

# Planning Freeland

April 6, 2009

Trinity Lutheran Church

# Opening Remarks- Steve Shapiro

- Welcome and Thank You
- Purpose of Tonight's Meeting
- Introductions

# Importance of this Project – Commissioner Helen Price Johnson

- Freeland is economic hub of South Whidbey
- Growth needs to be planned and orderly
- Currently, Freeland is governed by the same rules as many other areas of the County
- Freeland needs to have its own vision, planning strategies, and rules that recognize unique character
- Residents and business owners need to drive that process

# Project Overview – Steve Shapiro and Rick Brown

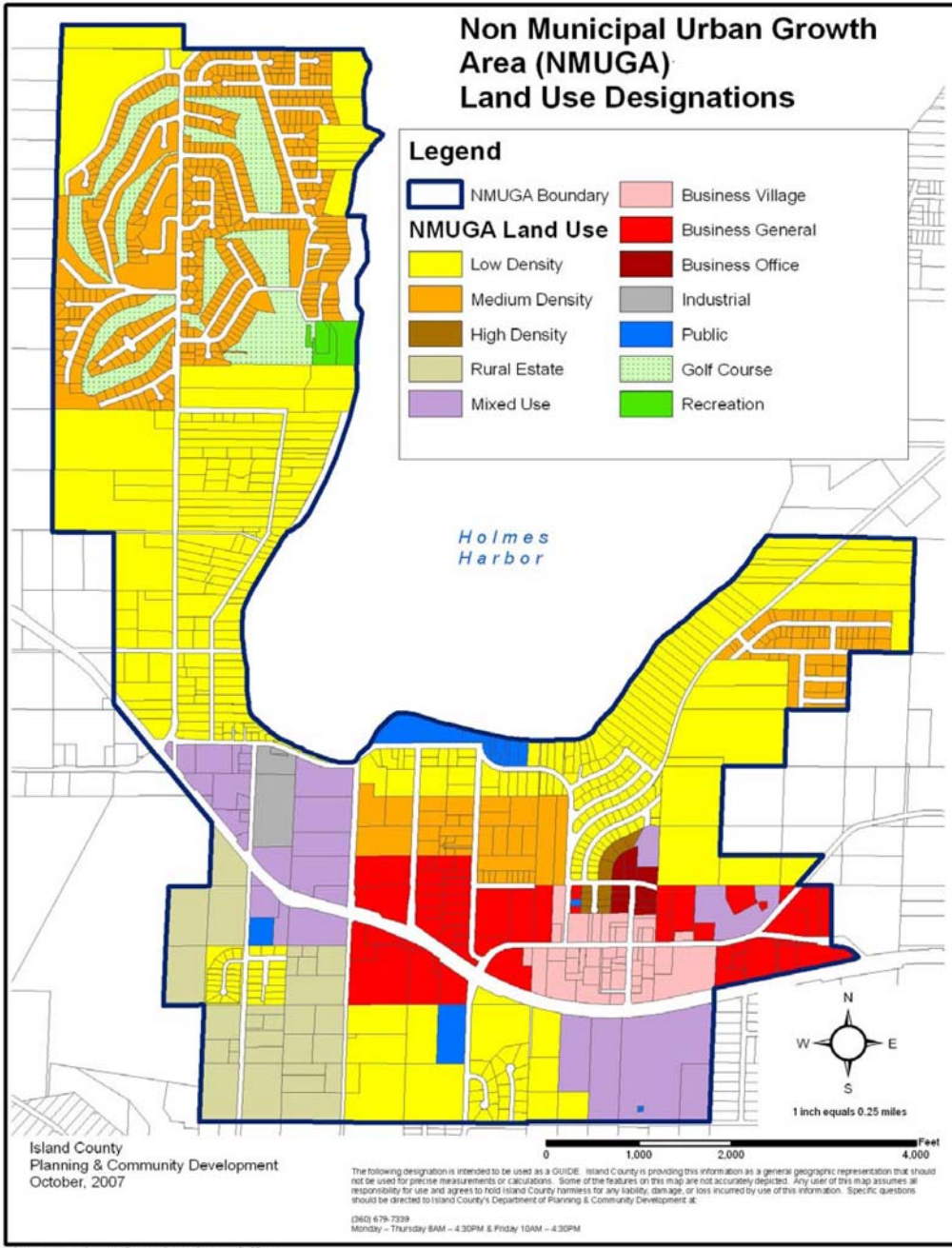
Purpose: To create zoning regulations that promote well designed buildings, walkability, abundant community space, and attractive landscaping

- Building off of previous projects
- Creating Development Regulations
  - Architectural standards
  - Signs, lighting, landscaping
  - Appropriate uses
- Customized for Freeland
- Establishing Local Control
- Focus on downtown core first

# Non Municipal Urban Growth Area (NMUGA) Land Use Designations

## Legend

	NMUGA Boundary		Business Village
	Low Density		Business General
	Medium Density		Business Office
	High Density		Industrial
	Rural Estate		Public
	Mixed Use		Golf Course
			Recreation

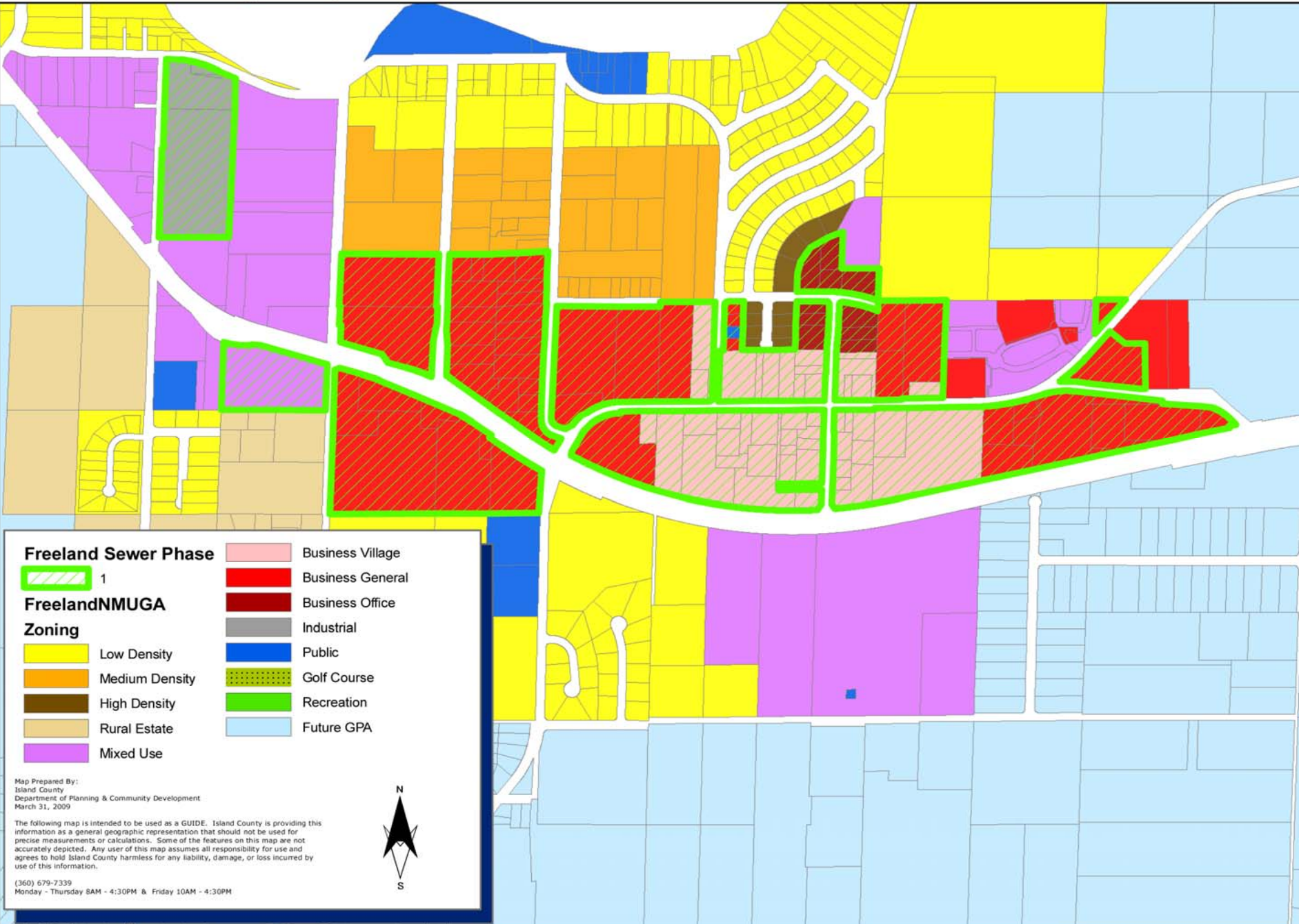


Island County  
Planning & Community Development  
October, 2007

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(360) 678-7339  
Monday - Thursday 8AM - 4:30PM & Friday 10AM - 4:30PM

# Island County Planning and Community Development



## Freeland Sewer Phase

 1

## FreelandNMUGA

### Zoning

 Low Density

 Medium Density


 High Density

 Rural Estate

 Mixed Use

 Business Village

 Business General

 Business Office

 Industrial

 Public

 Golf Course

 Recreation

 Future GPA

Map Prepared By:  
Island County  
Department of Planning & Community Development  
March 31, 2009

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# Sub Group Subject Areas

- Pedestrian Traffic
- Vehicular Traffic and Parking
- Parks and Gathering Places
- Visual Appearance
- Relationship of Buildings to Street
- Highway 525 Overlay
- Affordable Housing
- Economic Development

This is the Time to Influence the  
Future of Your Community.

We Need Your Help.

# Project Outcome - Anthony Boscolo & Jeff Tate

- A Chapter of County Code that Defines Land Use Rules
- Allowed Uses
- Zoning Standards that Define Lot Size, Density, etc.
- Development Standards that define architecture, landscaping, signs, lighting, etc.

# Process

- Step 1 - With assistance from County staff, Freeland citizens and business owners develop a proposal that is forwarded to the County Planning Commission
- Step 2 - Planning Commission holds public hearings in Freeland and develops a recommendation that is forwarded to the Board of County Commissioners
- Step 3 - Board of Commissioners decides whether to enact it into law

# Schedule

- May 1<sup>st</sup> – Established Core Volunteer Groups
- June 1<sup>st</sup> – Allowable Uses
- July 1<sup>st</sup> – Zoning Standards
- August 1<sup>st</sup> – Development Standards
- August 25<sup>th</sup> – P.C. Hearing in Freeland
- September 9<sup>th</sup> – P.C. Hearing in Freeland
- October – Transmit to Board of County Commissioners

# How to be Involved

- Tracking Progress and Proposals:
  - All schedules and drafts on webpage ([www.islandcounty.net/planning](http://www.islandcounty.net/planning))
  - Updates and meeting announcements on Freeland Community Forum
  - Notification through South Whidbey Record
- Signing up as a volunteer:
  - Participation on the steering committee
  - Participation in specific sub groups
  - Add your name to the sign up sheets or e-mail [anthonyb@co.island.wa.us](mailto:anthonyb@co.island.wa.us)