parcel that is at least two times as large as the minimum lot size allowed by the zone. Calculate the development potential of all partially vacant parcels (PVP) by dividing the parcel area by the minimum lot size allowed

in the zone and rounding down and subtracting one in order to account for the existing dwelling unit. When Planning Policies or Development Regulations specify both a minimum and maximum density, both should be calculated to produce a range. Additionally, identify all the parcels that fall within 2 and 3.5 times the minimum lot size; discount a portion of these based on the sliding scale below to account for parcels which are physically large enough to be subdivided, but which cannot be subdivided because of the placement of the existing housing unit on the parcel.

Table B-7. Discount Factors for Partially Vacant Parcels

Criteria	Discount Factor
2-2.5 times the minimum lot size	75%
2.6-3 times the minimum lot size	50%
3.1-3.5 times the minimum lot size	25%
> 3.5 time the minimum lot size	0%

C. For each single-family zoning designation determine the total development potential (TDP) by adding the results of steps one and two together. Next determine the amount of land needed for public purposes and deduct an appropriate amount of land. Finally, apply the critical area constraint factor for the UGA and deduct an appropriate amount of land. This step allows the total net capacity for each single-family zoning designation in the UGA to be determined (in dwelling units).

D. Add the resulting TNC figures for each residential single-family zoning designation in the UGA together to determine the total development potential for all single-family zones in the UGA. The result of this step will be the total combined capacity of all single-family zones in the UGA (in number dwelling units).

E. In order to determine the number of people that can be accommodated in the UGA's single-family zones the dwelling unit totals from steps three or four can be multiplied by the average household size for Island County. The average household size should be determined using the most recent census data available.

B-5.5.3 UGA Capacity – Multi-Family Zones

A. Identify all vacant parcels zoned for multi-family residential development. Determine the development potential of these parcels by multiplying the acreage of the parcels by the density permitted in the zone. For zones with both a minimum and a maximum density, calculate the development potential at both the minimum allowed density and the maximum permitted density.

B. For all areas designated for multi-family residential identify the parcels which can be redeveloped. In order to be re-developable, a parcel should have an improvement to land value ratio of less than 1:2. Determine the development potential of these parcels by multiplying the acreage of the parcels by the density permitted in the zone. As a final step, deduct 50% in order to account for

the redevelopment factor. For zones with both a minimum and a maximum density, calculate the development potential at both the minimum allowed density and the maximum permitted density.

C. For each multi-family zoning designation determine the total development potential (TDP) by adding the results of steps one and two together. Next determine the amount of land needed for public purposes and deduct an appropriate amount of land. Finally, apply the critical area constraint factor for the UGA and deduct an appropriate amount of land. This step allows the total net capacity for each single-family zoning designation in the UGA to be determined (in dwelling units).
D. Add the resulting TNC figures for each multi-family residential zoning designation in the UGA together to determine the total development potential for all multi-family zones in the UGA. The result of this step will be the total combined capacity of all multi-family zones in the UGA (in number dwelling units).
E. In order to determine the number of people that can be accommodated in the UGA's multi-family zones, the dwelling unit totals from steps three or four can be multiplied by the average household size for Island County. The average household size should be determined using the most recent census data available.

B-5.5.4 UGA Capacity – Commercial & Mixed Use Zones

A. For each commercial or mixed use UGA zoning designation identify all vacant parcels (VP). Once all of the vacant parcels have been identified, calculate the total combined acreage of these parcels. The resulting number is the commercial and mixed used development potential of all vacant parcels (in acres) for each non-residential commercial and mixed use zoning designation.
B. For each commercial or mixed use UGA designation identify all re-developable parcels (RP). A parcel should be considered re-developable if the parcel data indicates that the improvement value to land value ratio is less than 1:2. Once all of the re-developable parcels have been identified, calculate the total combined acreage of these parcels. As a final step, deduct 50% in order to account for the redevelopment factor. The result, is the development potential of all re-developable parcels (in acres) for each commercial or mixed use UGA zoning designation.
C. For each commercial or mixed use UGA zoning designation determine the total development potential (TDP) by adding the results of steps one and two together. Next determine the amount of land needed for public purposes and deduct an appropriate amount of land. Finally apply the critical area constraint factor and deduct an appropriate amount of land. This step allows the total net capacity for each commercial or mixed use UGA zoning designation to be determined (in acres).
D. Add the resulting TNC figures for each commercial or mixed use UGA zoning designation together to determine the total development potential for all commercial or mixed use UGA zones. This step will allow the total combined build-out capacity of commercial or mixed use UGA zones to be determined (in acres).
E. In order to determine the number of jobs which can be accommodated in commercial or mixed use UGA, the acreage totals from steps three or four can be multiplied by the average commercial employment density.

B-5.5.5 UGA Capacity – Industrial Zones

A. For each industrial UGA zoning designation identify all vacant parcels (VP). Once all of the vacant parcels have been identified, calculate the total combined acreage of these parcels. The resulting number is the development potential of all vacant parcels (in acres) for each industrial UGA zoning designation.
B. For each industrial UGA designation identify all re-developable parcels (RP). A parcel should be considered re-developable if the parcel data indicates that the improvement value to land value ratio is less than 1:2. Once all of the re-developable parcels have been identified, calculate the total combined acreage of these parcels. As a final step, deduct 50% in order to account for the redevelopment factor. The result is the development potential of all re-developable parcels (in acres) for each industrial UGA zoning designation.
C. For each industrial UGA zoning designation determine the total development potential (TDP) by adding the results of steps one and two together. Next determine the amount of land needed for public purposes and deduct an appropriate amount of land. Finally apply the critical area constraint factor and deduct an appropriate amount of land. This step allows the total net capacity for each industrial UGA zoning designation to be determined (in acres).
D. Add the resulting TNC figures for each industrial UGA zoning designation together to determine the total development potential for all industrial UGA zones. This step will allow the total combined build-out capacity of industrial UGA zones to be determined (in acres).
E. In order to determine the number of jobs which can be accommodated in commercial or mixed use UGA, the acreage totals from steps three or four can be multiplied by the average industrial employment density.

B-5.5.6 Assumptions

The Washington State Department of Commerce provides guidance on conducting a land capacity analysis; however, local governments are given a degree of discretion in terms of assumptions used for the analysis. Island County reviewed material from other jurisdictions in the Puget Sound and Oregon; as well as guidance materials from the Department of Commerce. After considering local conditions, Island County used the following assumptions to perform the analysis:

Vacant Land or Vacant Parcel (VP):

- Parcels which do not contain a structure or which have improvement values of less than $4,000 are considered vacant. Improvement values between $4,000 and $10,000 are considered vacant based on the Island County Assessor's Office Land Use Codes. Parcels with a mobile or manufactured home were not considered vacant, regardless of the improvement value.
- Rationale: A structure worth less than $4,000 is not likely a habitable structure and, for the purpose of this analysis, does not represent a dwelling unit or active commercial/industrial structure. According to the Island County Assessor's office, an improvement value of less than $4,000 generally represents a septic system, well, or other minimal improvement on the parcel.

Partially Vacant Parcel (PVP):

- A parcel that is at least 2 times the minimum lot size and not entirely within the flood plain is considered partially vacant.
- Rationale: If a lot is at least twice the minimum lot size, it could be subdivided to form 2 or more lots; provided that the division does not result in a lot entirely constrained by critical areas.

Critical Areas:

- The Island County critical areas layers were joined into one layer, and for each UGA, the total acres in critical areas were divided by the total acres in the UGA. The resulting percentage is shown in Table 6.16 and was subtracted from the vacant and re-developable acres identified.

Table B-8. Percent of Total Acres in Critical Areas

UGA	% of Total Acres in Critical Areas
Oak Harbor	16%
Coupeville	39%
Langley	13%
Freeland	16%

B-5.5.7 Land needed for Public Purposes

Island County applied a factor of 15% to the land needed for housing and employment to represent for land needed for public purposes in RAIDs and UGAs (includes streets and utilities).

Household Size: 2.36 persons per household

- Based on the US Census Bureau's 2010-2012 American Community Survey data
- Redevelopment of commercial, industrial, and high-density residential zoned land.
- Assume that 50% of the properties with an improvement to land value of less than 50% are likely to redevelop in the planning period.

Commercial Employment Density: 17 employees/acre

- An analysis of data obtained from the Employment Security Department of Washington State revealed an average employment density of 17 employees / acre, excluding public employers, school districts and Whidbey General Hospital. Additionally, Freeland was excluded from the average due to the lack of available sewer. It is assumed that employment density in Freeland will become closer to the other municipalities with the addition of sewer over the planning period.

Table B-9. Employees per acre in Island County UGAs

UGA	Employees	Acres	Employees/Acre
Oak Harbor	4,126	250	17
Langley	269	15	18
Freeland	527	49	11
Coupeville	560	35	16

Industrial Employment Density: 8 employees/acre

- Island County has a limited amount of industrial employment from which to develop an average density. The density varies greatly from business to business and without a larger sample size, outliers have a substantial influence on the average. As a result, the rounded average of the assumptions of the three jurisdictions identified in Table 6.18 was used.

Table B-10. Comparison of Employment Density Assumptions from Other Jurisdictions

County	Ratio
Skagit	Commercial: 20 employees/site acre Industrial: 6.5 employees/site acre
Clark	Commercial: 20 jobs/acre Industrial: 9 jobs/acre (Note: From 2000 to 2005, new permits show employees per net acre for commercial at 7.9 employees per acre and industrial 8.2 employees per net acre)
Pierce	Manufacturing/Warehousing: 8.2 employees per acre Commercial/Services: 19.37 employees per site acre (Unincorporated Pierce County 2014 buildable lands report)

B-5.5.8 Findings

The results of the Island County Buildable Lands Analysis were compared to the estimated 2036 population growth and allocations. Additionally, the results from the 2036 employment estimates and allocations from Skagit Council of Governments and BERK consulting were used as a comparison for future job growth. The results of this analysis are reported first by Planning Areas and then Urban Growth Areas.

Table B-11. Island County Vacant Parcels by Zoning Designations in the Rural Areas

Zone	Acres			Parcels		
	Total	Vacant*	% Acres Vacant	Total	Vacant*	% Parcels Vacant
Rural	76,314	21,388	28%	23,809	6,435	27%
Rural Residential (RAIDs)	8,519	2,202	26%	14,894	3,511	24%
Commercial Agriculture	4,200	268	6%	197	26	13%
Rural Agriculture	6,603	472	7%	431	42	10%
Rural Forest	13,394	4,708	35%	802	236	29%
Airport	295	62	21%	40	7	18%
Light Manufacturing	127	20	16%	30	7	23%
Commercial RAIDs	477	168	35%	331	105	32%

Table B-12. Summary of Buildable Lands Analysis, Towns & Cities

Buildable Lands Analysis, Towns & Cities	Initial Result - Developable Acres		Subtract Critical Area[1]	Subtract Land for Public Purposes[2]	Population Growth Capacity[3]	Jobs
Oak Harbor						
Residential (Avg. Density)	2,780	*Dwelling Units*	2,335	1,985	4,685	N/A
Commercial	166.0	*Acres*	139.4	118.5	N/A	2014
Industrial	147.6	*Acres*	124.0	105.4	N/A	843

Housing		Employment	
Total Capacity	1,985	Total Capacity	2,857
Estimate 20-Year Need	1,588	Estimated 20-Yr Need (Non-Military)	167
Urban Residential Reserve	397	Employment Reserve	2,690

1. Determined based on the percentage of acres in critical areas (Langley 13%, Coupeville 39% & Oak Harbor 16%)

2. Assumption of 15%

3. Island County averages 2.36 persons per housing unit

Buildable Lands Analysis, Towns & Cities	Initial Result - Developable Acres		Subtract Critical Area[1]	Subtract Land for Public Purposes[2]	Population Growth Capacity[3]	Jobs
Coupeville						
Residential	575	*Dwelling Units*	351	298	703	N/A
Commercial	9.9	*Acres*	6.1	5.2	N/A	88

Housing		Employment	
Total Capacity	**298**	**Total Capacity**	**88**
Estimate 20-Year Need	**61**	**Estimated 20-Yr Need (Non-Military)**	**162**
Urban Residential Reserve	**237**	**Employment Reserve**	**-74**

Langley						
Residential	1,216	*Dwelling Units*	1,058	899	2122	N/A
Commercial	8.6	*Acres*	7.5	6.4	N/A	108

Housing		Employment	
Total Capacity	**899**	**Total Capacity**	**108**
Estimate 20-Year Need	**39**	**Estimated 20-Yr Need (Non-Military)**	**52**
Urban Residential Reserve	**860**	**Employment Reserve**	**56**

1. Determined based on the percentage of acres in critical areas (Langley 13%, Coupeville 39% & Oak Harbor 16%)

2. Assumption of 15%

3. Island County averages 2.36 persons per housing unit

Rural Areas and Rural Areas of Intense Development (RAIDs)

- The Growth Management Act directs the County to ensure that there is adequate land within the UGAs to accommodate estimated population and job growth. The County does not have this obligation in rural areas. Consequently, the rural land analysis is a build out scenario to inform land use policies and better understand the environmental impacts associated with rural population growth and rural land use designations.

B-5.6 RURAL AREAS

For planning purposes, Island County has historically been described and studied in terms of four planning areas: North Whidbey, Central Whidbey, South Whidbey, and Camano Island (see Figure C-2, above). The non-UGA results are broken down into these areas in order to understand what portions of the County have substantial development potential.

B-5.6.1 North Whidbey Planning Area

Based on the assumptions made in the buildable land analysis, the rural North Whidbey planning area, including Rural Areas of Intense Development (RAIDs), can accommodate approximately 2,204 additional residents based on current zoning regulations. This capacity does not include the Oak Harbor UGA, which was analyzed separately.

- The Regional Allocation for the North Whidbey Planning Area is 6,245.
- 60% of that growth is expected to occur within Oak Harbor (see section B-5.7.1) while the remaining 40% (2,498) is expected in the Rural areas.
- Deficit housing units will be accommodated by shifting additional growth to the Oak Harbor UGA and other planning areas, which have excess capacity ti accommodate this deficit.

Table B-13. North Whidbey Planning Area, Buildable Lands Analysis - Rural Growth 2010 - 2036

Total Population	2010	2,036	Growth Rate	
Rural (North)	36,750	39,248	**7%**	*0.3% annually*

Table B-14. North Whidbey Planning Area, Buildable Lands Analysis - Rural Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Rural (North)	848	1,058	(211)

B-5.6.2 Central Whidbey Planning Area

Based on the assumptions made in the buildable land analysis, the rural Central Whidbey planning area, including RAIDs, can accommodate approximately 4,189 additional residents based on current zoning regulations. This capacity does not include the Coupeville UGA, which was analyzed separately.

- The Regional Allocation for the Central Whidbey Planning Area is 963.

- 15% of that growth is expected to occur within the Town of Coupeville (see section B-5.7. 2) while the remaining 85% (819) is expected in the Rural areas.

Table B-15. Central Whidbey Planning Area, Buildable Lands Analysis - Rural Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate	
Rural (Central)	10,520	11,339	**8%**	*0.3% annually*

Table B-16. Central Whidbey Planning Area, Buildable Lands Analysis - Rural Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Rural (Central)	1,775	347	1,428

B-5.6.3 South Whidbey Planning Area

Based on the assumptions made in the buildable land analysis, the rural South Whidbey Planning Area can accommodate approximately 5,440 additional residents based on current zoning regulations. This capacity does not include the Langley and Freeland UGAs, which were analyzed separately.

- The Regional Allocation of population growth for the South Whidbey Planning Area is 1,239.
- 7% of that growth is expected to occur within the City of Langley (see section B-5.7.3 & B-6.2) and a minimum of 12% within Freeland (see section B-5.7.4 & B-6.3) while the remaining 81% (1,004) is expected in the Rural areas.

Table B-17. South Whidbey Planning Area, Buildable Lands Analysis - Rural Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate	
Rural (South)	15,560	16,564	**6%**	*0.2% annually*

Table B-18. South Whidbey Planning Area, Buildable Lands Analysis - Rural Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Rural (South)	2,145	425	1,720

The 2016 update includes the transition of properties within the Freeland NMUGA from rural to urban zoning and the installation of sewer. This change, from rural to urban, is anticipated to have an impact on the percentage of growth that will occur within Freeland. The specific impact and rate of transition will be impacted by several factors, including market influences and rate of sewer installation. Due to the many unknowns, the allocations for Freeland are still based on historical (rural) growth rates. In the next periodic update the growth allocation methodology will have to be revisited once data is available , but known market factors were considered in this update related to the NMUGA Resizing (See Section B-6.3).

B-5.6.4 Camano Island Planning Area

The Camano Island planning area encompasses the entire island which has no UGAs; therefore, the analysis consists entirely of the rural areas and RAIDs. Based on the assumptions made in the buildable lands analysis, Camano Island has enough land to accommodate approximately 3,193 additional residents based on current zoning regulations.

- The Regional Allocation for the Camano Island Planning Area is 963.
- There are no Urban Growth Areas within this Planning Area, so all the growth is in Rural areas

Table B-19. Camano Island, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate	
Camano Island	15,660	16,623	**6%**	*0.2% annually*

Table B-20. Camano Island, Buildable Lands Analysis - Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Residential Reserve
Camano Island	1,353	408	945

B-5.7 URBAN GROWTH AREAS

Note: Urban Growth Areas are identified and mapped in Chapter 1, Land Use.

B-5.7.1 City of Oak Harbor

The City of Oak Harbor zoning code states both a minimum and maximum density is allowed in each residential zoning designation. This produced a wide range in for the results. In order to narrow these results, the Oak Harbor Planning Department provided the gross densities achieved by developments since 2000. This provided the estimated net density achieved by the developments. The average net densities achieved are identified in Table C-25.

Table B-21. Oak Harbor Average Net Densities

Land Use (Zone)	Units	Net Acreage	Net Units/ Acre
Low Density	750	138.58	5.41
Medium	461	62.92	7.33
Medium High	69	10.09	6.84
High	120	7.76	15.46

The BLA indicates that there will be adequate land within the current Urban Growth Areas to accommodate the projected population increase.

- The Regional Allocation for the North Whidbey Planning Area is 6,245.
- 60% of that growth is expected to occur within Oak Harbor (3,747).
- Includes 1,000 new positions at the Whidbey Naval Air Station. This represents a total of 2,530 persons (at 2.53 persons per household), or 68% of the growth projected for Oak Harbor.
- Vacant land includes 363 parcels zoned for single family residential.
- Oak Harbor has the capacity to accept a rural-to-urban shift (requires joint planning).

Table B-22. Oak Harbor UGA, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate	
City of Oak Harbor	22,075	25,822	**17%**	*0.6% annually*

Table B-23. Oak Harbor UGA, Buildable Lands Analysis - Residential Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Units Need	Urban Residential Reserve
Low	1,016	1,588	(572)
Average Density	1,985	1,588	397
High	2,490	1,588	903

The Buildable Lands Analysis indicates that the UGA has adequate land available for the projected increase in employment.

- The North Whidbey Regional Allocation for non-military job growth is 398.
- 42% of that growth is projected to occur within Oak Harbor, or 167 jobs.

Table B-24. Oak Harbor UGA, Buildable Lands Analysis - Employment Land Capacity

2036 Land Capacity	Employment Capacity (Jobs)	Estimated Employment Increase	Employment Reserve
Oak Harbor	2,857	167	2,690

B-5.7.2 Town of Coupeville

Based on the assumptions made in the analysis, the Town of Coupeville has adequate land available for the estimated increase in population.

- The Regional Allocation for the Central Whidbey Planning Area is 963.
- 15% of that growth is expected to occur within the Town of Coupeville (144).
- Vacant land includes 128 parcels zoned for single family residential.
- Coupeville has the capacity to accept a rural-to-urban shift (requires joint planning).

Table B-25. Coupeville UGA, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate	
Town of Coupeville	1,831	1,975	**8%**	*0.3% annually*

Table B-26. Coupeville UGA, Buildable Lands Analysis - Land Capacity

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Urban Residential Reserve
Town of Coupeville	298	61	237

The analysis identified an insufficient amount of land is available for the projected increase in employment.

- The Central Whidbey Regional Allocation for job growth is 246.
- 66% of that growth is projected to occur within the Town of Coupeville (162).

Table B-27. Coupeville UGA, Buildable Lands Analysis - Employment Land Capacity

2036 Land Capacity	Employment Capacity (Jobs)	Estimated Employment Increase	Employment Reserve
Town of Coupeville	88	162	(74)

The Town of Coupeville has a variety of options available to address this shortfall of commercial land. Based on its status as a UGA within a National Historic Preserve, the Town is not required to expand to increase capacity. One option might be to rezone excess residential parcels to commercial as the need arises. Expansion of Island County employment (the main County campus is in Coupeville) will also address this need using existing facilities and planned facility capacity expansions.

B-5.7.3 City of Langley

Based on the analysis, the Langley UGA has adequate land available for the estimated increase in population.

- The Regional Allocation for the South Whidbey Planning Area is 1,239.
- 7% of that growth is expected to occur within Langley (92).
- Vacant land includes 94 parcels zoned for single family residential. If subdivided to current zoning densities, these 94 parcels could create 504 parcels.
- The Buildable Lands Analysis concluded that the Langley UGA was oversized and required a boundary adjustment.
- Langley has the capacity to accept a rural-to-urban shift (requires joint planning).

Table B-28. Langley UGA, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate
City of Langley	1,035	1,127	**9%** *0.3% annually*

Table B-29. Langley UGA, Buildable Lands Analysis - Land Capacity (Before Resizing)

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Urban Residential Reserve
City of Langley	899	39	860

B-5.7.4 Freeland Non-Municipal UGA

Based on the land capacity analysis, the Freeland NMUGA has adequate land to accommodate both the estimated population and employment increase. For study purposes, Island County analyzed both the NMUGA boundary as adopted prior to the 2016 Comprehensive Plan update and the NMUGA revised in the 2016 Comprehensive Plan update. This analysis used the zoning defined in the Freeland Subarea Plan. Both studies indicated that adequate land was available.

- The Regional Allocation for the South Whidbey Planning Area is 1,239.
- A minimum of 12% of that growth is expected to occur within Freeland (144).
- Vacant land includes 66 parcels zoned for single family residential.
- Freeland has the capacity to accept a rural-to-urban shift (see Section 1.4.1.1.3)

Table B-30. Freeland NMUGA, Buildable Lands Analysis - Growth (2010 - 2036)

Total Population	2010	2,036	Growth Rate	
Freeland	514	658	**28%**	*1.0% annually*

Table B-31. Freeland NMUGA, Buildable Lands Analysis - Land Capacity Before Resizing

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need	Urban Residential Reserve
Freeland	850	61	789

The Buildable Lands Analysis concluded that the Freeland NMUGA was oversized and required a boundary adjustment.

B-6 2016 UGA BOUNDARY ADJUSTMENTS

B-6.1 EVALUATING UGA BOUNDARIES

Urban Growth Areas must be adequately sized to accommodate urban population and employment growth projected for the next 20 years, and cannot be larger than necessary to accommodate this population.

The County conducted an evaluation of the capacity of its Urban Growth Areas as a part of the Comprehensive Plan Update. In the case of both the City of Langley and Freeland's UGAs, they were determined to be oversized and required a boundary adjustment to reduce the size.

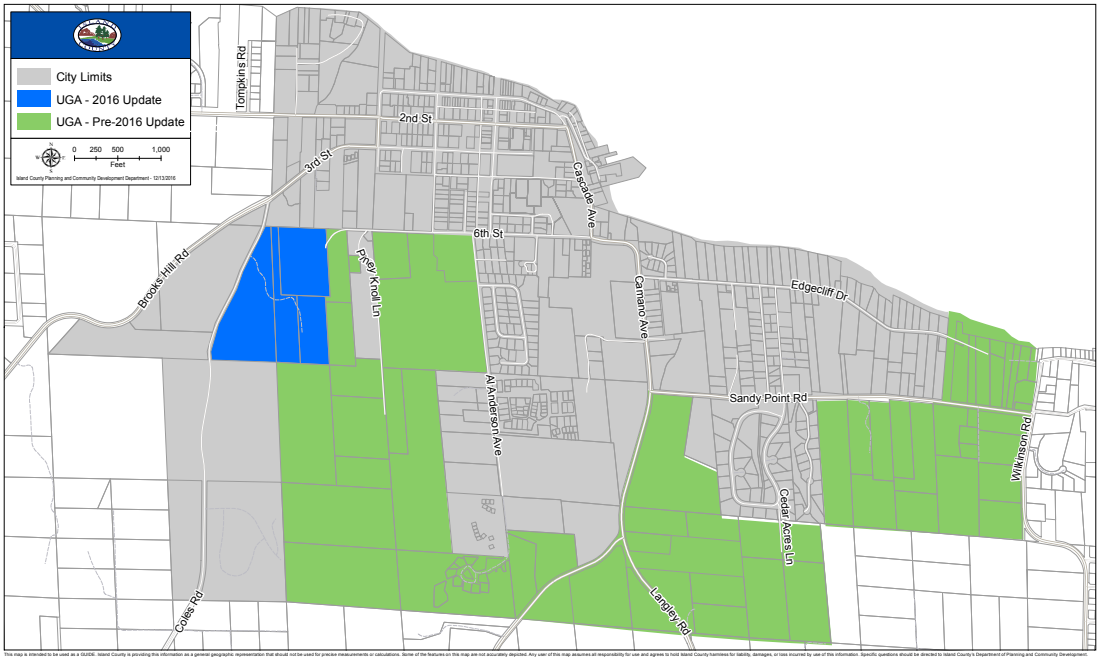
B-6.2 LANGLEY UGA RESIZING

A number of public meetings were held to discuss the UGA resizing options. The City of Langley supported redrawing the UGA to the city limits. A few parcels outside the city limits are included within the proposed boundary due to existing water and sewer availability to the parcels (see Map B1).

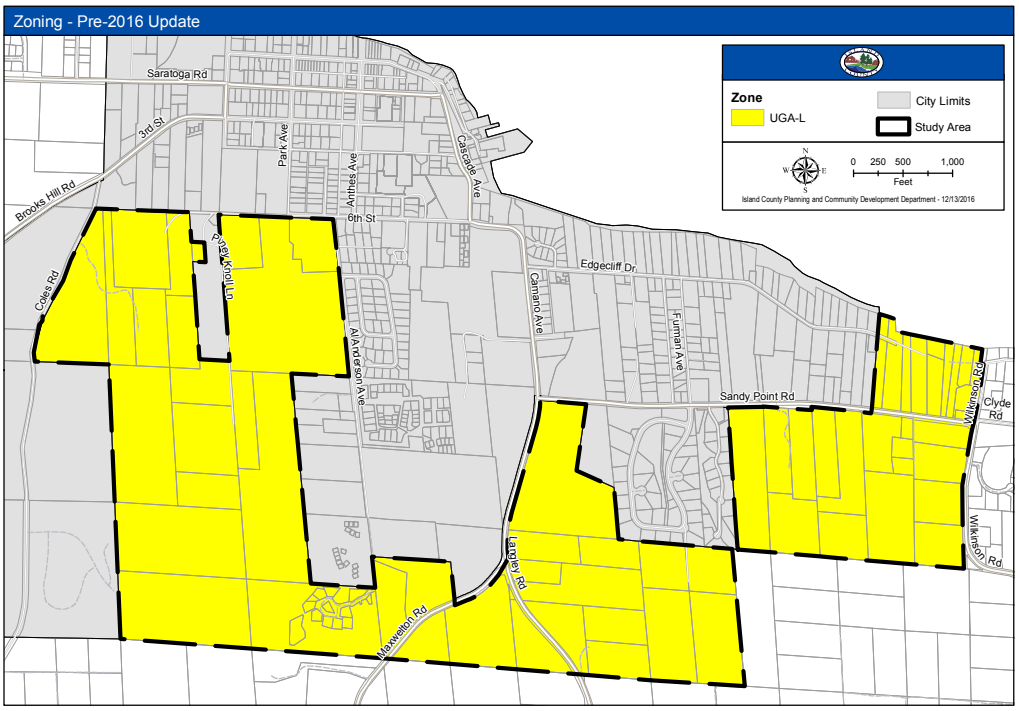
Table B-32. Langley UGA Buildable Lands Analysis Summary, Before & After Resizing

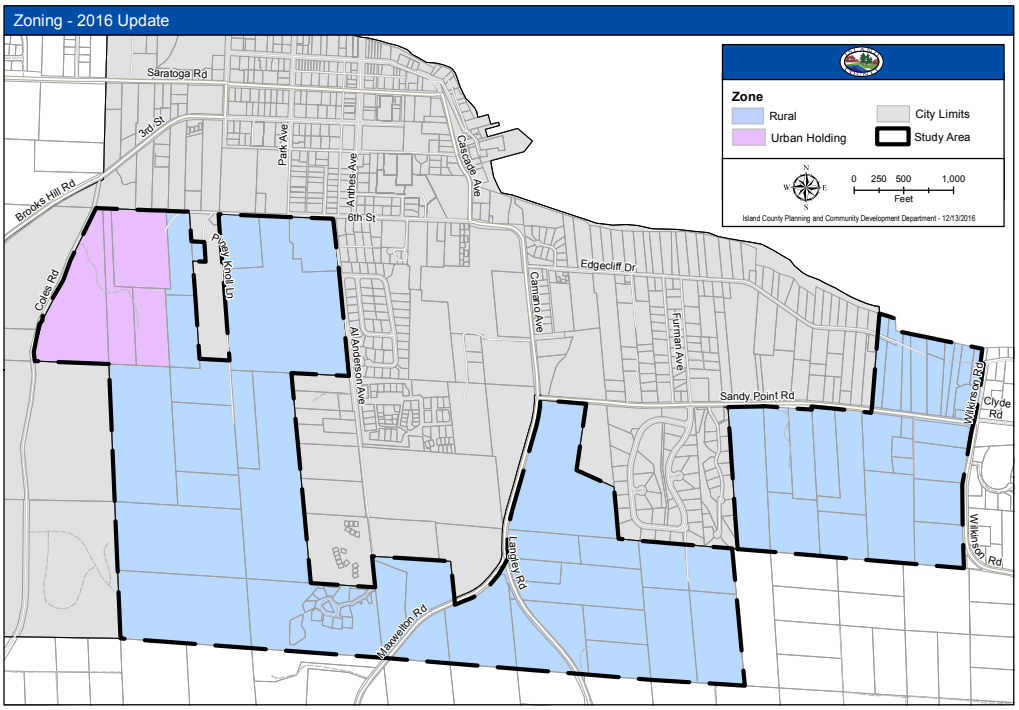
2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need*	Urban Residential Reserve
Previous UGA	1,625	39	1,586
2016 UGA	899	39	860
		Difference	**-726** | -54.2%
	Employment Capacity (Jobs)	**Estimated Employment Increase**	**Employment Reserve**
Previous UGA	108	52	56
2016 UGA	108	52	56
		Difference	**0**

MAP B1. Map of the 2016 Langley UGA Reduction



MAP B2. Langley Area Rezoning Related to UGA Resizing





This map is intended to be used as a GUIDE. Island County is providing this information as a general geographic representation that should not be used for precise measurements or calculations. Some of the features on this map are not accurately depicted. Any user of this map assumes all responsibility for use and agrees to hold Island County harmless for liability, damages, or loss incurred by use of this information. Specific questions should be directed to Island County's Department of Planning and Community Development.

B-6.2.1 Rezoning related to UGA Reduction

Since the Langley UGA was reduced, Langley UGA zoning district no longer applies to those properties that are outside of the UGA boundary. Properties that were removed from the Langley UGA have been rezoned to Rural with this amendment (see Map B2). The UGA-Langley zoning is one dwelling unit per 5 acres, the same as the Rural zoning, so there is no impact on lot capacity.

B-6.2.1.1 Langley 2020 Option

The County has committed to a Langley 2020 Option as well. If a property owner requested to be rezoned into Rural Forest, Rural Agriculture or Commercial Agriculture before January 1, 2020, the County will process the rezoning free of charge. Rural Forest, Rural Agriculture and Commercial Agriculturally zoned land would automatically be given an overlay of Long Term Rural Significance under the new JPA overlay process (see Section 1.5.1.2.1).

B-6.3 FREELAND NMUGA RESIZING

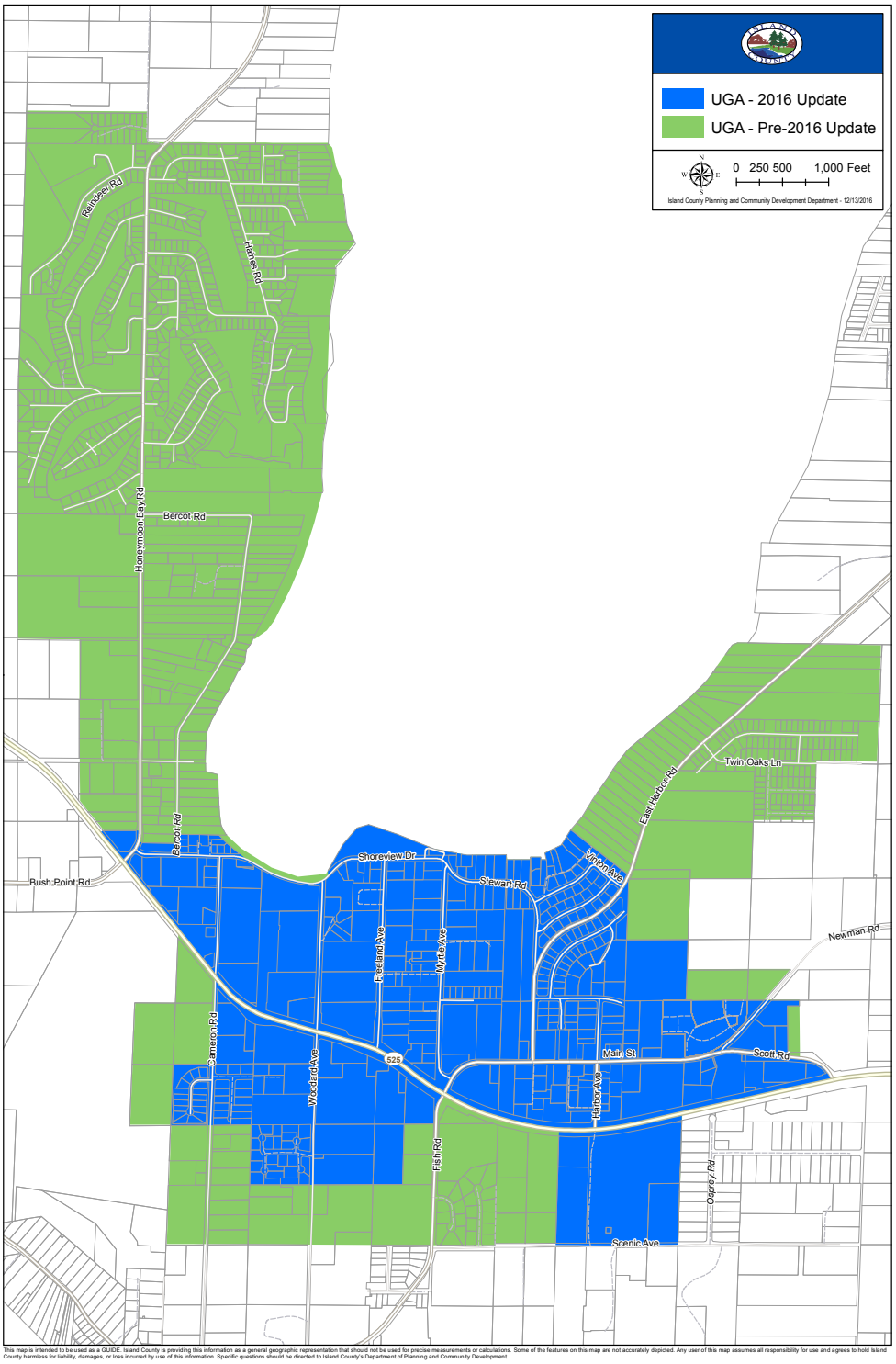
The Freeland NMUGA (see map B3) was revised based on a multi-year planning effort with extensive public involvement, in a manner that strives to achieve a balance between:

- The community's request for the "smallest possible" size, and
- Feedback from Freeland Water & Sewer District on service areas, and
- The need to be large enough for urban services to be financially viable, and
- The desire to shift growth from rural to urban areas.

Table B-33. Freeland NMUGA Buildable Lands Analysis Summary, Before & After Resizing

2036 Land Capacity	Housing Capacity (Housing Units)	Estimated 20-Yr Housing Units Need*	Urban Residential Reserve
Previous UGA	850	61	789
2016 UGA	232	61	171
		Difference	**-618** | -78.3%
	Employment Capacity (Jobs)	**Estimated Employment Increase**	**Employment Reserve**
Previous UGA	483	104	334
2016 UGA	425	104	322
		Difference	**-12** | -0.04%

MAP B3. Map of the 2016 Freeland NMUGA Reduction



The Regional population allocation for the South Whidbey Planning Area is 1,239 (20 year projection). In preparing future projected population allocations, staff utilized historic growth trends. Based on past growth trends, the County estimates that a minimum of 12% of the population growth in the South Whidbey Planning Area will occur within the Freeland NMUGA (a minimum population increase of 144 at the most conservative estimate). However, the following factors will impact Freeland growth rates relative to the rest of the South Whidbey Planning Area.

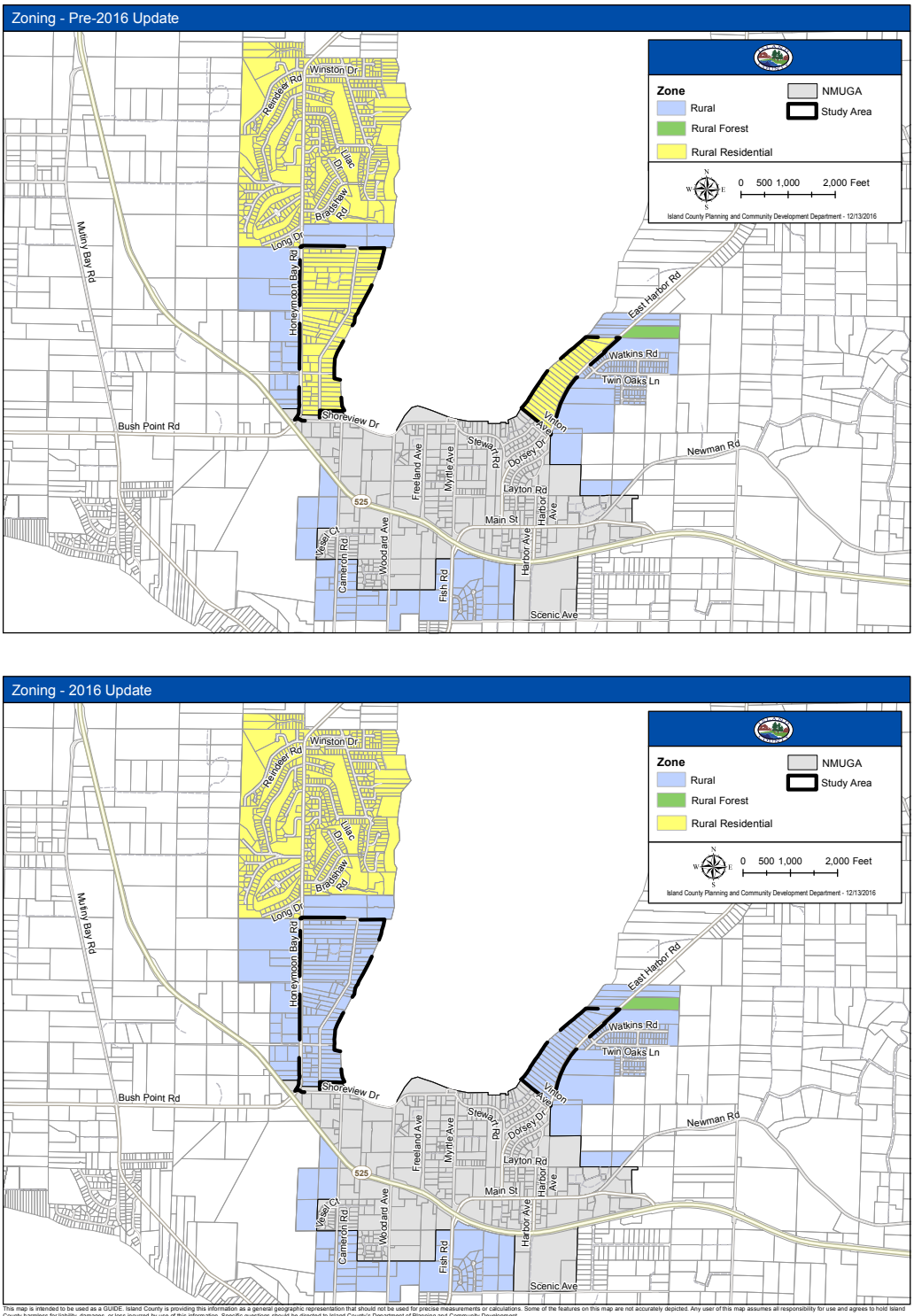
- The installation of sanitary sewer services which will likely facilitate both residential and commercial growth (See 10A, Capital Facilities Plan, Section A.3.5.4.2, and the Freeland Subarea Plan), and
- The adoption of urban zoning development regulations allowing for more intensive residential development in the Freeland NMUGA, and
- The reduction of the NMUGA by approximately 78% resulting in less possibility for land subdivision and corresponding density in those areas no longer part of the NMUGA (see Table B-33), and
- A rezoning of rural lands immediately adjacent to the NMUGA that precludes the future creation of as many as 160 rural residential lots (see Section B-6.3.1).

As a result, in Freeland, capacity for residential growth needs to be greater than the minimum to account for these factors, and to provide more flexibility and allow for new levels of growth and enhanced market options. This strategy is designed to help facilitate a population shift from the rural areas in Island County, particularly within South Whidbey, to the urbanized NMUGA of Freeland where new options for residential density are possible. These factors are equivalent to application of a market factor of approximately 33%. This market factor is tailored to this specific NMUGA to:

- Allow capacity for additional growth to occur within the Freeland NMUGA,
- To ensure adequate capacity to accommodate the anticipated increase in population created by the factors identified above,
- To incentivize growth within urbanized areas, and
- To address the key factors critical to this NMUGA's success.

A market factor of 33% represents a housing unit need of 234 units. The NMUGA as provided in the Comprehensive Plan, with a capacity of 232 units, can accommodate this anticipated increase and has been adequately sized. The approach will also help keep land prices at levels that can achieve these objectives. Island County has provided areas and densities sufficient to permit the urban growth that is anticipated to occur in the Freeland NMUGA for the succeeding twenty-year period, In accordance with RCW 36.70a.110(2).

MAP B4. Freeland Area Rezoning Related to NMUGA Resizing



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Table B-34. Freeland NMUGA, Buildable Lands Analysis Summary - After Resizing

Buildable Lands Analysis	Initial Result - Developable Acreage		Subtract Critical Area[1]	Subtract Land for Public Purposes[2]	Population Growth Capacity[3]	Jobs
Residential	325	*Dwelling Units*	273	232	548	N/A
Commercial	37.2	*Acres*	31.2	26.6	N/A	451
Industrial	0.2	*Acres*	0.1	0.1	N/A	1

Housing Units		Employment	
Total Capacity	**232**	**Total Capacity**	**452**
Estimate 20-Year Need	**61**	**Estimated 20-Yr Need (Non-Military)**	**104**
Urban Residential Reserve	**171**	**Employment Reserve**	**349**

1. Determined based on the percentage of acres in critical areas (16% in Freeland)

2. Assumption of 15%

3. Island County averages 2.36 persons per housing unit

B-6.3.1 Rezoning related to NMUGA reduction

Some properties within the previous Freeland NMUGA were zoned Rural Residential (RR), a remnant RAID zoning from before Freeland was an NMUGA. Since the size of Freeland's Non-Municipal Urban Growth Area (NMUGA) was being reduced, three areas with remnant RAID zoning now fell outside of the NMUGA.

Two of those three RR areas would have fallen adjacent to the NMUGA; however the Growth Management Act (GMA) states that RAIDs cannot be adjacent to UGAs and therefore the RAID zoning had to be removed. Those two areas were rezoned to Rural (R) (see Map B4). This rezoning precludes the future creation of as many as 160 rural residential lots.

Table B-35. Rezoning Related to NMUGA Resizing, Impacts on Rural Lot Capacity

RR Lots Rezoned to Rural	Lot Capacity Before Rezoning	Capacity Change
122	282	-160

The Holmes Harbor Golf & Yacht Club community is the third RR zoned area that was no longer within the UGA. As it would not have been adjacent to the reduced UGA boundary, the RAID will remain in place, so the zoning did not change for that area.

Island County will continue to monitor this dynamic area of state law, and evaluate impacts and opportunities as they impact our communities. Areas that have been rezoned will also be considered during future discussions related to the potential expansion of the NMUGA boundary, and may be considered as a logical area to be considered first for expansion if needed (see Section 1.5.1.2.2 and CWPPs 3.2.3)



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C-1 SUMMARY

The Washington State Growth Management Act (GMA) requires that cities and counties establish a public participation program that ensures "early and continuous public participation" in the development and amendment of comprehensive plans and development regulations (RCW 36.70A.140). The GMA also requires that public participation programs adopted by local governments clearly identify schedules and procedures for the public to participate in the Periodic Update process (RCW 36.70.A.130(2)(a)).

In order to ensure compliance with the public participation requirements of the GMA, the County began the periodic update process by adopting a Public Participation Plan that identified the scope of the update, and how the public can participate or comment (Resolution C-45-13). This plan identified methods for public participation, including workshops, hearings, a website, email list etc.

During the 2016 Comprehensive Plan update process, the strategies outlined in the Public Participation Plan were used, and more strategies were added as well. The purpose of this appendix is to outline the various methods of public engagement that were used and to document the number of public meetings held throughout the process, each of which represent an opportunity for the public to be engaged.

C-1.1 PUBLIC ENGAGEMENT METHODS

Island County employed a variety of strategies for public engagement around the 2016 Comprehensive Plan update. These include, but are not limited to the following.

Online or Electronic Communication

- IslandCounty2036.org: a website focused solely on the 2016 Comprehensive Plan update. Users could access drafts, reports and other materials on the update. Users could also submit comments on the update directly from the website.
- The Island County Planning & Community Development website was also utilized, posting meeting materials and public involvement opportunities. Meetings, events and public engagement opportunities were also posted to the Island County calendar.
- MySidewalk: An online public engagement tool, that includes an online discussion board and interactive maps.
- An online interactive Story Map to help explain step by step the proposed changes to the UGA boundaries and new JPA overlays.
- Email distribution lists with over 2,100 subscribers, with messages sent related to Comprehensive Plan Update, Critical Areas Ordinance Update, the Freeland Subarea Plan update, Development Regulation Updates, etc.
- Six Issue Papers to explain important steps in the planning process, and to provide context on technical planning issues for decision makers and the public.
- Tables of the new and revisions to goals and policies, as well as the track changes versions of each chapter, posted online for public review and comment.
- Draft chapters with versioning posted for public review and comment.

Mailed Notices

- Letters mailed out to 800 residents in each planning area inviting them to take a survey on rural land use.
- Postcards mailed out to 3,784 property owners notifying them of potential changes to the UGAs and JPAs and potential rezonings, with an invitation to a series of public meetings and instructions on how to provide feedback.

Newspaper Notices

- Several press releases notifying the public of important community meetings.
- Legal notices and ads.

Public Meetings

The lists in Section C-3 show the dates, locations, and topics for public meetings held on the 2016 Comprehensive Plan update between the years 2013-2016, organized as follows:

- Community Meetings and Working/Advisory Groups
- Joint Planning Commission (PC) and Board of County Commissioners (BOCC) Public Meetings
- Board of County Commissioners Public Meetings
- Planning Commission Public Meetings

C-1.2 PHASING

Public Engagement occurred over a number of years, in several phases.

Phase 1

- Establish Preliminary Scope of Work and Public Participation Plan
- Selection of 20 year population projection range
- Updating the County Wide Planning Policies
- Regional Growth Trends and Allocations
- Buildable Lands Analysis
- Scope of Update

Phase 2

- Urban Growth Area Modifications
- Draft Comprehensive Plan Revisions
- SEPA Analysis and Public Review Period
- Draft Development Regulation Revisions
- Final Adoption

C-2 PUBLIC COMMENTS SUMMARY

Island County undertook an extensive effort to collect, analyze, and summarize all public comments received during the year 2016 (specifically between January and September). This summary was presented to the Island County Board of Commissioners and Planning Commission on September 26th 2016. Remaining public comments that had not yet been addressed were evaluated at this time and necessary changes were incorporated into the Comprehensive Plan. Below is a summary of that effort.

Between January 2016 and September 2016, Island County received ±360 comments from 180 respondents relating to the 2016 Comprehensive Plan. All comments received during this time have were recorded into a matrix. The table below is a summary of those comments by topic. Comments related to Freeland are summarized in the Freeland Subarea Plan.

In the tables below, if the number of comments is higher than the number of respondents, it indicates multiple contacts from a respondent (typically multiple emails). Where the number of respondents per subtopic is higher than the number of total respondents, it indicates a respondent commented on multiple subtopics within the topic.

Table B-1. 2016 Public Comment Summary

TOPIC	COMMENTS				Number of Respondents	Respondents Per Subtopic
	Email	Event	Other	TOTAL		
Economic Development	5	1	3	9	6	6
Future Growth Analysis	22	3	1	26	5	6
General/Misc.	16	15	2	33	25	25
Historic Preservation	11	1	1	13	5	8
Housing	11	12	0	23	19	19
Joint Planning Areas	34	32	0	66	13	54
Natural Resources	11	12	0	23	17	14
Parks	4	0	2	6	6	6
Rural Lands	93	7	9	109	49	50
Transportation	2	14	0	16	16	16
UGA Langley	18	6	0	24	13	13
UGA- Oak Harbor	6	2	2	10	0	0
Urban Holding	2	2	0	4	4	4
TOTAL	235	107	20	362	178	221

NOTES:

1 - Respondents per subtopic = 1 per respondent per sub-topic per topic

2 - One email with multiple topics in the email were separated out so that each subtopic can be addressed separately. Anonymous comments counted separately since we don't know if they were one or more person (potential over-count of respondents).

3 - It is important to note that some letters/comments were signed by multiple parties and some conversations at events that included multiple people - e.g. one request to exclude parcels from the NMUGA has several property owner signatures, several conversations that took place at the drop-in day were with 2 or 3 individuals (potential under-count of respondents).

C-3 PUBLIC MEETINGS

C-3.1 COMMUNITY MEETINGS & ADVISORY GROUPS

March 27, 2013 – Coupeville

Council of Government | Presentation and discussion of the Comprehensive Plan update.

May 22, 2013 – Coupeville

Council of Government | Presentation and discussion of the Comprehensive Plan update.

July 24, 2013 – Coupeville

Council of Government | Presentation and discussion of the Comprehensive Plan update.

February 18, 2014 – Langley

Community Meeting | Presentation and discussion on the existing conditions for the draft Transportation Element.

February 19, 2014 – Oak Harbor

Community Meeting | Presentation and discussion on the existing conditions for the draft Transportation Element.

February 27, 2014 – Camano Island

Community Meeting | Presentation and discussion on the existing conditions for the draft Transportation Element.

July 15, 2014 – Camano Island

Community Meeting | Presentation and discussion on the traffic model results and potential projects for the draft Transportation Element.

July 23, 2014 – Freeland

Community Meeting | Presentation & discussion of traffic model results and potential projects for the draft Transportation Element.

July 23, 2014 – Oak Harbor

Community Meeting | Presentation and discussion on the traffic model results and potential projects for the draft Transportation Element.

November 26, 2014 – Coupeville

Council of Government | Presentation and discussion of the updates to the Countywide Planning Policies (CWPP).

January 29, 2015 – Freeland

Community Meeting | Presentation and discussion on the draft Transportation Element.

February 4, 2015 – Camano Island

Community Meeting | Presentation and discussion on the draft Transportation Element.

February 12, 2015 – Oak Harbor

Community Meeting | Presentation and discussion on the draft Transportation Element.

March 17, 2015 – Freeland

Community Meeting | Presentation and discussion around the scope of the 2016 Comprehensive Plan update.

March 17, 2015 – Camano Island

Focus Group | Focus group discussion on rural land use, including topics such as rural businesses and agritourism.

March 19, 2015 – Coupeville

Community Meeting | Presentation and discussion around the scope of the 2016 Comprehensive Plan update.

March 24, 2015 – Freeland

Focus Group | Focus group discussion on rural land use, including topics such as rural businesses and agritourism.

March 26, 2015 – Oak Harbor

Community Meeting | Presentation and discussion around the scope of the 2016 Comprehensive Plan update.

March 26, 2015 – Oak Harbor

Focus Group | Focus group discussion on rural land use, including topics such as rural businesses and agritourism.

March 30, 2015 – Camano Island

Community Meeting | Presentation and discussion around the scope of the 2016 Comprehensive Plan update.

May 26, 2015 – Clinton

Council Working Group | Outreach around future growth and development in Clinton.

June 18, 2015 – Coupeville

TAG Meeting | Presentation and discussion of watershed characterization inputs and outputs, and groundwater existing conditions analysis for the Critical Areas Ordinance update.

July 21, 2015 – Freeland

Community Meeting | Discussion of the Freeland Development Regulations.

July 23, 2015 – Coupeville

TAG Meeting | Presentation & discussion of existing conditions for the Critical Areas Ordinance update.

July 27, 2015 – Clinton

Council Working Group | Outreach around future growth and development in Clinton.

August 5, 2015 – Langley

Community Meeting | Presentation and discussion around the Buildable Lands Analysis and resizing of the Langley Urban Growth Area.

August 12, 2015 – Freeland

Community Meeting | Presentation and discussion around the Buildable Lands Analysis and resizing of the Freeland Non-Municipal Urban Growth Area.

September 3, 2015 – Coupeville

TAG Meeting | Discussion of needs and gaps in the County's critical areas regulations, specifically with regards to wetlands and agricultural activities for the Critical Areas Ordinance update.

October 8, 2015 – Clinton

Council Working Group | Outreach around future growth and development in Clinton.

October 21, 2015 – Coupeville

Community Meeting | Presentation and small group discussions around rural character, quality of life and rural land uses.

October 22, 2015 – Oak Harbor

Community Meeting | Presentation and small group discussions around rural character, quality of life and rural land uses.

October 27, 2015 – Langley

Community Meeting | Presentation and small group discussions around rural character, quality of life and rural land uses.

October 29, 2015 – Camano Island

Community Meeting | Presentation and small group discussions around rural character, quality of life and rural land uses.

November 5, 2015 – Clinton

Council Working Group | Outreach around future growth and development in Clinton.

December 3, 2015 – Clinton

Council Working Group | Outreach around future growth and development in Clinton.

March 21, 2016 – Coupeville

TAG Meeting | Discussion on the Needs Assessment and Gap Analysis report for the Critical Areas Ordinance update.

March 28, 2016 – Langley

Community Meeting | Presentation and interactive discussion around UGA resizing, rezoning, and new Joint Planning Area overlays.

March 29, 2016 – Coupeville

Community Meeting | Presentation and interactive discussion around UGA resizing, rezoning, and new Joint Planning Area overlays.

March 31, 2016 – Freeland

Community Meeting | Open house presentation and discussion around UGA resizing, rezoning, and potential Future Planning Area overlays.

April 5, 2016 – Oak Harbor

Community Meeting | Presentation and interactive discussion around UGA resizing, rezoning, and new Joint Planning Area overlays.

April 18, 2016 – Coupeville

TAG Meeting | Workshop and discussion around policy packages for gaps identified in the Needs Assessment and Gap Analysis report for the Critical Areas Ordinance update.

July 11, 2016 – Langley

Community Meeting | Open house on the 2016 Comprehensive Plan draft chapters.

July 13, 2016 – Coupeville

Community Meeting | Open house on the 2016 Comprehensive Plan draft chapters.

July 14, 2016 - Freeland

Community Meeting | Drop-In Day, a day-long open house on the Freeland Subarea Plan & Development Regulations

July 19, 2016 – Oak Harbor

Community Meeting | Open house on the 2016 Comprehensive Plan draft chapters.

July 21, 2016 – Camano Island

Community Meeting | Open house on the 2016 Comprehensive Plan draft chapters.

July 25, 2016 - Freeland

Community Meeting | Open house on the Freeland Development Regulations

C-3.2 JOINT BOCC & PC PUBLIC MEETINGS

(All Joint meetings of the Board of Island County Commissioners & the Planning Commission were held on the Island County main campus in Coupeville)

February 11, 2013

Joint Workshop | Annual joint meeting with the Board of Island County Commissioners and the Planning Commission. Development of the 2013 Work Plan, including the Comprehensive Plan update.

March 10, 2014

Joint Workshop | Annual joint meeting with the Board of Island County Commissioners and the Planning Commission. Development of the 2014 Work Plan, including a progress report on the Comprehensive Plan update.

March 23, 2015

Joint Workshop | Annual joint meeting with the Board of Island County Commissioners and the Planning Commission. Development of the 2015 Work Plan, including a progress report on the Comprehensive Plan update.

March 17, 2016

Joint Workshop | Annual joint meeting with the Board of Island County Commissioners and the Planning Commission. Presentation on and discussion of the future annual update process for the Comprehensive Plan. Discussions on changes to the Urban Growth Areas (UGA), the Buildable Lands Analysis, zoning changes in the old UGAs, rural-to-urban shift policies, and Joint Planning Area (JPA) overlay designations.

May 2, 2016

Joint Workshop | Workshop on the Critical Areas Ordinance (CAO) policy options. Discussions on feedback from the public municipalities on UGAs and JPAs. Review and discussion of the preliminary working draft Elements of the Comprehensive Plan: Historic Preservation, Economic Development, Parks & Recreation, and Natural Resources.

May 23, 2016

Joint Workshop | Workshop on the Critical Areas Ordinance (CAO) policy options. Review and discussion of the preliminary working draft Elements of the Comprehensive Plan: Shoreline Management, Transportation, and Utilities. Review and discussion of the preliminary working draft for the Freeland Subarea Plan.

June 30, 2016

Joint Workshop | Workshop to review proposed amendments to the Island County Code related to the Critical Areas Ordinance update, preliminary draft Housing and Land Use Comprehensive Plan Chapters (including Urban Holding options), and discussion of the Freeland open house feedback and draft Subarea Plan & Development Regulation materials.

September 26, 2016

Joint Workshop | Workshop to review public comments received in 2016 related to the Comprehensive Plan update.

C-3.3 BOARD PUBLIC MEETINGS

(All meetings of the Board of Island County Commissioners were held on the Island County main campus in Coupeville and relayed via video-conference to the Camano campus.)

February 20, 2013

Work Session | Presentation on and discussion of the 2016 Comprehensive Plan update Public Participation Plan and Issue Paper 1.

March 11, 2013

Public Hearing | Formal presentation of the 2013 Annual Review Docket, including work for the 2016 Comprehensive Plan update.

April 3, 2013

Work Session | Follow-up on the March 27, 2013 COG discussion on the Comprehensive Plan update. Revisions to the Public Participation Plan & Preliminary Schedule.

May 1, 2013

Work Session | Update on the progress of the 2016 Comprehensive Plan update, including updates to the Public Participation Plan & Preliminary Schedule. Transmittal of the Planning Commission's recommendation on the Public Participation Plan & Preliminary Schedule.

May 2, 2013

Work Session | Local Agency and Federal Aid Project Prospectus approval for the Transportation Element update.

May 15, 2013

Work Session | Presentation of staff's research associated with Island County population trends and next steps before selecting an OFM population for Island County.

May 20, 2013

Consent Agenda | Local Agency and Federal Aid Project Prospectus approval for the Transportation Element update.

May 20, 2013

Public Hearing | Resolution C-45-13 [PLG-001-13]: In the Matter of Establishing a Public Participation Plan and Preliminary Schedule for the 2016 Periodic Update of the Island County Comprehensive Plan.

June 19, 2013

Work Session | A staff presentation of research associated with Island County population trends and next steps before selecting an OFM population for Island County.

August 5, 2013

Regular Agenda | Schedule Public Hearing: Transmittal of the Planning Commission's recommendation for the selection of a twenty-year population projection (Resolution C-76-13 [PLG-006-13]).

August 26, 2013

Consent Agenda | Approval of the consultant contract for the Transportation Element update.

August 26, 2013

Public Hearing | Resolution C-76-13 [PLG-006-13]: Selecting a Twenty-Year Population Projection to comply with the Washington State Growth Management Act.

August 27, 2013

Special Session | Fish & Wildlife Habitat Conservation Area update presentation to provide an overview of the process that Island County will be undertaking to review and revise the Comprehensive Plan.

December 18, 2013

Work Session | General discussion on the 2016 Comprehensive Plan update.

January 15, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

February 11, 2014

Public Hearing | Presentation on regional growth trends and recommendation on the allocation of the 2036 countywide population projections.

February 12, 2014

Work Session | Regional Population Allocations Issue Paper 2 presentation. Presentation and discussion of materials for the first round of public meetings on the Transportation Element update.

February 19, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

February 24, 2014

Regular Agenda | Schedule Public Hearing - Resolution C-11-14 [PLG-001-14]: In the matter of allocating the 2036 population projection to the planning areas.

March 10, 2014

Public Hearing | Resolution C-11-14 [PLG-001-14]: In the matter of allocating the 2036 population projection to the planning areas.

March 19, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

April 16, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

May 14, 2014

Work Session | A presentation and discussion on proposed updates to the Island County Comprehensive Plan and Development Regulations to protect Fish and Wildlife Conservation Areas.

May 21, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

June 18, 2014

Work Session | Transmittal of PC recommendation on proposed amendments to the Island County Comprehensive Plan and Development Regulations to protect Fish and Wildlife Habitat Conservation Areas. Presentation and discussion of materials for the second round of public meetings on the Transportation Element update.

July 7, 2014

Consent Agenda | Schedule Public Hearing - C-75-14 [PLG-006-14]: In the matter of reviewing and updating the Island County Comprehensive Plan and Development Regulations to protect fish and wildlife habitat conservation areas.

July 16, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

July 21, 2014

Work Session | Ordinance C-75-14 [PLG-006-14]: In the matter of reviewing and updating the Island County Comprehensive Plan and Development Regulations to protect fish and wildlife habitat conservation areas.

July 28, 2014

Public Hearing | Continuation of the public hearing on July 21, 2014.

August 11, 2014

Regular Agenda | Schedule Public Hearing - Ordinance C-75-14 [PLG-006-14]: Reviewing and Updating the Island County Comprehensive Plan and Development Regulations to Protect Fish and Wildlife Habitat Conservation Areas.

August 20, 2014

Work Session | Discussion on revising the 2016 Comprehensive Plan update schedule.

August 25, 2014

Public Hearing | Ordinance C-75-14 [PLG-006-14]: Reviewing and Updating the Island County Comprehensive Plan and Development Regulations to Protect Fish and Wildlife Habitat Conservation Areas.

September 8, 2014

Work Session | Discussion on Ordinance C-75-14 [PLG-006-14]: Reviewing and Updating the Island County Comprehensive Plan and Development Regulations to Protect Fish and Wildlife Habitat Conservation Areas.

September 17, 2014

Work Session | Buildable Lands Analysis methodology presentation.

September 22, 2014

Public Hearing | Ordinance C-75-14 [PLG-006-14]: Reviewing and Updating the Island County Comprehensive Plan and Development Regulations to Protect Fish and Wildlife Habitat Conservation Areas.

September 29, 2014

Work Session | Discussion on coordinating with Oak Harbor on the future roadway network for the Transportation Element update.

October 1, 2014

Work Session | General discussion on the 2016 Comprehensive Plan update.

November 5, 2014

Work Session | Presentation of the results of the Buildable Lands Analysis in support of the 2016 Comprehensive Plan update. Discussion on the draft of the updated Countywide Planning Policies. Discussion on the consultant contract extension for the Transportation Element update.

November 10, 2014

Consent Agenda | Consultant contract extension for the Transportation Element update.

December 2, 2014

Work Session | Presentation and discussion on the draft Transportation Element.

December 3, 2014

Work Session | Discussion on the draft of the updated Countywide Planning Policies.

December 17, 2014

Work Session | Discussion on public outreach strategies and the initial survey questions prepared for the 2016 update.

January 21, 2015

Work Session | Presentation and discussion on the draft Transportation Element, including discussions on the public meeting times.

March 11, 2015

Work Session | Discussion on the Annual Work Plan & Planning Commission recommendation on the Annual Review.

March 18, 2015

Work Session | General discussion on the 2016 Comprehensive Plan update.

March 24, 2015

Public Hearing | Interim Ordinance C-16-15: In the matter of an Interim Official Controls that amends Development Regulations in Island County Code Chapters 17.02 and 17.02B that apply to preexisting agricultural activities within Critical Area Overlay Zones addressing the balance of critical area protection of farmland and rural character.

April 21, 2015

Public Hearing | Resolution C-34-15 [PLG-002-15]: In the Matter of Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County.

April 29, 2015

Special Session | Discussion related to the public input received on the Scope of Work for the 2016 Comprehensive Plan update as reviewed by the Planning Commission on April 27, 2015.

May 6, 2015

Special Session | Continued discussion related to the public input received on the Scope of Work for the 2016 Comprehensive Plan update as reviewed by the Planning Commission on April 27, 2015.

May 20, 2015

Work Session | General discussion on the 2016 Comprehensive Plan update.

May 26, 2015

Regular Agenda | Schedule Public Hearing - Resolution C-60-15 [PLG-003-15]: In the Matter of Adopting a Scope of Work for the 2016 Comprehensive Plan Update.

June 2, 2015

Work Session | General discussion on the 2016 Comprehensive Plan update.

June 9, 2015

Special Session | Discussion on the 2016 Comprehensive Plan Update Scope of Work Resolution

June 10, 2015

Work Session | Discussion on the consultant contract extension for the Transportation Element update.

June 16, 2015

Consent Agenda | Consultant contract extension for the Transportation Element update.

June 23, 2015

Public Hearing | Resolution C-67-15 [PLG-003-15]: In the Matter of Adopting a Scope of Work for the 2016 Update.

July 1, 2015

Work Session | 2016 Comprehensive Plan status update and revised schedule for the Critical Areas review.

August 4, 2015

Special Session | Discussion on the proposed public outreach strategy to gain a better understanding of the community's vision of rural land use. Discussion of the rural land use survey that will be distributed to randomly selected addresses in each planning area, excluding Urban Growth Areas. General discussion of the 2016 update progress including discussions of the Langley and Freeland UGA Boundary public meetings.

August 5, 2015

Work Session | Introduction of working draft layout and formatting examples from other jurisdictions. Review of the existing policies of the Land Use Element.

August 11, 2015

Special Session | Discussion of Comprehensive Plan working draft format and review. Review of the following Elements: Water Resources, Shoreline Management, and Capital Facilities.

August 19, 2015

Work Session | Discussion of Comprehensive Plan working draft format and review. Review of the following Elements: Housing, Historic Preservation, Natural Lands, Parks and Recreation, Transportation and Utilities.

August 26, 2015

Special Session | Presentation and discussion of the Best Available Science report for the Critical Areas Ordinance update.

September 16, 2015

Work Session | Presentation and discussion of the Existing Conditions report for the Critical Areas Ordinance update.

September 22, 2015

Work Session | Schedule Public Hearing - Ordinance C-100-15 [PLG-006-15]: In the Matter of Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County.

October 6, 2015

Public Hearing | Ordinance C-100-15 [PLG-006-15]: In the Matter of Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County.

October 21, 2015

Work Session | Discussion of the results of the rural lands survey results and the upcoming rural lands public meetings.

November 2, 2015

Public Hearing | Ordinance C-100-15 [PLG-006-15]: In the Matter of Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County.

November 3, 2015

Work Session | General discussion on the 2016 Comprehensive Plan update.

November 3, 2015

Regular Agenda | Final Adoption of Ordinance C-100-15 [PLG-006-15]: In the Matter of Adopting Revised Countywide Planning Policies for the Purpose of Coordinating the GMA Planning Activities of the Governments of Island County.

November 4, 2015

Work Session | General discussion on the 2016 Comprehensive Plan update.

December 16, 2015

Work Session | Presentation and discussion of the rural lands public engagement summary and next steps. Presentation of changes proposed for the 2016 Comprehensive Plan to include the addition of an introduction to the plan, and the reorganization of the Natural Lands, Water Resources, Utilities and Historic Preservation Elements.

January 20, 2016

Work Session | General discussion on the 2016 Comprehensive Plan update.

February 3, 2016

Work Session | General discussion on the 2016 Comprehensive Plan update.

March 16, 2016

Work Session | Consultant selection discussion based on responses received to the Island County RFQ for consultant services to assist with the 2016 Comprehensive Plan update.

April 6, 2016

Work Session | Presentation and workshop of the draft Needs Assessment and Gaps Analysis Report for the Critical Areas Ordinance update for the 2016 Comprehensive Plan update.

April 20, 2016

Work Session | Continued discussion of the draft Needs Assessment and Gaps Analysis Report.

May 18, 2016

Work Session | General discussion on the 2016 Comprehensive Plan update.

June 1, 2016

Work Session | Presentation of the Planning Commission recommendations on the draft UGA/JPA maps. Discussion of the Resolution of Substantial Progress (C-76-16) for the 2016 Comprehensive Plan.

June 7, 2016

Consent Agenda | Scheduling for the Resolution of Substantial Progress (C-76-16).

June 14, 2016

Regular Agenda | Approval of Resolution (C-74-16) drafting UGAs and JPA overlays.

June 15, 2016

Work Session | Discussion of the Capital Facilities Element and Appendix B and C of the Comprehensive Plan.

June 21, 2016

Regular Agenda | Approval of the Resolution of Substantial Progress (C-76-16).

July 13, 2016

Work Session | General discussion on the 2016 Comprehensive Plan update, Freeland Development Regulations, and codes related to implementing the Comprehensive Plan.

July 20, 2016

Work Session | Discussion on Freeland Development regulations and review of the draft of the 2016 Comprehensive Plan to send to the Department of Commerce.

August 3, 2016

Work Session | Brief overview of the July open houses and discussion on the implementation section of the Comprehensive Plan.

August 17, 2016

Work Session | Discussion on the draft of the 2016 Comprehensive Plan and Freeland Subarea Plan to send to the Department of Commerce.

August 23, 2016

Regular Agenda | Approval to send the draft of the 2016 Comprehensive Plan and Freeland Subarea Plan to the Department of Commerce for review.

September 21, 2016

Work Session | Discussion on the 2016 Comprehensive Plan process, including code amendments and potential restructuring of the Future Land Use designations.

October 5, 2016

Work Session | Brief discussion on proposed map changes to the Freeland UGA and Oak Harbor JPA. Presentation on the proposed Land Use maps.

October 12, 2016

Work Session | Brief discussion on proposed map changes to the Freeland UGA and Oak Harbor JPA. Presentation on the proposed Land Use maps as well as code changes necessary to implement the 2016 Comprehensive Plan update. Discussion on policy related questions for the new Freeland Development Code.

October 15, 2016

Work Session | Discussion of the proposed code changes necessary to implement the 2016 Comprehensive Plan update. Discussion on policy related questions for the new Freeland Development Code.

October 19, 2016

Work Session | Discussion discussion on proposed map changes to the Freeland UGA and Oak Harbor JPA. Discussion of the proposed code changes necessary to implement the 2016 Comprehensive Plan update. Discussion on policy related questions for the new Freeland Development Code.

October 25, 2016

Work Session | Discussion on finalizing the Freeland NMUGA boundary to be included in the Final Draft of the Comprehensive Plan.

November 2, 2016

Work Session | Discussion on: the Department of Commerce comment letter, the proposed revisions related to public input and Department of Commerce recommendations, updated zoning maps, code changes related to the Comprehensive Plan and the Freeland development regulations.

C-3.4 PLANNING COMMISSION PUBLIC MEETINGS

(All Planning Commission meetings were held on the Island County main campus in Coupeville)

April 9, 2013

Work Session | Discussion of the 2016 Comprehensive Plan update, including the Public Participation Plan & Preliminary Schedule.

June 25, 2013

Work Session | Presentation of research supporting the selection of an OFM population projection.

July 23, 2013

Work Session | Continued discussion of the research supporting the selection of an OFM population projection. Introductory discussion of the Countywide Planning Policies (CWPP) and an overview of upcoming work on revisions to the CWPPs.

March 25, 2014

Public Hearing | Discussion of proposed updates to the Island County Comprehensive Plan and Development Regulations to protect Fish and Wildlife Habitat Conservation Areas.

April 8, 2014

Public Hearing | Continuation of Planning Commission Workshop to discuss proposed updates to the Island County Comprehensive Plan and Development Regulations to protect Fish and Wildlife Habitat Conservation Areas.

April 22, 2014

Public Hearing | A public hearing on proposed amendments to the Island County Comprehensive Plan and Development Regulations to protect Fish and Wildlife Habitat Conservation Areas.

May 13, 2014

Public Hearing | Continuation of the public hearing from April 22, 2014.

May 27, 2014

Public Hearing | Continuation of the public hearing from May 13, 2014.

June 10, 2014

Public Hearing | Continuation of the public hearing from May 27, 2014.

August 26, 2014

Work Session | Presentation on the methodology and rationale for the Buildable Lands Analysis.

October 28, 2014

Work Session | Presentation of the results of the Buildable Lands Analysis in support of the 2016 Comprehensive Plan update. Review of Countywide Planning Policies and recommended policy revisions.

November 18, 2014

Work Session | Continued discussion on the revised Countywide Planning Policies. Discussion on public outreach techniques and draft survey questions.

January 27, 2015

Work Session | Overview of the 2016 Comprehensive Plan update efforts and presentation of final draft of the Countywide Planning Policies. Presentation of the draft Transportation Element.

February 23, 2015

Work Session | Discussion on scope of 2016 Comprehensive Plan Update. Presentation of the Buildable Lands Analysis report. Public hearing and deliberation on the draft Countywide Planning Policies.

March 9, 2015

Work Session | Public hearing and deliberation on the draft Countywide Planning Policies.

April 27, 2015

Public Hearing | Public hearing on the scope of the 2016 Comprehensive Plan update.

May 11, 2015

Public Hearing | Continuation of public hearing from April 27, 2015.

July 27, 2015

Work Session | Discussion of the Critical Areas Ordinance update and review of the draft Best Available Science Report.

August 10, 2015

Work Session | Discussion of the existing Comprehensive Plan goals and policies, and the potential reorganization and reformatting.

August 24, 2015

Work Session | Review of the existing Comprehensive Plan goals and policies. Discussion of the potential reorganization and reformatting of the Comprehensive Plan. Discussion on the rural land use outreach efforts.

September 14, 2015

Public Hearing | Public hearing and deliberation on the Countywide Planning Policies.

September 28, 2015

Work Session | Discussion of the Comprehensive Plan Working Draft, including the Housing, Natural Lands, Historic Preservation, Transportation, Parks and Recreation and Utilities Elements.

October 26, 2015

Work Session | Discussion of the Rural Lands Survey and public meetings being held as part of the public outreach strategy.

December 14, 2015

Work Session | Review of the public comments received from the Rural Lands outreach efforts, including the community meetings and the combined results. Presentation of and discussion on staff recommendations for next steps for Commissioner consideration. Presentation of changes proposed for the 2016 Comprehensive Plan to include the addition of an introduction to the plan, and the reorganization of the Natural Lands, Water Resources, Utilities and Historic Preservation Elements.

January 11, 2016

Work Session | Presentation and discussion of the draft Housing, and Parks and Recreation Elements.

February 22, 2016

Work Session | Presentation and discussion of future Comprehensive Plan update scheduling.

March 28, 2016

Work Session | Presentation and discussion of the Needs Assessment and Gap Analysis report for the Critical Areas Ordinance update.

May 23, 2016

Public Hearing | Presentation and recommendations on the Urban Growth Area boundaries and Joint Planning Area overlays for the 2016 Comprehensive Plan update.

July 11, 2016

Work Session | Update on the Island County Comprehensive Plan process & next steps, including review & discussion of draft materials.

July 25, 2016

Work Session | Island County Comprehensive Plan next steps and draft materials.

September 12, 2016

Work Session | Brief overview of code changes that will be necessary to implement the 2016 Comprehensive Plan update. A brief overview of work needing to be done on the Critical Areas Ordinance and Freeland Development Regulations.

October 10, 2016

Work Session | Review of the comments received from the Department of Commerce of the draft Comprehensive Plan. Brief discussion on proposed map changes to the Freeland UGA and Oak Harbor JPA. Presentation on the proposed Land Use maps as well as code changes necessary to implement the 2016 Comprehensive Plan update. Discussion on policy related questions for the new Freeland Development Code.

October 24, 2016

Work Session | Review of the comments received from the Department of Commerce of the draft Comprehensive Plan. Discussion of the proposed code changes necessary to implement the 2016 Comprehensive Plan update. Discussion on policy related questions for the new Freeland Development Code. Review of the changes to be made to create final drafts of the 2016 Island County Comprehensive Plan and Freeland Subarea Plan.

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Large Format versions of selected maps.

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LAND USE MAPS

MAP 1D (Large).	Island County Planning Areas	5
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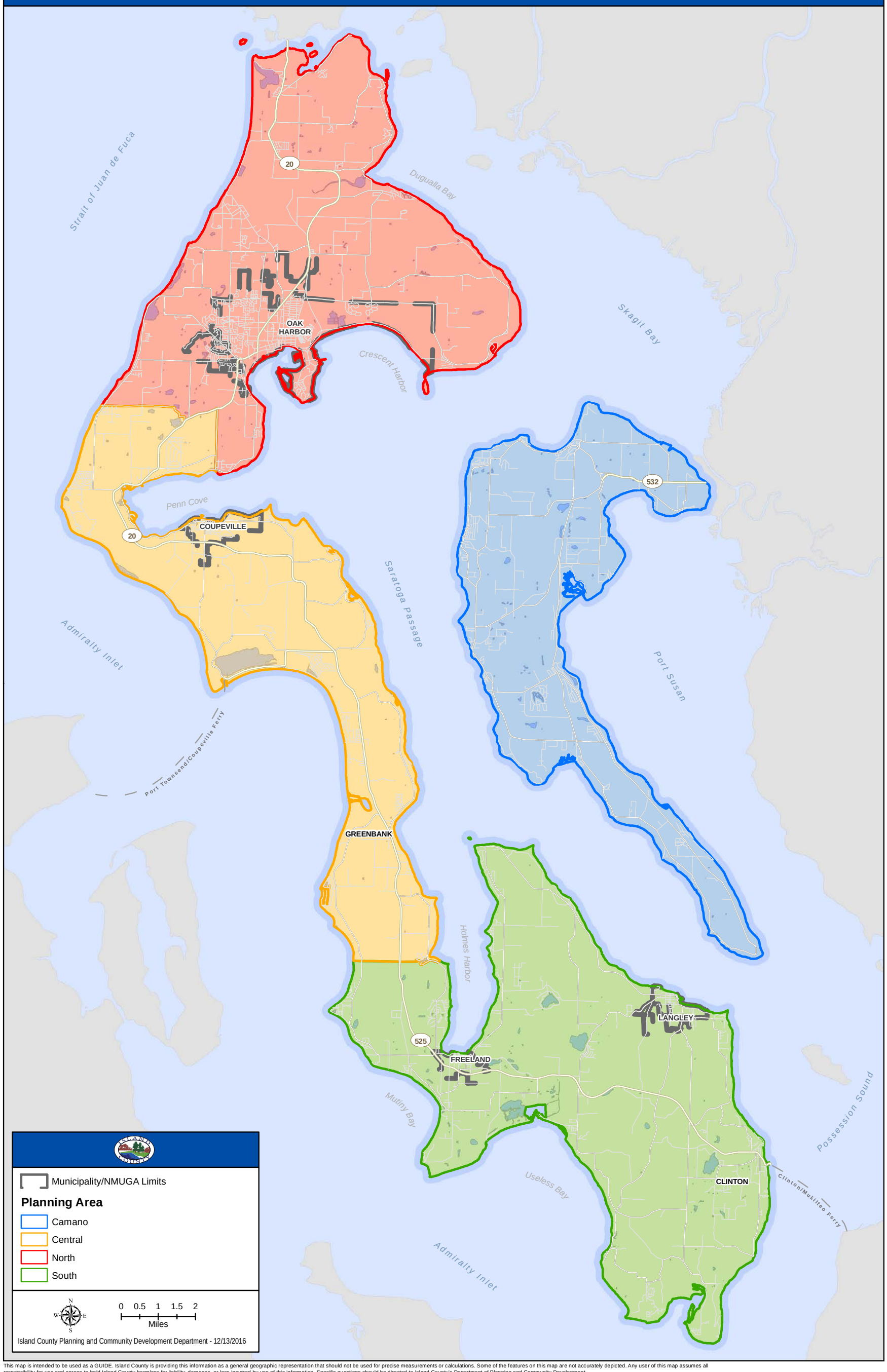
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Map 1D (Large) - Island County Planning Areas

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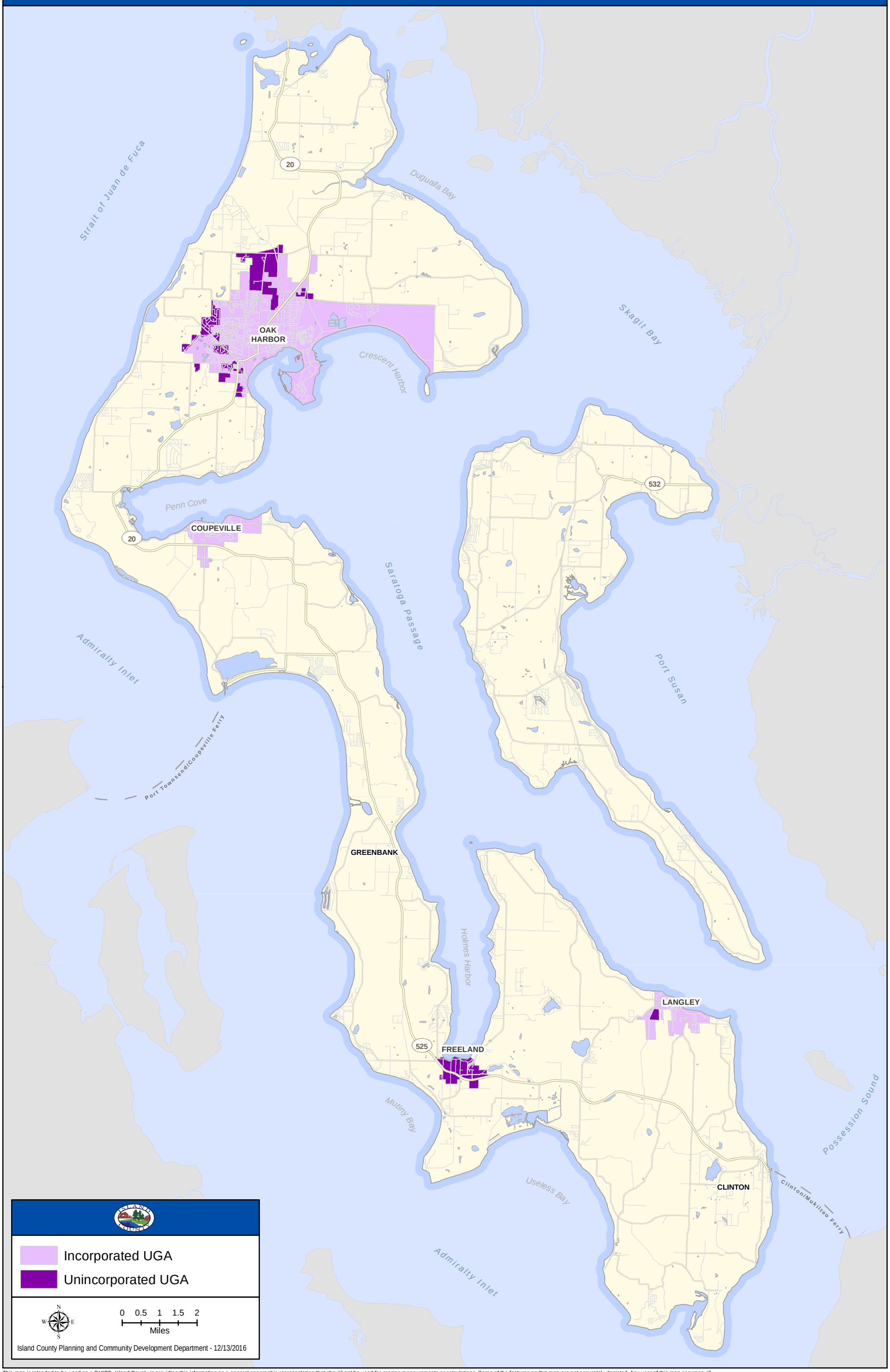
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Map 1E (Large) - Urban Growth Areas (UGA)

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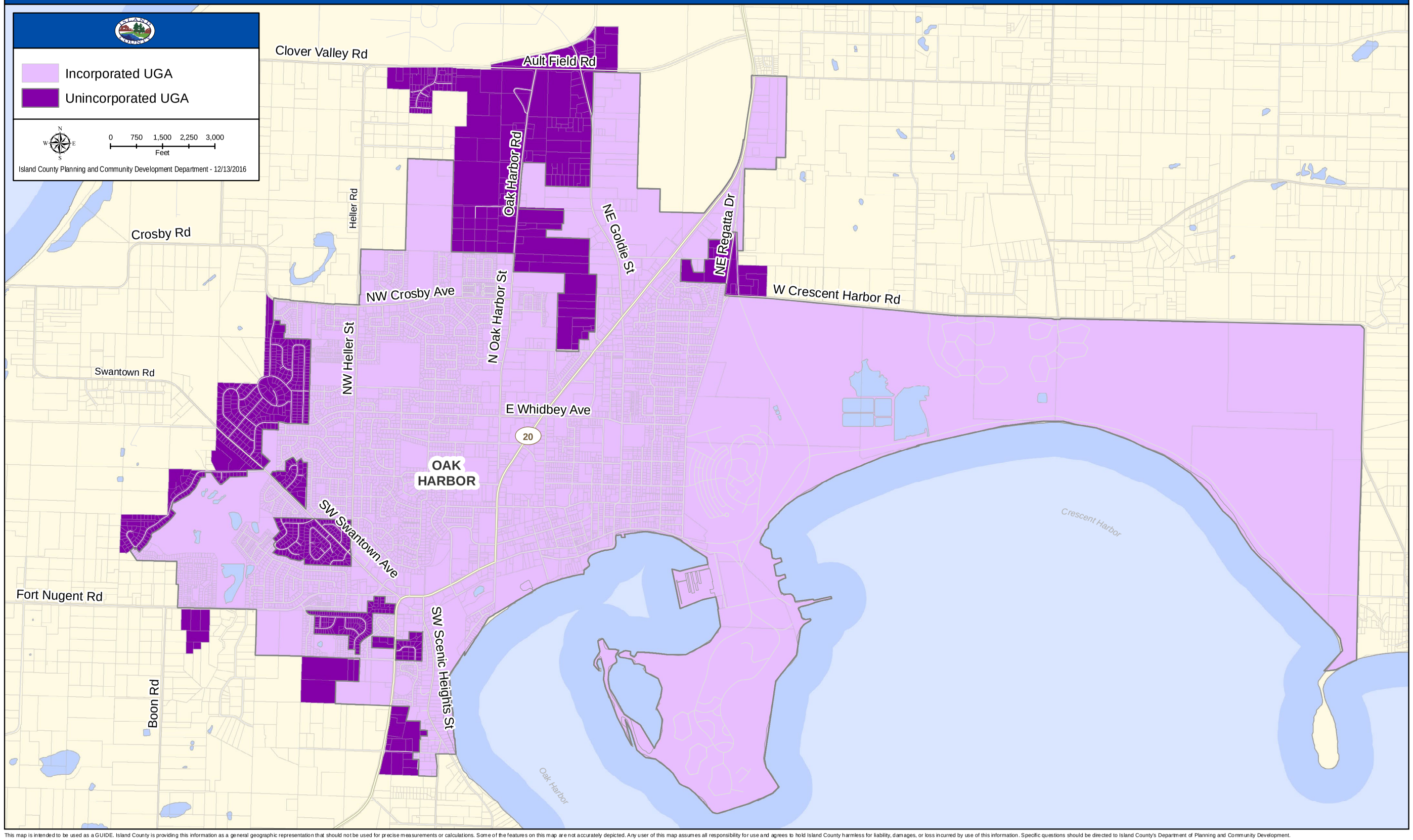
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Map 1F (Large) - Oak Harbor Urban Growth Area (UGA)

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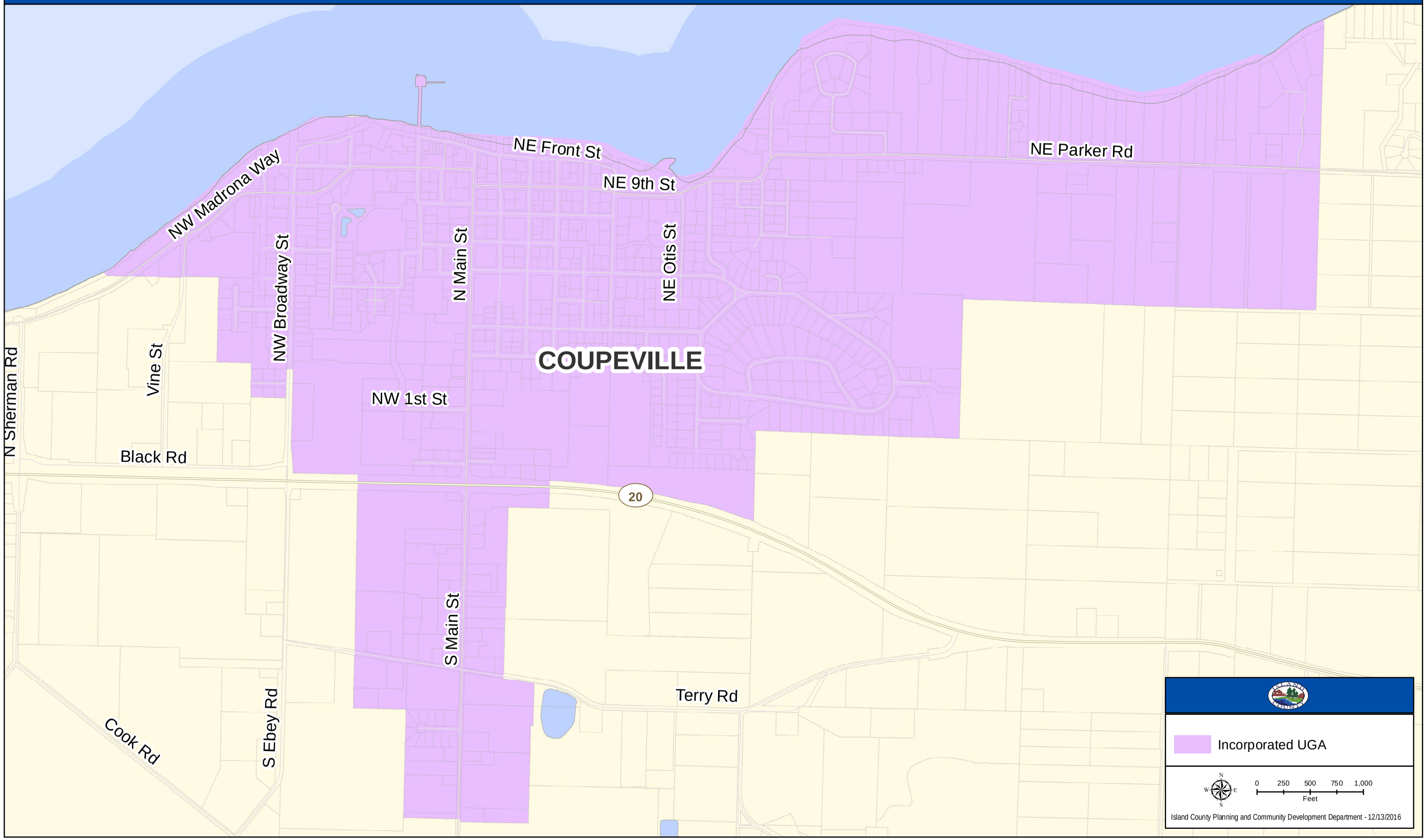
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Map 1G (Large) - Coupeville Urban Growth Area (UGA)

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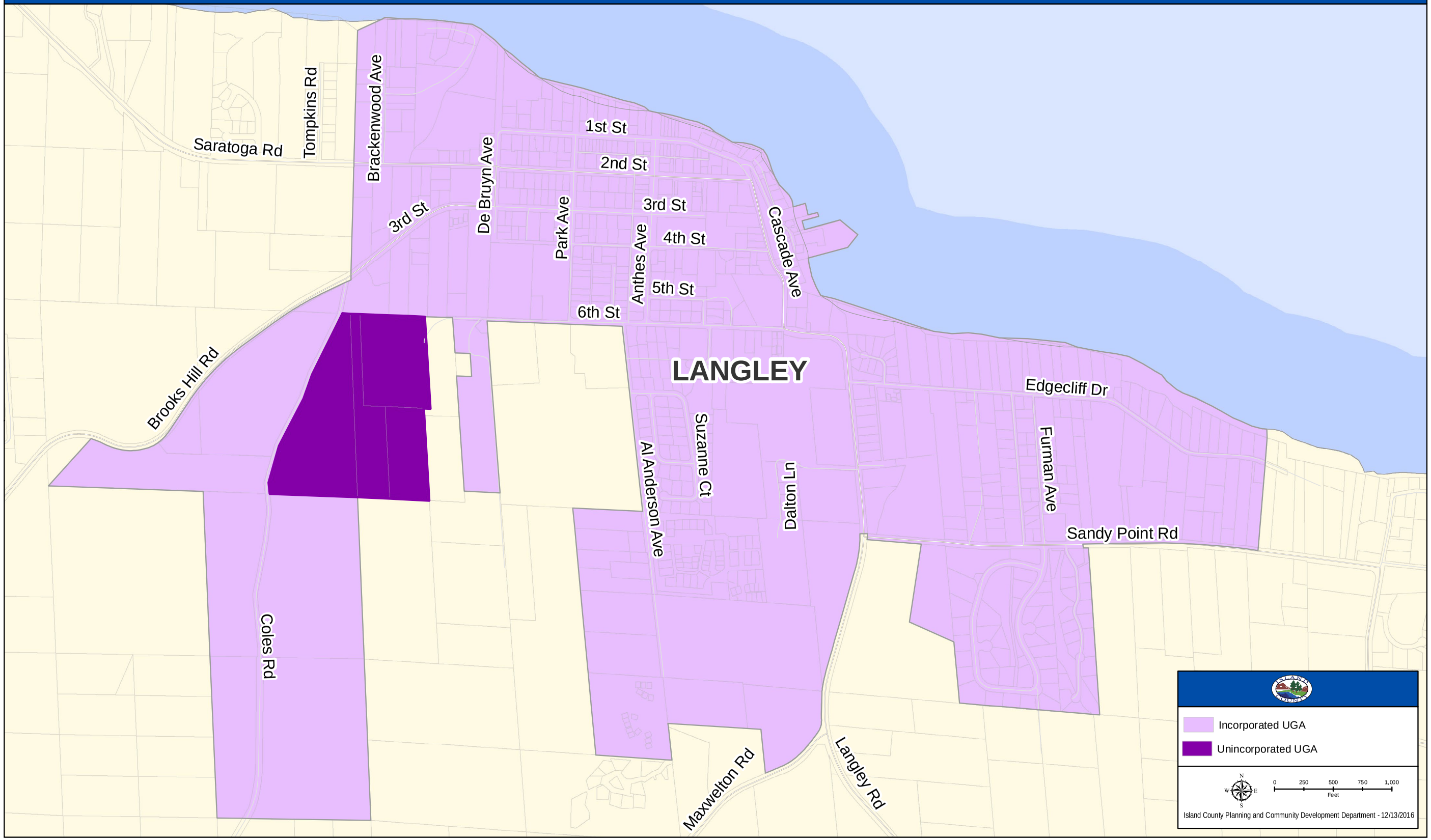
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Map 1H (Large) - Langley Urban Growth Area (UGA)

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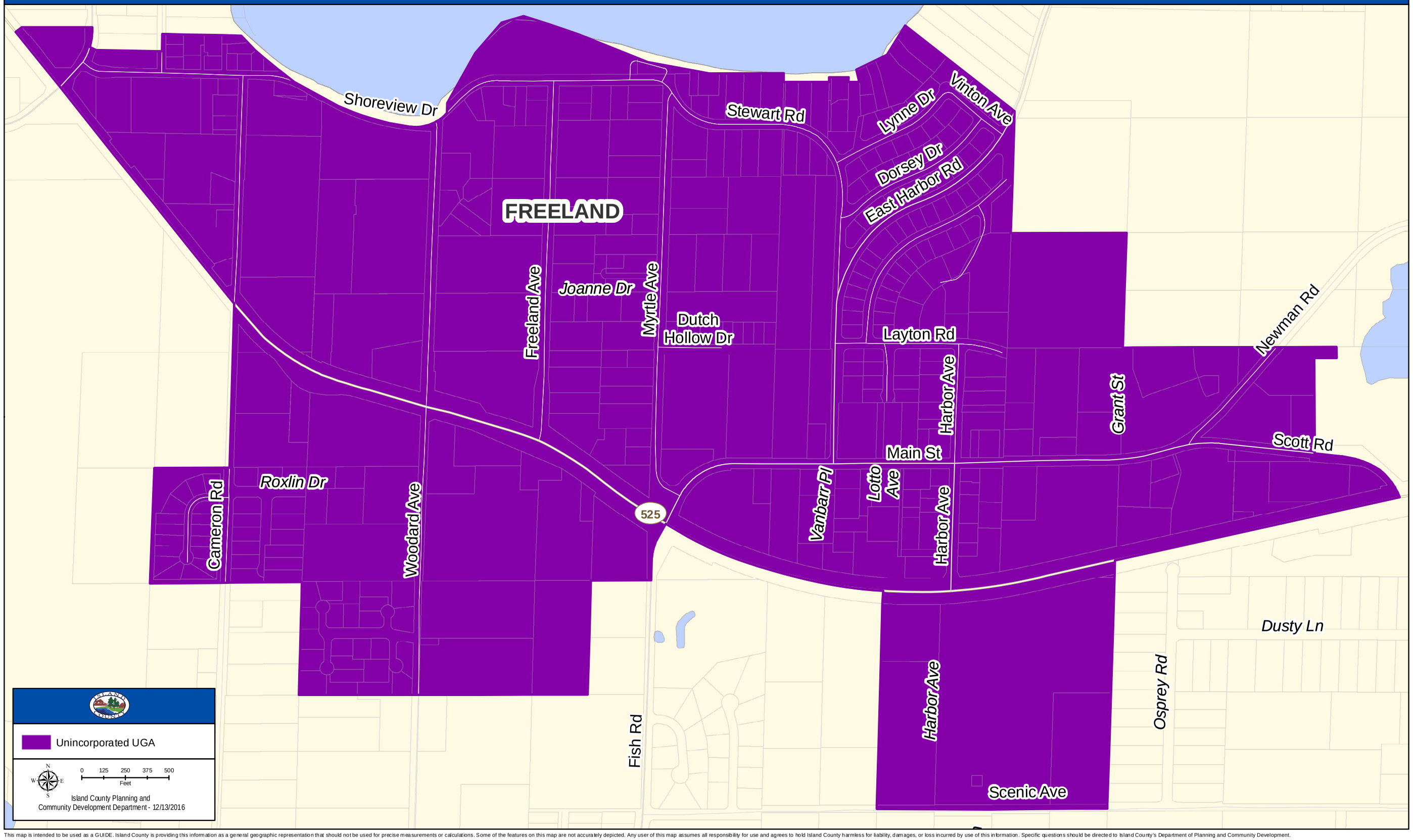
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Map 1I (Large) - Freeland Non-Municipal Urban Growth Area (NMUGA)

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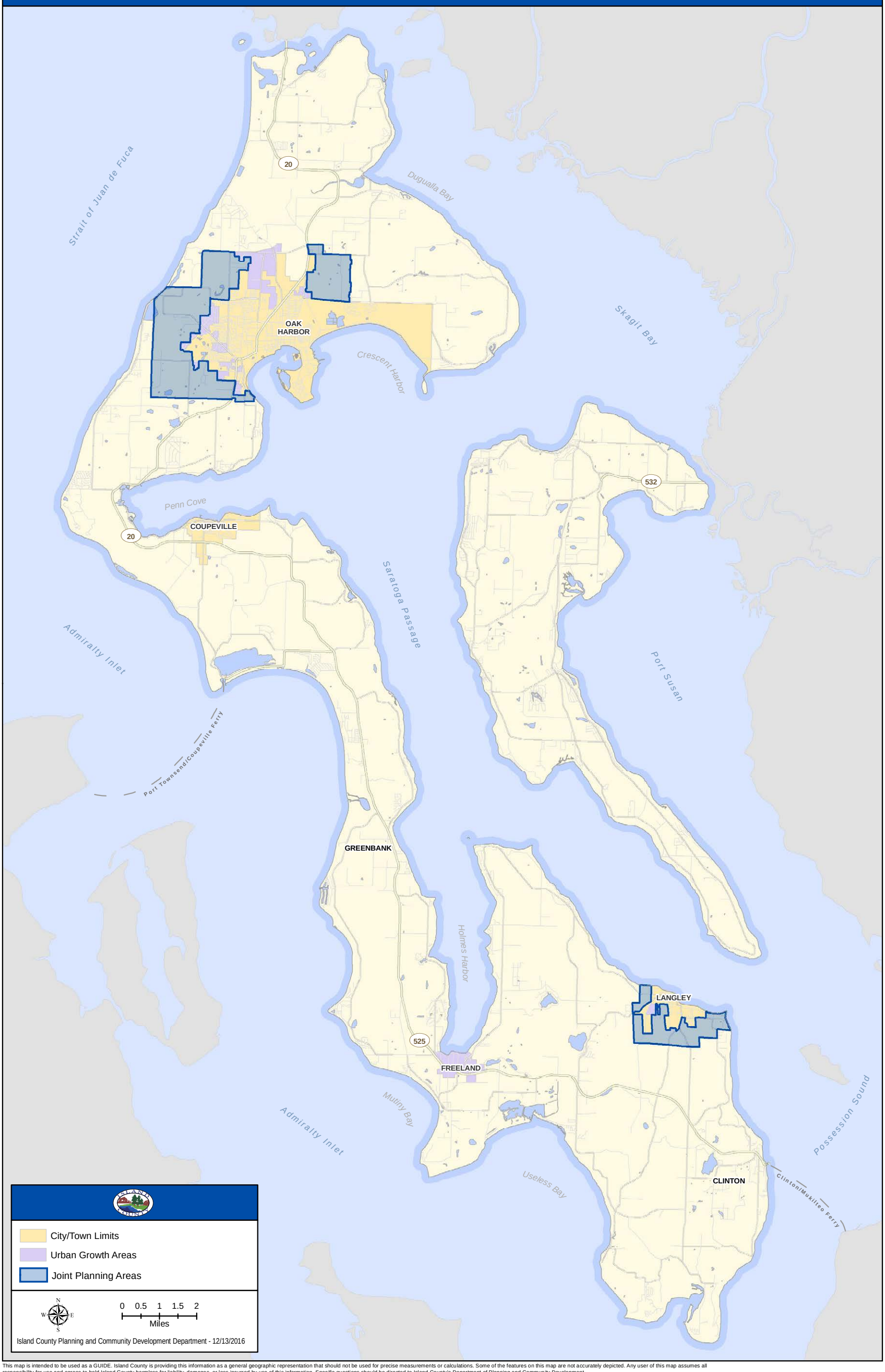
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Map 1J (Large) - Joint Planning Area Boundaries

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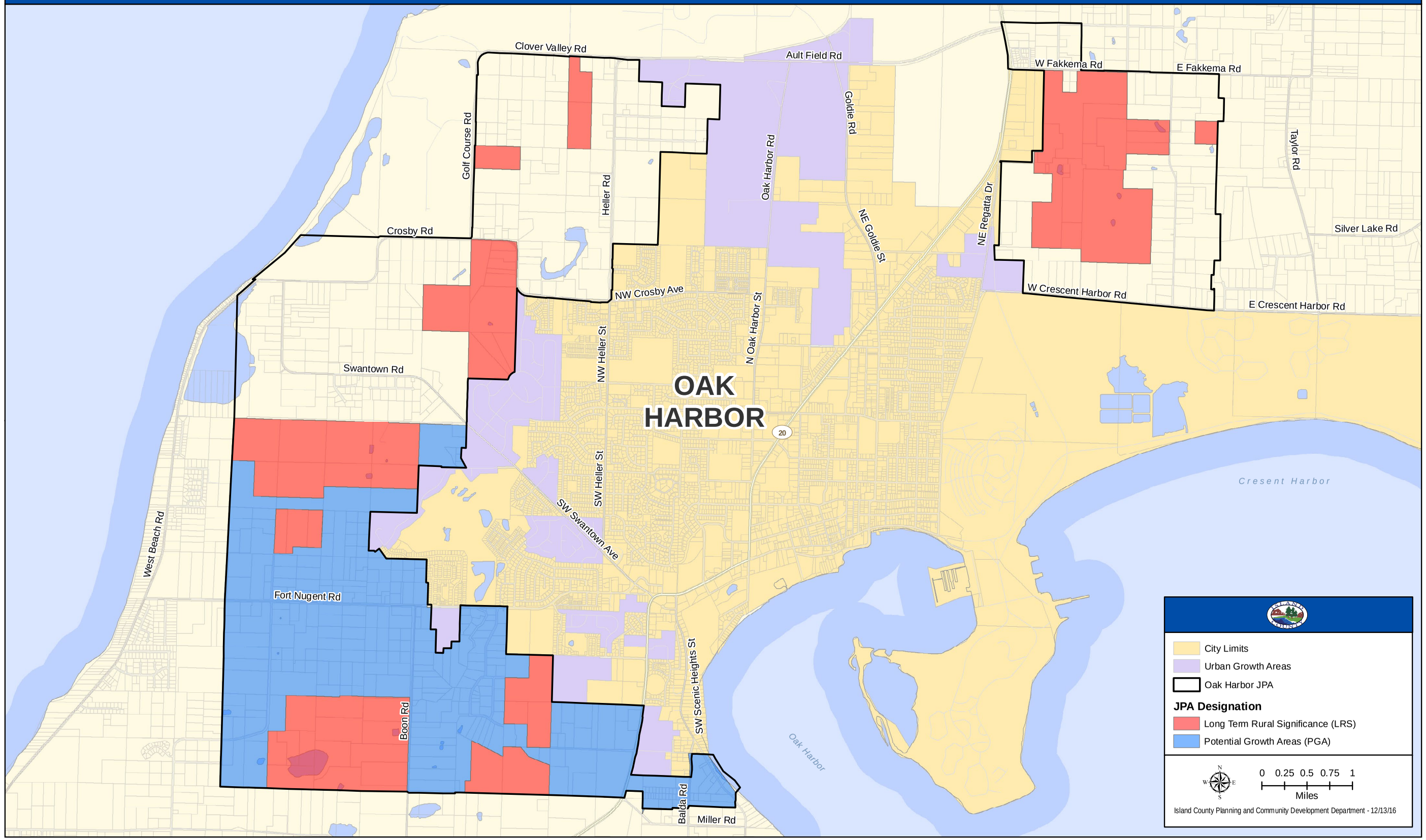
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Map 1K (Large) - Oak Harbor Joint Planning Area Overlays

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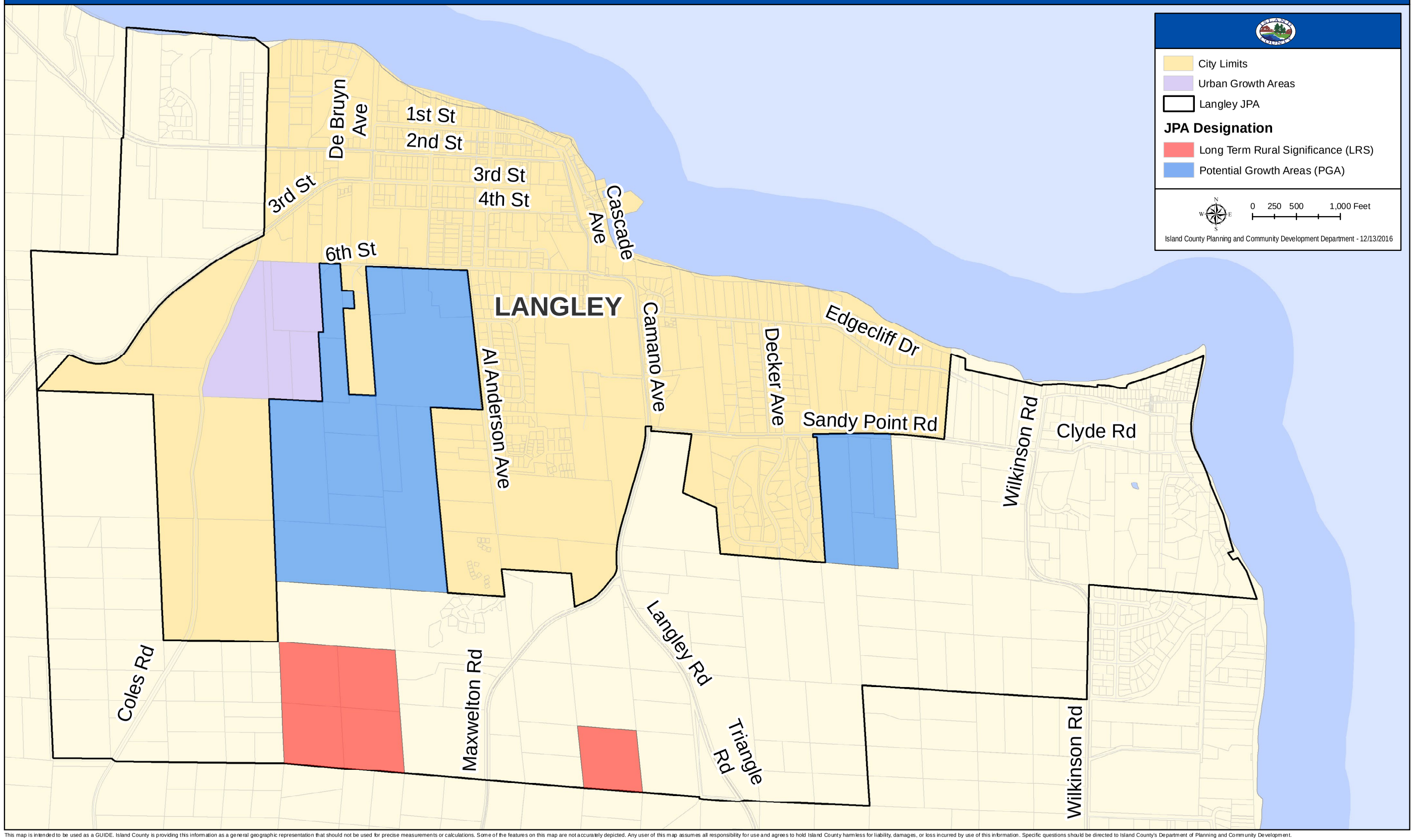
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Map 1L (Large) - Langley Joint Planning Area Overlays

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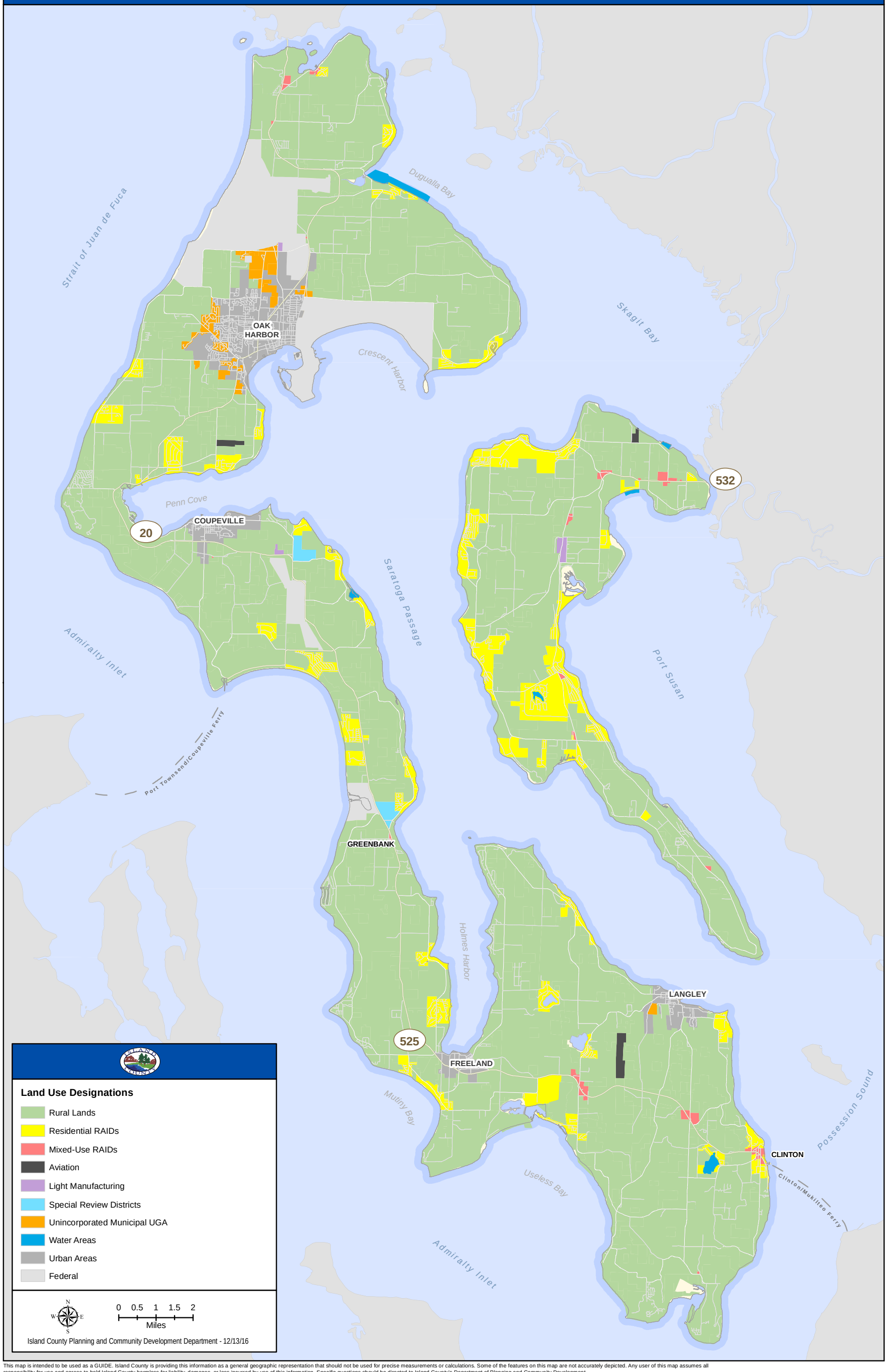
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Map 1T (Large) - Future Land Use Map

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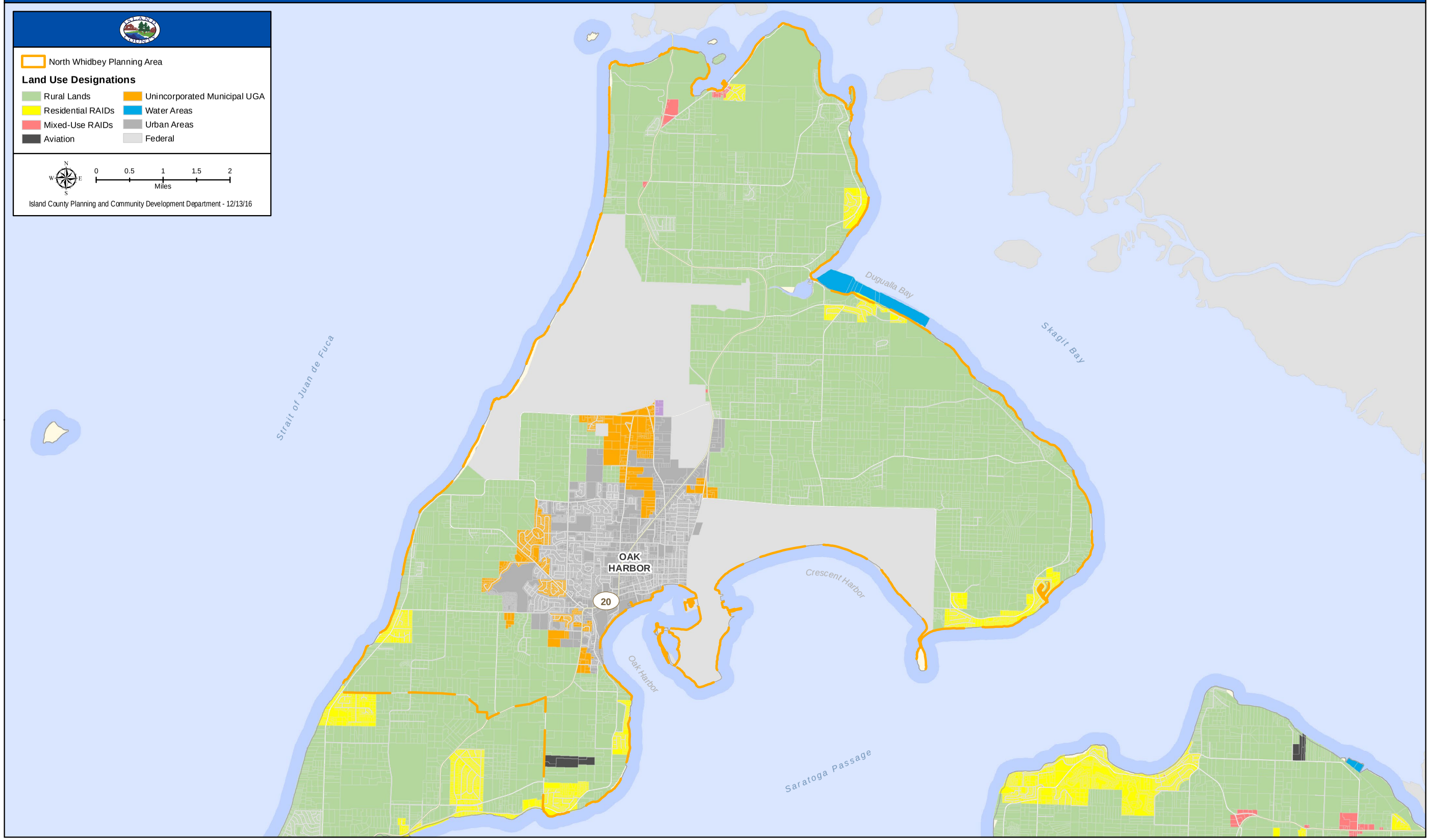
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Map 1U (Large) - Future Land Use Map - North Whidbey Planning Area

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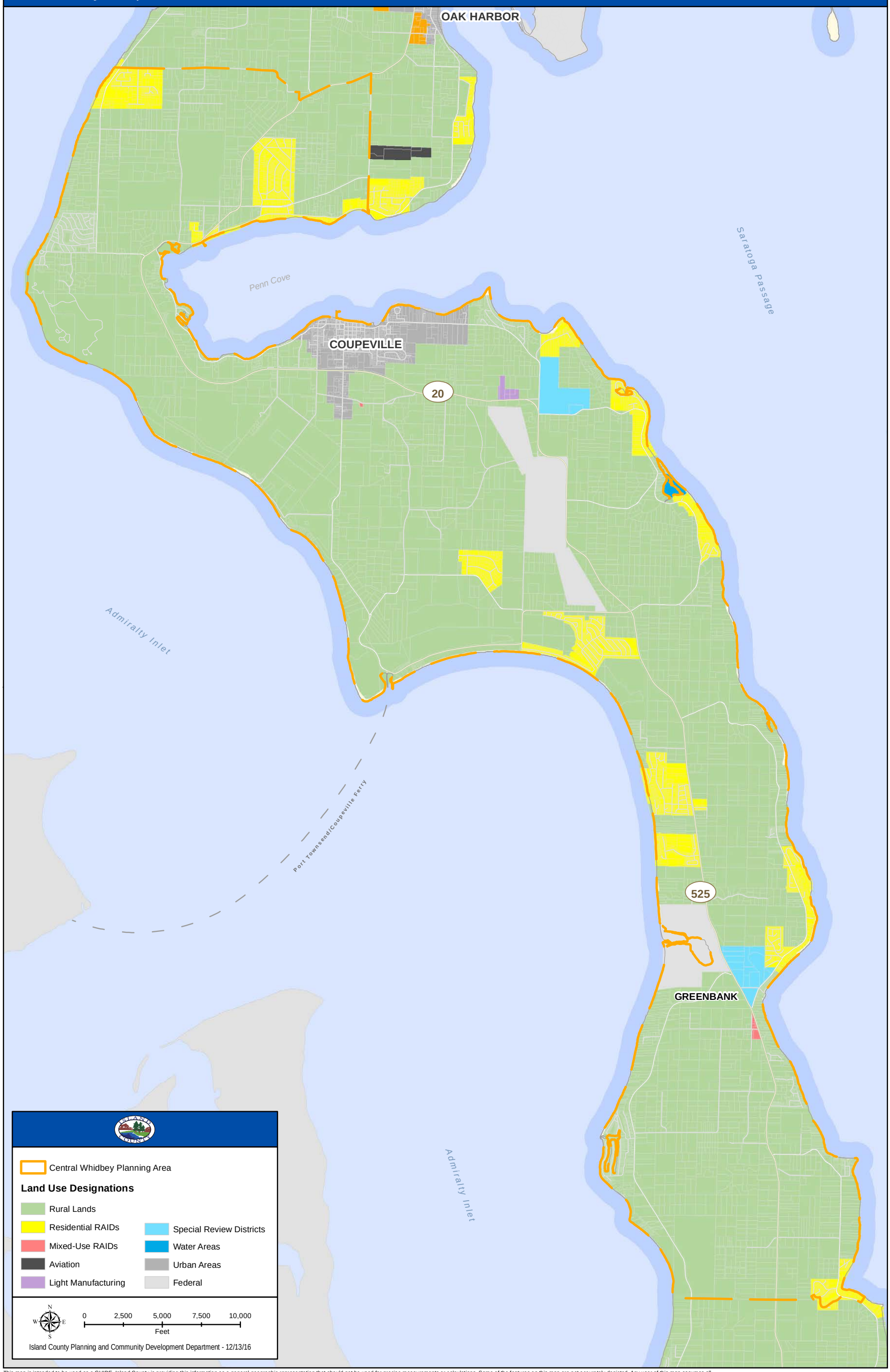
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Map 1V (Large) - Future Land Use Map - Central Whidbey Planning Area

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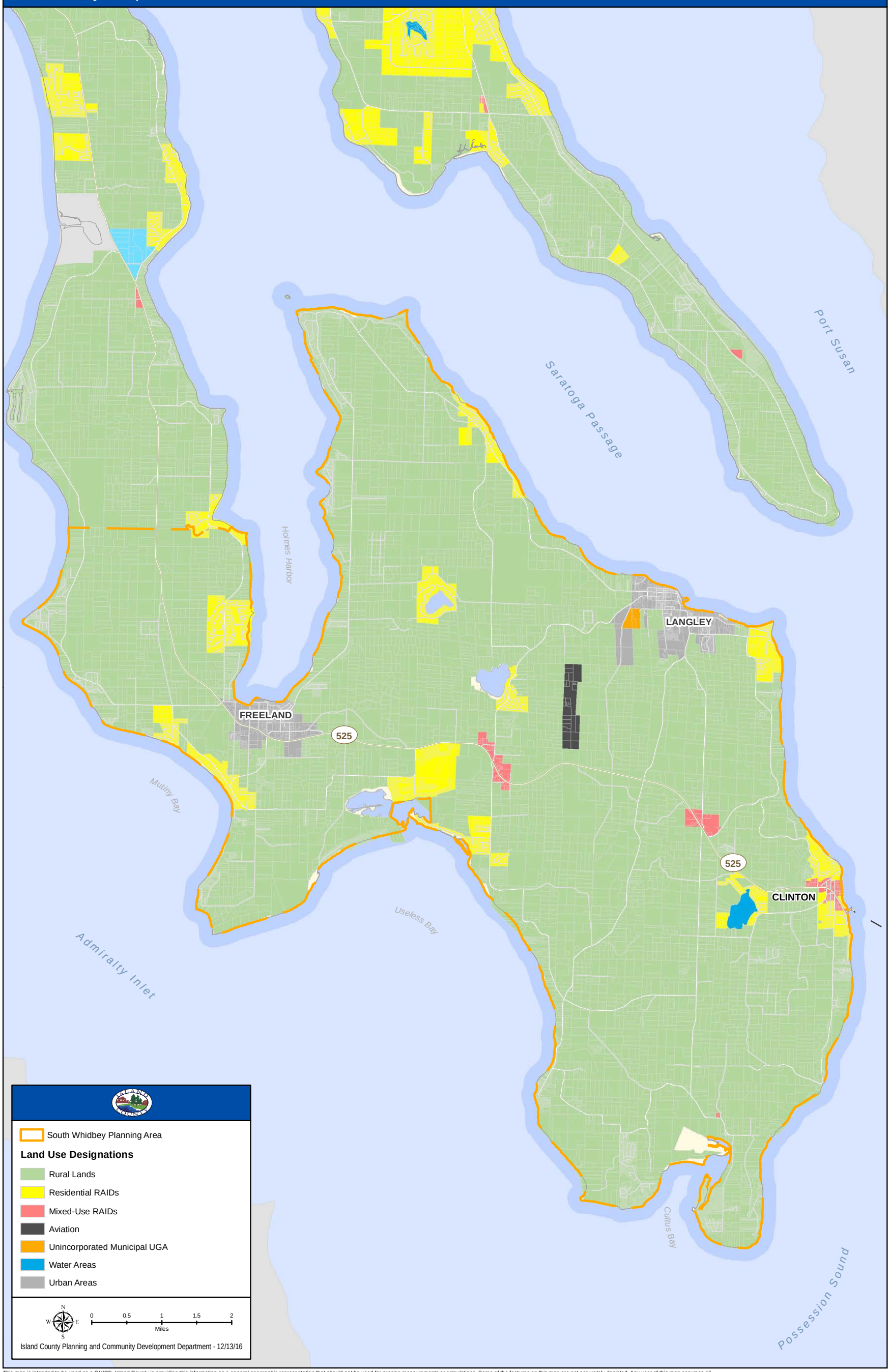
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Map 1W (Large) - Future Land Use Map - South Whidbey Planning Area

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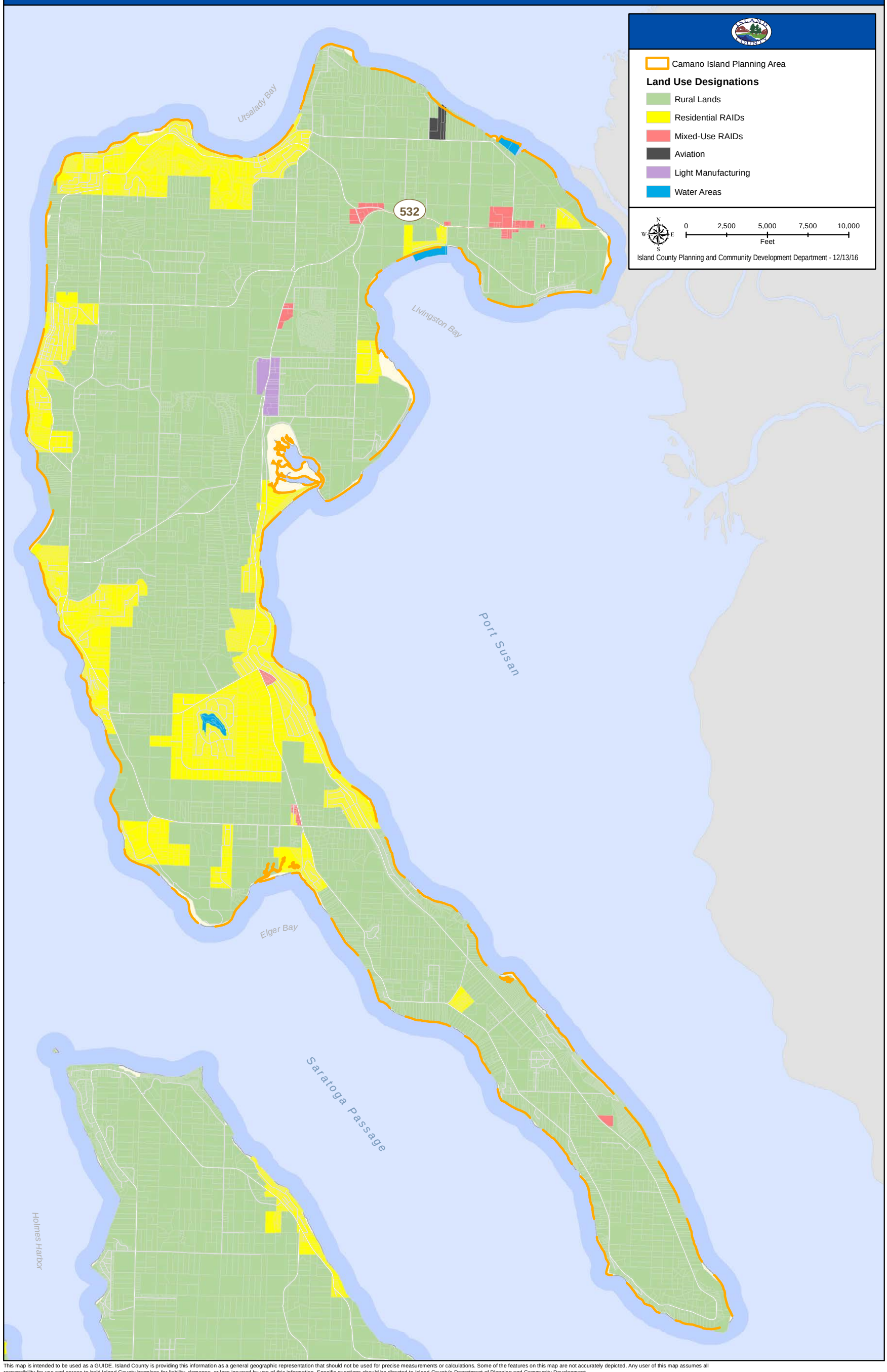
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Map 1X (Large) - Future Land Use Map - Camano Planning Area

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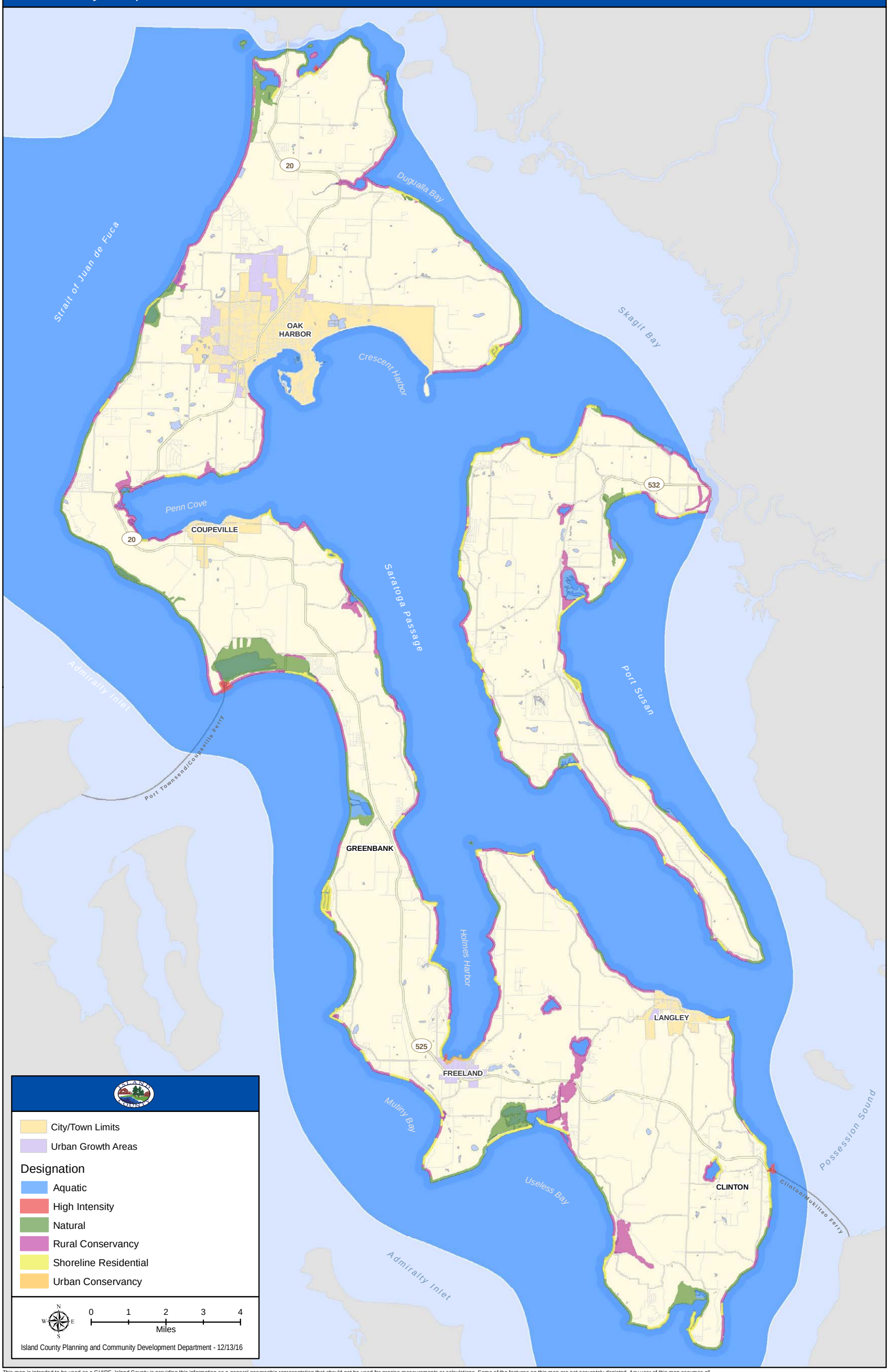
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Map 3A (Large) - Shoreline Environmental Designations

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Visit www.IslandCountyWA.gov/Planning/Pages/Shorelines.aspx for an Interactive Version of this Map.

D Large Maps

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