



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

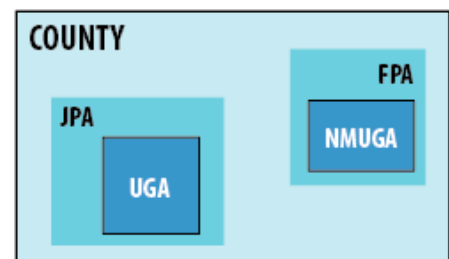
JOINT PLANNING AREA (JPA) AMENDMENT

Supplemental Attachment to Comprehensive Plan Amendment Application

PLEASE NOTE: This process is a Joint Planning effort that involves the impacted municipality. Please be aware that this is a significant undertaking and may be a multi-year process.

JOINT PLANNING AREAS

Joint Planning Areas are established by, and governed by, the Countywide Planning Policies (CWPPs). The CWPPs, adopted by Island County and its municipalities, outline the roles and interactions between the County's Urban Growth Areas (UGAs) and Joint Planning Areas (JPAs). CWPPs set the framework for coordinated land use planning between the county and its cities and towns. The Future Planning Area (FPA) is a similar designation, outside of a non-municipal urban growth area (NMUGA).



- **NOTE: JPA/FPA policies are found in CWPP Section 3.2.**

Joint Planning Area Boundaries

Island County created Joint Planning Areas (JPAs) as one method to facilitate joint planning efforts. JPAs are jointly designated by the County and Municipalities to:

- Identify those areas where the County coordinates joint planning efforts with the municipalities (such as shared transportation corridors, etc.),
- Designate areas where a future UGA expansion may occur, if needed (UGA expansions may not occur outside of the JPA/FPA boundary), and
- Protect land which has been identified as having resource land of long term commercial significance, land extensively constrained with critical areas, key entrance roads, and areas of historical significance.

Joint Planning Area Overlays

A UGA may not be expanded into an area outside of an existing JPA. Overlays were established to guide and control future development and UGA expansions (see CWPP 3.3). To create a sequencing for expansions, there are two JPA overlay designations and properties that remain undesignated (see CWPP 3.2.2):

- **Priority Growth Areas (PGA)** – considered FIRST for potential future UGA expansions.
- **Undesignated** – may be considered for expansion after PGA areas.
- **Auxiliary Growth Areas (AGA)** – reserves those areas which will be considered LAST for potential future UGA expansions.



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

JPA Amendment Types

A JPA Amendment is a proposed change or revision to the boundaries of any of the designated JPAs in Island County or to the JPA overlays (Priority Growth Area (PGA) and Auxiliary Growth Area (AGA)). *Amendments to the Freeland Future Planning Area (FPA) boundary are subject to the same review procedures, and will also use this supplemental attachment.*

The following is a description of the JPA amendment sub-types.

A.III.(1) JPA BOUNDARY REVISION

Revise the boundary lines for an existing JPA. Proposals to modify a JPA may be made by the County or the municipality. The County will consider the criteria in CWPP 3.2.1, the primary purpose of the revision, the type of revision (swap, expansion, or reduction), and the capacity for development within the existing UGA & JPA.

(1a) **Oak Harbor JPA**

(1b) **Langley JPA**

(1c) **Coupeville JPA**

The Coupeville JPA was removed with the 2016 period update, with provision that a JPA may be re-established in the future if needed. Proposals to modify a JPA may be made by the County or the Town of Coupeville. JPA overlays shall be applied consistent with the provisions provided in Section XIV(2).

A.III.(2) JPA OVERLAY REVISION

A change to an overlay designation or removing the designation are both major revisions to the long term conceptual plan for the JPA, and will typically only occur during a periodic review & update cycle after a joint planning effort with the impacted municipality. These types of revisions will alter the sequencing of future potential UGA expansions. As such, they will be reviewed carefully to ensure consistency with the goals & policies of the Comprehensive Plan, the criteria found in CWPP 3.2, and related plans and policies, but are intended to be open to review and potential updates with each periodic update to ensure that the overlays are consistent with current planning efforts, market conditions, resource protection priorities and methodologies, and other local, County, and state priorities.

(2a) **Overlay Boundary Revision** - Amending an existing JPA Overlay boundary, which will involve some aspect of change for the areas to be added or removed from the existing overlay. This is typically a minor revision to an overlay boundary line (e.g. adjusting the boundary line to match a new road or parcel line, etc.).



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

- (2b) **Change an overlay designation**
- (i) FROM: Auxiliary Growth Area (AGA) TO: Priority Growth Area (PGA)
 - (ii) FROM: Priority Growth Area (PGA) TO: Auxiliary Growth Area (AGA)
- (2c) **Remove a JPA Overlay designation** – Remove an existing designation to become undesignated
- (i) FROM: Priority Growth Area (PGA) TO: Undesignated
 - (ii) FROM: Auxiliary Growth Area (AGA) TO: Undesignated
- (2d) **Establish a NEW JPA/FPA overlay**
- (i) FROM: Undesignated TO: Priority Growth Area (PGA)
 - (ii) FROM: Undesignated TO: Auxiliary Growth Area (AGA)

JPA boundary revisions that include an expansion (Type A.III(1)) may also involve the establishment of an overlay. Any resource lands of long term commercial significance that are approved to be included into the JPA will include the application of an AGA overlay on those lands. New PGA will not be designated unless the property meets the minimum criteria in CWPP 3.2 (see section XIV).

A.III.(3) FREELAND FPA BOUNDARY REVISION

- (4a) **Boundary Revision** – Amending the existing FPA boundary
- (4b) **Overlay Designation** - The County may adopt Future Planning Area overlay designations in accordance with the JPA overlay criteria provided in CWPP 3.2.

Island County may choose to initiate an amendment the FPA boundary or to consider the overlays for the FPA during a periodic review cycle. The County has sole jurisdiction over Freeland, so no joint planning efforts are necessary. If overlays are applied at a future date, the public may initiate an FPA overlay revisions similar to a JPA overlay revision.

MUNICIPAL REVIEW & SUPPORT REQUIRED PRIOR TO APPLICATION SUBMITTAL

Many JPA revisions may only be proposed by the County or town/city (see above). **Modifications of a JPA overlay that are proposed by individuals shall not be approved by the County unless the modification is supported by the legislative authority of the affected municipality**, with the exception of the Freeland NMUGA, where the County is the sole authority.



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

PLEASE NOTE:

- **An application must be completed for all proposed amendments**, whether requested by an individual or a city/town.
- Due to the complicated nature of JPA amendments, **a pre-application meeting is highly recommended for applications by an individual.**
- The Board may determine that the JPA amendment request will not be considered for docketing at this time. Considerations include, but are not limited to:
 - In light of all proposed amendments being considered for inclusion in the year’s annual docket, the proposal cannot be reasonably reviewed within the staffing resources and operational budget allocated to the Department by the Board.
 - The proposed amendment would require additional amendments to the Comprehensive Plan or development regulations not otherwise addressed in the application, and/or is not consistent with other goals, objectives, and policies of the Comprehensive Plan (the Plan would remain internally consistent).
 - The proposed Plan amendment raises policy, land use, or scheduling issues, or that the proposal is comprehensive enough in nature that it would more appropriately be addressed as part of a periodic review cycle.
 - The application lacks sufficient information or adequate detail to review and assess whether or not the proposal meets the applicable approval criteria. (A determination that the proposal contains sufficient information and adequate detail for the purpose of docketing does not preclude the Department from requesting additional information at a later time.)
- An applicant shall submit a map of a preferred JPA revision, but the location and size of any revision will be determined by the Board after a thorough analysis and a joint planning process with the affected jurisdiction.



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

Project # _____ (assigned by staff)

SUPPLEMENTAL INFORMATION REQUIRED AT APPLICATION SUBMITTAL, WITH APPLICATION PART 1 & 2

Note: Page and section numbering continued from Application Part 2.

XII. CHECKLIST FOR JPA SUPPLEMENTAL ATTACHMENT

| Applicant | Planning Staff | APPLICATION REQUIREMENTS by Application Type | | JPA Boundary Revision | JPA Overlay Revision |
|--------------------------|--------------------------|---|---|--------------------------|-------------------------|
| | | Application Part 3. | Supplemental Attachment | (1) | (2) |
| <input type="checkbox"/> | <input type="checkbox"/> | Section XII. | Checklist for JPA Supplemental Attachment | ✓ | ✓ |
| <input type="checkbox"/> | <input type="checkbox"/> | Section XIII. | Initiation Type | ✓ | ✓ |
| <input type="checkbox"/> | <input type="checkbox"/> | Section XIV. | Parcels Impacted by Proposal | ✓ | ✓ |
| <input type="checkbox"/> | <input type="checkbox"/> | Section XV. | JPA Boundary Revision Summary | ✓ | |
| <input type="checkbox"/> | <input type="checkbox"/> | Section XVI. | JPA Overlay Revision Summary | | ✓ |
| <input type="checkbox"/> | <input type="checkbox"/> | Section XVII. | Municipal Comments | | ✓ |

XIII. INITIATION TYPE

- 1. Initiation by (check one):
 - Private Citizen Initiated (*overlay only*)
 - City/Town Initiated
 - County Initiated

- 2. Check which JPA(s) or FPA will be impacted by the proposal:
 - Oak Harbor JPA
 - Coupeville JPA
 - Langley JPA
 - Freeland FPA

- 3. Is the JPA revision related to a proposal to expand the UGA? Yes No

(NOTE: If Yes, a Part 3 supplemental attachment for a UGA amendment is also required at submittal.)



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

Project # _____ (assigned by staff)

- 4. Check one or more of the choices below to indicate which JPA Amendment type you are proposing:
 - A.III.(1) JPA Boundary Revision (Initiated by County or City only)
 - A.III.(2) JPA Overlay Revision

XIV. PARCELS IMPACTED BY PROPOSED JPA REVISION

- 1. Attach a map of the parcels impacted by the proposed amendment showing all parcels and parcels numbers (clearly label the area proposed to be added/ revised). Show both the property proposed and all adjacent parcels. Label the map as **'Part 3 – Section XIV(1), Map of Proposed JPA Revision'**.
- 2. If proposing a JPA boundary revision, do the proposed lines comply with the following standards?
 - A. Lines are contiguous and do not contain and/or create any holes: Yes No
 - B. Follow street alignments, water courses, and other physical boundaries: Yes No
 - C. Kept straight, simple, and logical: Yes No
 - D. Follow parcel boundaries (not dividing a parcel): Yes No
- 3. If proposing a JPA boundary revision, does the proposed expansion include resource lands of long term commercial significance?
 - A. Zoned as Commercial Agriculture? Yes No
 - B. Mapped as Mineral Lands (Plan Map 6F) Yes No
 - If Yes, attach the reasoning for inclusion, labeled as **'Part 3 – Section XIV(4), Resource Lands of Long Term Commercial Significance'**. *NOTE: If approved for inclusion, an overlay of AGA will be applied.*



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

Project # _____ (assigned by staff)

4. Property characteristics – please check all that apply:
- A. Already characterized by Urban Development? Yes No
 - B. Within a RAID? Yes No
 - C. Served by urban services (particularly sanitary sewer)? Yes No
 - D. Determined by the municipality or the County to be the most logical and cost effective location to accommodate future Urban Growth Area expansions? Yes No
 - E. Contains critical areas? Yes No
Type(s): _____ _____ acres
_____ _____ acres
 - F. Within a flood hazard area? Yes No
 - G. In a mapped tsunami hazard area? Yes No
 - H. Designated by the County and/or municipality to have long term cultural, scenic, or environmental benefits? Yes No
 - I. Adjacent to land zoned Commercial Agriculture? Yes No
 - J. Adjacent to mapped Mineral Lands? Yes No
 - K. Within or in close proximity to Accident Potential Zones or aircraft noise zones in AICUZ Program noise contour maps? Yes No
 - L. Adjacent to or in close proximity to a transportation corridor or utility improvement project included on a County and/or municipal Capital Improvement Program? Yes No



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XV. JPA BOUNDARY REVISION SUMMARY (TYPE A.III.(1) ONLY)

Note: County or City initiation only.

- 1. Primary purpose of revision:
 - A. Joint Planning
 - B. Potential future UGA expansion area
 - C. Other: _____

- 2. Revision type:
 - A. Land Swap
 - B. Expansion
 - C. Retraction

- 3. Expansion considerations (CWPP 3.2.1). Please attach any documentation related to the items below, labeled as **'Part 3 – Section XV, JPA Boundary Revision Summary.'**
 - A. Is the property adjacent to an existing UGA? Yes No
 - B. Is the property adjacent to essential public facilities and/or urban services? Yes No
 - C. Would inclusion of the property facilitate connectivity to established or projected transportation or utility corridors? Yes No
 - D. Would inclusion of the property benefit from inter-jurisdictional long-term coordination due to the sensitive nature of adjacent uses? Yes No
 - E. Is the property adjacent to an area with a PGA overlay? Yes No

XVI. JPA OVERLAY REVISION SUMMARY (TYPE A.III.(2) ONLY)

- 1. Please submit a detailed narrative that includes the following:
 - a. The purpose of the overlay revision, and
 - b. How the revision complies with the overlay provisions found in CWPP 3.2, or
 - c. Reasoning and justification for a proposal that does not comply with the CWPPs.



Comprehensive Plan Amendment Application, PART 3 SUPPLEMENTAL ATTACHMENT FOR JPA AMENDMENTS

Project # _____ (assigned by staff)

2. JPA overlay designation(s) revision(s) proposed with this application. Check all that apply.

A.III.(2a) - JPA overlay boundary revision:

| Revision Type: | Proposed: |
|----------------|-----------|
|----------------|-----------|

- | | |
|--|---|
| <input type="checkbox"/> A.III.(2a) - Overlay Boundary Revision | Amending an existing JPA Overlay boundary, which will also involve some areas to be added or removed from the existing overlay (below). |
|--|---|

A.III.(2b) - Changes to a JPA overlay designation:

| Revision Type: | Existing: | Proposed: |
|----------------|-----------|-----------|
|----------------|-----------|-----------|

- | | | |
|--|-----------------------------------|---------------------------------|
| <input type="checkbox"/> A.III.(2b)(i) | FROM: Auxiliary Growth Area (AGA) | TO: Priority Growth Area (PGA) |
| <input type="checkbox"/> A.III.(2b)(ii) | FROM: Priority Growth Area (PGA) | TO: Auxiliary Growth Area (AGA) |

A.III.(2c) - Removing a JPA Overlay designation:

| Revision Type: | Existing: | Proposed: |
|----------------|-----------|-----------|
|----------------|-----------|-----------|

- | | | |
|--|-----------------------------------|------------------|
| <input type="checkbox"/> A.III.(2c)(i) | FROM: Priority Growth Area (PGA) | TO: Undesignated |
| <input type="checkbox"/> A.III.(2c)(ii) | FROM: Auxiliary Growth Area (AGA) | TO: Undesignated |

A.III.(2d) – Applying a new JPA Overlay:

| Revision Type: | Existing: | Proposed: |
|----------------|-----------|-----------|
|----------------|-----------|-----------|

- | | | |
|--|------------------|-----------------------------------|
| <input type="checkbox"/> A.III.(2c)(i) | TO: Undesignated | FROM: Priority Growth Area (PGA) |
| <input type="checkbox"/> A.III.(2c)(ii) | TO: Undesignated | FROM: Auxiliary Growth Area (AGA) |

3. **A.III.(2b)(i) only** - Lands designated AGA proposed for re-designation to PGA:

- | | |
|---|--|
| <input type="checkbox"/> A. Does the AGA designation preclude, forestall, or make impractical the future and logical expansion of the UGA? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> B. Is the AGA designated area needed to facilitate or provide access and connectivity to established transportation corridors? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> C. Is the AGA designated area needed to facilitate the logical extension of urban services? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> D. Is the AGA designated area needed for siting of an essential public facility? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> E. Is the AGA designated area adjacent to the UGA? | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> F. Is the AGA designated area adjacent to an area designated PGA? | <input type="checkbox"/> Yes <input type="checkbox"/> No |



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XVII MUNICIPAL COMMENTS (APPLICATIONS THAT ARE PRIVATE CITIZEN INITIATED)

Note: Formal comments from the affected city or town must be submitted with the application. Modifications proposed by the public shall not be approved by the County unless the modification is supported by the legislative authority of the affected city or town. For amendments affecting the Freeland NMUGA, Island County Planning & Community Development will provide comments.

FORMAL COMMENTS

- For any JPA overlay designation change requested by a private citizen, **formal comments from the effected jurisdiction will be required.** Please attach the comment and label as ‘**Part 3 – Section XVII, Municipal Comments.**’ For amendments affecting the Freeland NMUGA, Island County Planning & Community Development will provide comments.

Comments should include, but are not limited to, the following:

- 1. How the proposal is or is not consistent with the goals and visions of the municipal Comprehensive Plan or for Freeland the Island County Comprehensive Plan and the Freeland Subarea Plan,
- 2. Comments on the potential location of the JPA boundary revisions,
- 3. Acknowledgement that the actual boundary revision, if deemed necessary, may differ from the application and will be determined by a joint planning process (not applicable for Freeland), and
- 4. Acknowledgement that a JPA amendment may require a municipal Comprehensive Plan amendment - at minimum an update to the Land Use element.

***** Attach Application Part 3 to the Application Part 1 & 2 (include all pages, 1 – 18). *****