

EXHIBIT A

Island County Comprehensive Plan

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GENERAL LAND USE POLICIES

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CRITICAL AREAS

Goal:

Maintain healthy, functioning ecosystems to benefit the residents of the County through the protection of critical areas.

Policies:

1. Development regulations to protected critical areas should be adopted after considering scientific information judged by the County to be the best available at the time of enactment.
2. To the fullest extent possible, the protection of critical areas should be accomplished through the voluntary cooperation of land owners and should minimize the burdens imposed on land owners.
3. To the fullest extent possible, any regulation adopted to protect critical areas should be based on and adapted to the local circumstances unique to Island County.
4. When reasonable and practical, except when critical area regulations deny reasonable use of property, impacts from new uses or activities to critical areas or critical area buffers should be avoided.
5. When alteration of a critical area or critical area buffer by a new use or activity will adversely affect the critical area and cannot be reasonably and practically avoided, then the alteration should be reduced.
6. When alteration of a critical area or critical area buffer by a new use or activity will adversely affect the critical area and cannot be reasonably and practically avoided or reduced, then the alteration should be restored.
7. When alteration of a critical area or critical area buffer by a new use or activity will adversely affect the critical area and cannot be reasonably and practically avoided or reduced or restored, then the alteration should be compensated for through mitigation.
8. Generally, on-site mitigation for the adverse alteration of a critical area or critical area buffer should be preferred. Off-site mitigation should be preferred when on-site mitigation is not feasible, not practical or provides greater protection to critical areas. When neither on-site nor off-site mitigation is

- feasible, practical or provides greater protection to critical areas, then compensation for the adverse alteration of a critical area or critical area buffer may occur through the payment of a fee in lieu of mitigation.**
- 9. Regulations to protect critical areas:**
- a. Should not make any existing parcel or lot unusable;**
 - b. Should not prevent the provision of needed public facilities and services;**
 - c. Should be sufficiently flexible to be adjusted on a case-by-case basis to meet site-specific conditions; and**
 - d. Should utilize review processes that are proportional to the scope or scale of the proposal and or alteration under review.**
 - e. When considering reasonable use of property, modifications of other regulations that may avoid or reduce the alteration is preferred before modifying critical areas standards.**
- 10. Any changes to policies and regulations to protect critical areas should be applied in a fair and equitable manner based on a predictable process to allow property owners to transition from old to new rules and standards.**
- 11. Development proposals that affect wetlands should incorporate measures and practices that reduce the quantity and improve the quality of storm water runoff by controlling pollutants at their sources and retaining natural vegetation, soils and drainage patterns.**

WETLANDS OVERLAY

Goal:

To protect wetlands from a net loss in functions.

Policies:

- A. Protect, preserve, and enhance wetlands with the intent to achieve no net loss of wetland functions:
- ~~((1. Avoid land development that causes loss of wetland functions. When there is no reasonable alternative, minimize and mitigate adverse impacts to wetland functions.~~
 - ~~2. Mitigation projects that add to existing wetlands or increase functions and values of degraded wetlands are preferred over efforts to create wetlands from non-wetland areas and should remain subject to wetlands protection regulations.~~
 - ~~3. Prohibit alteration of land that results in degradation of wetlands, except for maintenance of existing public use or road or utility crossings that are the least environmentally damaging practical alternative or if necessary to permit reasonable use of the land. In such cases, minimize and mitigate the~~

