



**ISLAND COUNTY
PLANNING & COMMUNITY DEVELOPMENT**

Robert H. Pederson, AICP
Director

Island County Planning Commission
Dean Enell, Chair

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339 ■ from S. Whidbey (360) 321-5111, Ext. 7339
FAX: (360) 679-7306 ■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
Internet Home Page: <http://www.islandcounty.net/planning/>

**RE: Planning Commission Findings for CPA 181/11 – Amendments to the Island
County Comprehensive Plan for internal consistency with the 2010 Freeland
Subarea Plan**

Summary:

This Comprehensive Plan Amendment (CPA) includes changes to a number of comprehensive plan elements to make the Island County Comprehensive Plan (ICCP) internally consistent with the recently adopted 2010 Freeland Subarea Plan (FSAP)—which is an element of the ICCP. The Planning Commission recommends that the BICC adopt the proposed changes to the ICCP.

Findings:

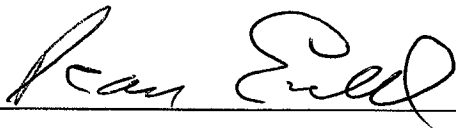
1. The Planning Commission finds that Freeland was designated as a Non-Municipal Urban Growth Area (NMUGA) and that the 2007 FSAP was incorporated into the ICCP by Ordinance C-129-07 which was approved by the BICC on December 10, 2007.
2. The Planning Commission finds that the BICC Findings of Fact for Ordinance C-129-07 acknowledged that only the Land Use Element of the 2007 FSAP was adopted by Ordinance C-129-07 and that the ICCP would need to be amended in order ensure internal consistency with the 2007 FSAP.
3. The Planning Commission finds that the ICCP was never amended for internal consistency and inclusion of the 2007 FSAP.
4. The Planning Commission finds that updating the 2007 FSAP was placed on the Planning Department 2010 and 2011 Annual Review Dockets in order to complete the remaining required elements of the FSAP and make necessary amendments to the ICCP to ensure internal consistency.
5. The Planning Commission finds Ordinance C-32-11 (adopted on March 21, 2011) updated the FSAP (now known as the 2010 Freeland Subarea Plan).

6. The Planning Commission finds that Ordinance C-32-11 and the accompanying staff report acknowledged that the Transportation and Capital Facilities Elements of the 2010 FSAP, in addition to necessary amendments to the ICCP for internal consistency with the 2010 FSAP, were still needed in order to fully comply with the requirements of RCW 36.70A.130. The Planning Commission also acknowledges that the existing language in the Transportation and Capital Facilities Elements of the 2010 FSAP serves as a placeholder until the needed information to update these elements is obtained, at which time the 2010 FSAP will again need to be amended and said amenities will be placed on future annual review dockets.
7. The Planning Commission finds that the Island County Planning and Community Development Department has prepared the amendments to Island County GMA Comprehensive Plan which include changes or updates in elements 1, 4, 6, 7, 8, 9, and 10 and that these changes render the ICCP internally consistent with the 2010 FSAP.
8. The Planning Commission finds that this Ordinance only becomes effective on the future date that the BICC adopts the 2011 Annual Review amendments to the ICCP for the purpose of taking into consideration the cumulative impacts of all the 2011 comprehensive plan amendment proposals, in accordance with RCW 36.70A.130(2).
9. The Planning Commission held a public hearing regarding this Comprehensive Plan Amendment on November 22, 2011, at which time the public was given the opportunity to comment on the proposed amendments. Following discussion, the Planning Commission subsequently voted to recommend approval of the proposed amendments to the BICC.

Conclusions:

The Island County Planning Commission has reviewed CPA 181/11[PLG-017-11] and hereby recommends that the Board of Island County Commissioners adopt the proposed amendments to the Island County Comprehensive Plan.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70.430, this 24 day of NOV, 2011 by,



Dean Enell
Island County Planning Commission, Chair