

STAFF REPORT

Urban Growth Area Final Boundary Determination

The Mayor and I met recently with Island County representatives to determine a mutually agreeable course of action with regard to the determination of an Urban Growth Area (UGA) for the city. The PAB has previously voted to eliminate the city's UGA, but it has since been learned that three properties located within the current UGA have the city's sewer main running through them, in order for the city to gain access to the wastewater treatment plant. The presence of this sewer line requires that these properties remain in the UGA, as set forth in Countywide Planning Policy 3.3.10: "Land shall not be removed from a UGA if it is already characterized by urban development, permits have been issued authorizing urban development, or Urban Services have been extended into the area." This determination is also consistent with the requirements of the Growth Management Act.

The county has also agreed that the remaining properties located within the current UGA will be designated as part of a Joint Planning Area (JPA). Countywide Planning Policies provide for the identification of "Potential Growth Areas" (PGA), within each JPA. Countywide Planning Policies at section 3.2.6 states, "For lands assigned a designation of Potential Growth Area (PGA), the county shall adopt Planning Policies and Development Regulations which limit or restrict development which could interfere with the efficient utilization of such lands for future Urban Development." The city will work with county staff in coming months to identify properties suitable for such designation.

The PAB has previously received a map that indicates the properties that will be contained within the new UGA. The City Engineer is in the process of preparing a revised map that will show these properties in greater detail. This map is expected to be available to the PAB at your upcoming meeting.

Respectfully submitted,

Michael Davolio, AICP