

## LANGLEY JOINT PLANNING AREAS

One of the fundamental principals of the Washington State Growth Management Act is to implement land use mechanisms that encourage growth in areas that are capable of handling it as well as coordinating growth management strategies between Counties and the Cities located within their boundary. One of these land use mechanisms is the establishment of Urban Growth Areas which is an area of land that is expected to accommodate a specified growth projection over the next 20 years. The Urban Growth Area is typically comprised of a city and an area of land that surrounds the city which is expected to be annexed within the next 20 years.

Development within the UGA is expected to occur in an urban manner so that it may allow for the residential densities and commercial intensities that are needed in order to accommodate the growth projection. Additionally, in order to facilitate urban densities and intensities, sewer, water and stormwater infrastructure must be extended into these areas.

In Island County, surrounding the Urban Growth Area is a Joint Planning Area (JPA). The JPA is comprised entirely of unincorporated Island County. This is an area that, while not expected to be annexed within the next 20 years, it is expected to become the new unincorporated portion of the Urban Growth Area when it is annexed. In cooperation with the City of Langley, Island County has designated an area of land referred to as the Langley Joint Planning Area. Within the Langley JPA your property retains its county zoning designation but it also includes some additional specific procedures and standards that must be addressed in order to develop your property.

This DIB is intended to describe the requirements for development within the Joint Planning Area. If your land is located within the Urban Growth Area please refer to DIB #105. The following description explains the permit application procedures and requirements. Please become familiar with the procedures since certain requirements must be fulfilled before an application may be submitted to the County.

**Standards.** All property within the JPA retain their standard County zoning designation. In order to determine the development requirements for your parcel you should also consult the DIB that is applicable to your specific zoning category. Permitted and Conditional uses, densities, lot sizes, building setbacks and height standards have been adopted that are unique to your zone. In addition to those standards, the following additional standards are applicable.

### **Scenic Corridor Standards**

The purpose of the Scenic Corridor standards is to establish the general design guidelines for aesthetic improvements on the main entrance roadways to a UGA. Existing significant trees and understory vegetation that can be incorporated into the landscape design of development proposed along the designated scenic corridors must be preserved. These standards are intended to result in development that provides a visual buffer between development and the road, and maintains a continuity of the City's UGA design concepts and preserves existing natural vegetation.

1. Langley Scenic Corridors within the Urban Growth Area:

- a) The following County Roads within the Langley UGA are designated scenic corridors:
  - (i) Saratoga Road;
  - (ii) Brooks Hill Road;
  - (iii) Maxwellton Road;
  - (iv) Langley Road;
  - (v) Sandy Point Road;
  - (vi) Coles Road; and
  - (vii) Wilkinson Road.
- b) In conjunction with building permits for new structures, Class IV Forest Practice Permits, Conversion Option Harvest Permits, short subdivisions, subdivisions, Planned Residential Developments, and other Type II and Type III conditional uses, a minimum buffer/cutting preserve of thirty-five (35) feet in Rural Residential areas and fifty (50) feet in Rural, Rural Forest, and Rural Agricultural areas shall be provided outside of the right-of-way on private or public property.
- c) For lots less than one acre in size, the width of the buffer may be reduced as necessary to allow reasonable use of the property but under no circumstance shall the buffer be less than twenty (20) feet in width.
- d) Landscape treatment of such buffer/cutting preserves shall include the following:
  - (i) Native Growth - The retention and preservation of existing topography and undisturbed natural landscape materials.
  - (ii) Natural Plantings - The retention of suitable natural landscape materials supplemented with sodded berms and natural plant materials; i.e., non-flowing evergreens, deciduous and native groundcover species. Minor modification of existing topography may be appropriate.
  - (iii) Manicured - The removal of the majority of natural landscape materials, new land contouring, and re-vegetation with flowering species; i.e., perennials, annuals, rhododendrons, azaleas and groundcover.
- e) Any new landscape plantings within the buffer shall be placed in a informal manner to buffer the adjacent areas and supplement existing native vegetation. Groundcover shall be provided in all shrub planting areas. Whenever possible, native plant species should be used in new plantings.
- f) Where there is a significant grade change in the land adjacent to the road, appropriate landscaping and retaining structures may be used as necessary.
- g) Buffer widths specified herein shall be in addition to areas encumbered by utility easements and/or areas within 30' feet of the as-built centerline of the County road.

**Procedures.** In addition to the above listed standards, the following procedural requirements are applicable within the Langley Joint Planning Area.

For those projects that are listed as conditional uses in the zoning designation of your property, a pre-application conference with the County and City is required. The City will determine at the pre-application conference whether the applicant will be required to execute an Annexation/Development Agreement as an application requirement. If the City requires the Agreement, the Agreement must accompany the application to the County. The County will not accept your permit application without the pre-application conference and the Agreement.

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*IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.*

**ISLAND COUNTY PLANNING AND  
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