



ISLAND COUNTY PLANNING COMMISSION AGENDA
November 15, 2023, at 6:00 p.m.
BOCC HEARING ROOM, ROOM 102B, 1 NE 6TH ST COUPEVILLE, WA
ONLINE VIA ZOOM

**Meeting to be held in the Board of Island County Commissioners Hearing Room,
Room 102B, 1NE 6th St., Coupeville, WA and online. Interested parties can attend or join
remotely at the link or via phone number listed below:**

Join Zoom Meeting

<https://zoom.us/j/93124589425?pwd=L3VJK1BlckczckZlUFEyWWVVSQll1Zz09>

Meeting ID: 931 2458 9425

Passcode: 990487

+1 253 215 8782 US (Tacoma)

Meeting ID: 931 2458 9425

Passcode: 990487

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to PlanningCommission@IslandCountyWA.gov. Planning Commission will accept public comment for items not on the agenda. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT –
6. PUBLIC HEARING – To hear public input on the Office of Financial Management twenty-year population estimate for Island County. The population estimate will be used in the Comprehensive Plan update to ensure Urban Growth Areas are adequately sized and support sufficient densities to allow for future growth. The Planning Commission will consider a recommendation to the Board of Island County Commissioners to move forward with the OFM medium estimate population of 102,639 by 2045.
7. ADJOURN

Please visit our website for related documents: <https://www.islandcountywa.gov/235/Planning-Commission>.
The public may submit comments in writing to Planning & Community Development at 1 NE 7th St., Coupeville, WA 98239 or PlanningCommission@IslandCountyWA.gov.

ISLAND COUNTY PLANNING COMMISSION

Public Hearing:

- OFM Population Projection

Presented by: Island County Planning & Community Development
Nov. 15 2023



WAS IS A POPULATION PROJECTION?

- Washington State Office of Financial Management (OFM) provides population projections to jurisdictions in advance of comprehensive plan updates.
- The Census is conducted several years prior to the comprehensive plan updates.
- OFM conducts forecasting prior to the comprehensive plan to provide up-to-date estimates for our planning purposes.
- Factors considered in OFM projections include census data, migration, natural increase, COVID, and more.
- OFM establishes a medium estimate for each jurisdiction. Depending upon on the uncertainty of the estimate, they then apply a +/- 6 to 8% deviation to the medium estimate to generate the low and high estimates.



POPULATION PROJECTIONS

- Island County's population estimates for 2045 are:
 - Low Estimate = 83,501
 - **Medium Estimate = 102,639**
 - High Estimate = 116,450



WHY THE PROJECTION MATTERS

- The population projection is used as the basis for all of the planning assumptions in the comprehensive plan updates.
- The population projection is converted (using an average people per household metric) into housing units. Each jurisdiction must plan for and accommodate housing at all income levels to support the population and housing projections for the 20-year planning period (2045).
- If we estimate too low, we can end up with not enough housing units available to support our population (current state).
- If we estimate too high, we can end up with oversized Urban Growth Areas and housing targets that are not achievable within the planning period.



LEARNINGS FROM PAST PROJECTIONS

- In 1998 and 2005, Island County selected a population projection at the mid-point between the high and medium series estimates.
 - Both projections overestimated the actual population growth according to the 2010 U.S. Census counts.
- In 2016, due to slower than anticipated growth in previous comprehensive plan updates, Island County selected a population projection between the medium and low estimate.
 - Since then, growth increased at a faster pace and 2022-23 estimates are already at or above the 2036 projections.
- **Learnings:** Historical projections that deviated from the OFM Medium Estimate have proved to be inaccurate.



RECOMMENDATION

- Staff recommend moving forward with the OFM Medium Estimate for 2045 with no modifications.
 - **Medium Estimate = 102,639**



Thank you for serving our community

Long Range Planning Team

John Lanier – Planner

Emily Neff – Planner

Emily Carr – Planner

Stephanie Montgomery – Secretary



Mary Engle – Director
Jonathan Lange – Assistant Director





Island County Planning and Community Development

Mary Engle, Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

~ FINDINGS OF FACT ~

TO: Planning Commissioners
FROM: Emily Neff, Long Range Planner
DATE: November 15, 2023
SUBJECT: Findings of Fact – OFM Population Estimate

Summary

Island County has reviewed the twenty-year population estimates prepared by the Washington State Office of Financial Management (OFM). Island County and the municipalities within Island County must use the twenty-year population estimate to ensure that Urban Growth Area boundaries are adequately sized and support sufficient densities to allow for future urban growth. In 1998 Island County selected the OFM high population series; and in 2005 Island County selected a population projection at the midpoint between the high and medium series. Both projections overestimated actual population growth according to 2010 U.S. Census counts. In 2016, Island County selected a population projection between the medium and low estimate due to slower than anticipated growth. Since then, growth rates have increased and the 2021-22 estimates are at, and in some cases, above the 2036 projections.

Findings

1. In order to address the requirements of the Washington State Growth Management Act, Island County first adopted a Comprehensive Plan and development regulations in 1998.
2. The GMA requires counties and cities to periodically update their comprehensive plans and development regulations (RCW 36.70A.130(5)). Island County last completed a periodic update in 2016; and Island County must complete an update by June 30, 2025.
3. The Washington State Office of Financial Management (OFM) prepared a twenty-year growth management planning population projection for Island County in accordance with RCW 43.62.035.

4. Island County and the municipalities within the County are required to use the population projection prepared by OFM to provide an Urban Growth Area with densities sufficient to permit the urban growth that is projected to occur for the succeeding twenty-year period per RCW 36.70A.110(2). The town of Coupeville is not required to adjust its Urban Growth Area as it is contained totally within a National Historic Reserve and is exempt under RCW 36.70A.110(2).
5. The Countywide Planning Policies requires a hearing before the Planning Commission on the selection of a twenty-year population projection. Section 4.3 requires Island County to formally adopt a population figure through a resolution.
6. The Planning Commission has reviewed the research prepared by Planning & Community Development and believes that the recommended population of 102,639 (OFM Medium) for 2045 represents the most probable forecast based on past trends, as well as current economic, and demographic conditions.

Conclusion

The Island County Planning Commission has reviewed the research supporting a 2045 population estimate for Island County and hereby recommends that the Board of Island County Commissioners adopt a resolution stating that Island County Planning & Community Development will utilize a 2045 population estimate of 102,639 (OFM Medium) for the purposes of planning under the Washington State Growth Management Act.

Respectfully submitted through the Island County Planning Department to the Board of Island County Commissioners, pursuant to RCW 36.70.430, this _____ day of _____, 2023 by,

Steve Schwalbe
Chair, Island County Planning Commission