

## ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

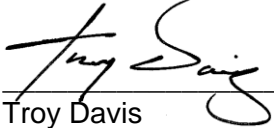
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### TRANSMITTAL AND REPORT MEMORANDUM

TO: Island County Planning Commission

FROM:   
Troy Davis

DATE: 8 November 2011

REGARDING: Comprehensive Plan Amendment (CPA) 181/11 – An amendment to the Island County Comprehensive Plan; amending the Land Use, Housing, Natural Lands, Transportation, Utilities, and Capital Facilities elements of the Comprehensive Plan for internal consistency with the 2010 Freeland Subarea Plan.

### INTRODUCTION

In 2007, the Board of Island County Commissioners (BICC) designated Freeland as a Non-Municipal Urban Growth Area (NMUGA) and incorporated the Freeland Subarea Plan (FSAP) into the Island County Comprehensive Plan (ICCP) through adoption of Ordinance C-129-07. In 2010, the FSAP was revised to include the remaining elements required under the Growth Management Act (GMA) as well as an update to the Land Use Element (Ord. C-32-11).

During the adoption process, it was noted that there were still three unfinished elements of the FSAP that are required to be compliant with GMA. These items are:

1. Transportation Element: the 6-year Transportation Improvement Plan (TIP), as required by RCW 36.81.121, will not be completed until 2012.
2. Capital Facilities Element: the issue of sewer financing for Freeland still needs to be resolved.
3. Amendments to the Island County Comprehensive Plan for internal consistency.

Revisions are needed throughout the ICCP so that the ICCP and FSAP are internally consistent. The revisions to the ICCP largely deal with language in the comprehensive plan that refers to Freeland. The ICCP was adopted in 1998, some 9 years before Freeland was designated a NMUGA and the first FSAP was adopted.

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*Staff Report*

*CPA 181/11 – ICCP amendment to accommodate 2010 FSAP*

*Page 1 of 2*

This amendment to the ICCP is part of the 2011 Annual Review Docket. Pursuant to Section 16.26.040 ICC, this comprehensive plan amendment is a Type IV legislative decision.

### **ANALYSIS**

References to Freeland are found in seven of the ten chapters of the ICCP. These references typically discuss Freeland from the perspective of 1998, long before Freeland became a NMUGA. At that time, Freeland was designated as a Rural Area of Intense Development (RAID) and there was discussion about looking into the possibility of designating Freeland and Clinton as NMUGAs. Consequently, many of the references in the ICCP are now outdated or irrelevant—necessitating the need for this update.

### **CONCLUSION**

The Island County Comprehensive Plan should be updated to be internally consistent with the 2010 FSAP.

### **RECOMMENDATION**

The Planning and Community Development Department recommends that the Planning Commission recommend approval of the changes outlined in Exhibit A regarding the Island County Comprehensive Plan to the Board of Island County Commissioners.