II-32 ACTION RECOMMENDATIONS - 2

Water: Water facilities planning has not progressed much beyond the initial publication of the 1968 Comprehensive Water and Sewer Plan. The water planning element is in need of revision to conform with overall comprehensive planning goals and be more responsive to local needs and conditions.

II-41 COMMUNITY SERVICES - ACTION RECOMMENDATIONS

2.

A person experienced in social planning should be employed on an interim one-year basis to study the County's social service delivery program. The value of this action planning and coordination program could then be assessed to determine whether or not it should be continued.

II-44 TRANSPORTATION - 1976-1981 Road Program

All of the above projects involve the maintenance and improvements of existing roadways. Construction of major new roads by Island County are not contemplated. Some realignments are considered necessary which are largely oriented towards safety improvements.

II-46 GOVERNMENT - POLICIES 1. - b - iii

The Planning Commission should be organized to represent a broad spectrum of the community.

III-3 OPTIMAL LAND USE MAP LEGEND: -Classifications

I. Urban Growth Areas
II. Commercial Areas
III. Light Industrial Areas
IV. Residential Areas
V. Rural Areas
VI. Critical Areas
VII. Agricultural areas
VIII. Commercial Forest Areas
IX. Military Areas

III-4 H. Existing and potential sites suited as urban growth communities include:
Existing - Oak Harbor, Coupeville, Langley
Potential - Freeland, Clinton, Sites on Camano

III-5

III-7 DEVELOPMENTAL GUIDELINES:

A. Clustering:

Commercial development should occur within existing commercial clusters. Creation of new clusters should only occur where a clear need exists indicated by market study and community desires.

IV-15,16 SPECIAL PLANNING CONCERNS
INTRODUCTION

Four subjects have been identified as special planning concerns which should be addressed specifically within the scope of the plan. Specific concerns include:

Historic Preservation
Shoreline Management
Airports and Aircraft Noise Hazards
Business Area Design Factors

providing additional services and facilities.

ACTION RECOMMENDATIONS - 2

Water: Water facilities planning has not progressed much beyond the initial publication of the 1968 Comprehensive Water and Sewer Plan. The water planning element is in need of revision to conform with overall comprehensive planning goals and to be more responsive to local needs and conditions.

COMMUNITY SERVICES - ACTION RECOMMENDATIONS

2.

A person experienced in social planning could be employed on an interim one-year basis to study the County's social service delivery program. The value of this action planning and coordination program could then be assessed to determine whether or not it should be continued.

TRANSPORTATION - 1976-1981 Road Program

All of the above projects involve the maintenance and improvement of existing roadways. Construction of major new roads by Island County are not contemplated. Some realignments, which are largely oriented towards safety improvements, are considered necessary.

GOVERNMENT - POLICIES 1. - b. - iii

The planning Commission should continue to represent a broad spectrum of the community.

OPTIMAL LAND USE MAP LEGEND:-Classifications

VI. Agricultural Areas
VII. Rural Forest Areas
VIII. Federal Areas

URBAN GROWTH AREAS - SITE SELECTION CRITERIA: - H
Existing - Oak Harbor, Coupeville, Langley
Potential - Freeland, Clinton, Sites on Camano Island

DEVELOPMENTAL GUIDELINES - B. 1.A
(New Addition)

Improvement of the water supply system and development of a sanitary sewer system are vital to proper growth.

COMMERCIAL AREAS - DEVELOPMENTAL GUIDELINES: - A

Commercial development should occur within or adjacent to existing commercial clusters. Creation of new clusters should only occur where a clear need exists indicated by market study and community desires.

SPECIAL PLANNING CONCERNS
INTRODUCTION

Five subject have been identified as special planning concerns ;which should be addressed specifically within the scope of the plan.

Historic Preservation
Shoreline Management
Airports & Aircraft Noise Hazards
Business Area Design Factors
Sensitive Land Areas

IV-15,16

SPECIAL PLANNING CONCERNS - Continued

Sensitive land areas are those lands possessing certain limitations which require careful judgment and evaluation before making land uses decisions which would convert these lands to high density use.

Sensitive land areas exhibit the following characteristics:

SITE SELECTION CRITERIA:

A. Aircraft approaches and high noise hazard zones (Composite noise rating zone #3; refer to Section IV-C, p. IV-2).

B. Sensitive ground and surface water recharge areas: 1. Vegetated, steep slopes (15% and greater), retarding water runoff. 2. Wetlands: marshes, bogs, and swamps. 3. Lake and stream corridors.

C. Developmental hazard areas usually exhibiting two or more of the following characteristics: 1. Steep slopes (15% and greater), subject to erosion and/or instability. 2. Poor drainage areas subject to surfact flooding and high water tables. 3. Coastal flood hazard areas. 4. Lands with severe septic tank drainfield limitations.

E. Natural and conservancy environment designations of the Shoreline Management Program.

F. Areas of unique vegetative growth and/or sensitive wildlife habitat.

Sensitive land areas should remain in low intensity use supportive of agriculture, forestry and rural development concepts. Residential development densities should generally be five acres per unit. Expansion of high - density residential, commercial or industrial development may occur, however, if the inherent limitations can be mitigated by design or engineering solutions. In considering solutions to mitigate developmental limitations, direct and indirect costs to the public shall be given full consideration.

The natural integrity of water resources such as lakes, streams and wetlands should be preserved to ensure balanced storm water runoff, continual ground water recharge and provision of wildlife habitat. Pollution of water resources should be avoided.

The "Sensitive Lands" map is a generalized indication of areas with developmental limitations that is based upon published studies of soils, topography, water resources, etc. It is anticipated that specific and detailed study may indicate a greater or lesser degree of limitation when specific lands are under consideration. Detailed proposals for mitigation of limitations should be developed by persons qualified in the respective field of concern and such specific study may take precedence over the generalized mapping.

PROPOSED AMENDMENTS
OPTIMAL LAND USE PLAN

1. Removal of "Critical" as a land use element.

The lands within the "Critical" classification will be shown on a separate map that will be entitled "Sensitive