



ISLAND COUNTY PLANNING COMMISSION AGENDA
February 5, 2025, 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/93636892599?pwd=Y3NicFrc203OVZBTjBUenJyc21MQT09>

Meeting ID: 936 3689 2599

Passcode: 122086

+1 253 215 8782 US (Tacoma, WA)

Meeting ID: 936 3689 2599

Passcode: 122086

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. Please state your name and address when giving public testimony. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT –
6. ELECTION OF OFFICERS – The Planning Commission will nominate and elect a Chair and Vice-Chair for 2025
7. WORKSHOP – Community Based Organizations (CBOs) will present the findings from their outreach in support of the 2025 Comprehensive Plan: Agricultural Resource Committee of Island County & American Legion
8. WORKSHOP – Long Range staff will present on code changes under consideration for Freeland
9. 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 and Community Development

Jonathan Lange, AICP, CFM
Director

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>

~ MEMORANDUM ~

TO: Planning Commission
FROM: Long Range Planning
DATE: January 27, 2025
SUBJECT: Community Based Organization presentations

As part of the Climate Commitment Act funding, the Department of Commerce [awarded grants to Community Based Organizations \(CBOs\)](#) to support participation in local land use comprehensive planning for 2025 jurisdictions. The grant recipients for Island County include the American Legion of Camano Post No. 207, and Goosefoot (which is a consortium between Agricultural Resource Committee of Island County, Island Roots Housing, and Whidbey Environmental Action Network).

The CBOs previously presented their outreach and engagement work plans with the Planning Commission. This month, the CBOs will return to share their findings and recommendations. At this meeting, ARCIC and the American Legion will be presenting.

The Planning Commission will have a chance at a later meeting to discuss the findings and recommendations from all the CBOs. For the purposes of this meeting, Planning Commissioners should review the materials, listen to the presentations, and ask any clarifying questions that will aid in later discussion.

Attachments:

- Materials from the Agricultural Resource Committee of Island County (ARCIC)
- Materials from the American Legion of Camano

TO: Island County Planning & Community Development Staff;
Island County Planning Commission

FROM: Agriculture Resources Committee of Island County

DATE: January 27, 2025

SUBJECT: Stakeholder Input and Recommendations to Comprehensive Plan Update

BACKGROUND

The Agriculture Resources Committee for Island County (ARCIC) is an independent community-based group that advocates, educates, and builds connections to support Island County's farmers, ranchers, food processors, and other agricultural entities.

Over the last six months, ARCIC gathered local agricultural data, consulted with the American Farmland Trust (AFT), and worked directly with the County's farming community and other stakeholders to bring forth meaningful input to Island County as it updates its Comprehensive Plan. A timeline and detailed description of this process is attached (Appendix A).

The purpose of this report is to review the priorities and recommendations for the Comprehensive Plan Update that emerged from this process and are supported by dozens of Island County farmers.

PRIORITIES

Thirteen potential recommendations came out of ARCIC's Comprehensive Plan review process with the AFT. These recommendations were then presented to Island County farmers at the farmers' town hall meeting (see Appendix A for details) and the following four priorities emerged. Policies that address each of these priorities are boldfaced in the Recommendations section of this report.. While these were the highest ranked priorities, they are not intended to diminish the other policies that are addressed in the Recommendations section.

1. Economic Development Strategies for Agriculture

Farmers are concerned about the economic viability of farming in Island County. More than 80% of the American Farmland Trust's survey respondents from Island County indicated that land affordability, costs of production compared to market prices, availability of farm services and supplies, and other factors related to economic viability were challenges. While farmer town hall

participants expressed these same challenges, they also acknowledged the economic, health, and environmental benefits of farming to Island County residents. Local farms support food supply chains, food resiliency, and emergency preparedness; small farms have the agility to experiment with new crops and new farming processes; and many farmers see an opportunity to increase their viability with access to processing facilities and equipment.

2. Connecting Farmers to County Administration

All facets of agriculture are impacted by local, state, and federal regulations. At the County level, farmers most often are impacted by land use, building, and public health codes and permitting. Both the AFT survey and feedback gathered at the town hall meeting identified that regulatory factors including, but not limited to, food safety, permitting (land use and building), and agricultural licenses and certifications are challenging and at times cost-prohibitive.

A majority of the participants at the town hall meeting looked favorably on the creation of an advisory committee and an agricultural ombudsperson that could help farmers navigate regulations and permitting as they relate to agricultural activities and provide the County with guidance to updating and amending regulations and codes, when warranted, to fit better with the realities of farming.

3. Housing

Both the cost of labor and the need for farmworker housing were identified as challenges by a vast majority of Island County farmers in the AFT's farmer survey. And likewise, at the town hall meeting, farmers expressed an urgency to seek creative solutions for providing on-site farm worker housing. Farm labor/employment procurement and retention and overall farm viability greatly improve when housing is available and affordable.

For farms, often land is available for housing, but zoning codes prohibit or limit creative housing solutions that can help bridge the gap between farmers' ability to hire and employees being able to afford their housing.

4. Water Availability

A majority of town hall participants and more than 80% of Island County farmers who responded to the American Farmland Trust's survey were concerned about water availability and saw it as a challenge. This related to both drought conditions and the adjudication of water rights. For farms that rely on irrigation, the functionality of wells and/or procurement of water rights were also of concern.

RECOMMENDATIONS

Defining Agriculture in the Comprehensive Plan

The Comprehensive Plan Update provides an opportunity to develop a unified description of agriculture that accurately reflects how farming has changed in the past decade, highlights the contributions of agriculture to the local community, and affirms the value of agriculture to Island County residents.

Whereas the current plan describes agriculture in multiple places, ARCIC recommends placing descriptive information about local agriculture in the Land Use element. This description should also incorporate relevant Agricultural Census data and land use statistics (Appendix B). Where agriculture-related information, goals and policies are presented elsewhere in the Plan, the complete description of agriculture may be referenced to the Land Use element.

With guidance from the American Farmland Trust and input at the farmers' town hall meeting, ARCIC has drafted a description of agriculture to incorporate into the Comprehensive Plan Update. The draft is under review and, once completed, ARCIC would like the opportunity to work with the planning staff to use this description for the Comprehensive Plan Update.

Land Use Element

Under the current plan, Goal 10 in the Land Use element states, "Create an area where rural agricultural activities are encouraged to occur with residential uses while preserving rural character and maintaining open space as a dominant characteristic." We think this goal can be reframed around preserving working farmland as a dominant characteristic, which is supportive of preserving rural character and maintaining open space. In its place, we recommend the following goal:

Protect farmland and promote diverse agricultural activities for both existing and beginning farmers that enhance stewardship, food security, economic viability, and the agricultural elements of the rural character of Island County.

Supporting policies in this element include:

- **Create a County agriculture advisory committee that consists predominantly of farmers along with other agricultural stakeholders to advise on existing and proposed policy and regulations, land use issues that impact agriculture, and ways to maintain, enhance, and promote agriculture in the region, including agri-tourism.** *Skagit, San Juan, and Whatcom Counties have established county agricultural advisory committees which could provide example models for creating one in Island County.*

- Create an agricultural ombudsperson position within the County that will have credibility in the agricultural community to support farmers in the permitting process, identify and propose solutions to barriers, and support the Board of County Commissioners by providing a lens to policy decisions that impact agriculture.
- Develop a strategic plan for farmland preservation and agriculture with input from farmers and other stakeholders that identifies key farmland protection priorities, incorporates innovative strategies to keep farmers on the land and their operations viable, and gives attention to protecting farms that may not be located in agriculturally zoned lands.
- **Identify and address the need for farmworker housing by exploring flexibility in zoning codes to allow for creative and innovative on-site housing options on working farms of all sizes.** *Affordable housing is also a strategy that falls under the Plan's Housing element, but this recommendation relates specifically to Land Use when it relates to the ability for housing in areas designated for agriculture.*
- Review Island County code for barriers to agri-tourism activities that support farmers in diversifying their income. Revise codes to allow flexibility or to remove barriers for agri-tourism activities on farms that are consistent with community values.
- As population growth occurs near agricultural operations in Island County, ensure that right-to-farm laws are enforced to protect agriculture uses and activities from nuisance complaints.

Economic Development Element

In this element's introduction, we think it is important to recognize agriculture as a significant contributor to the local economy and define agricultural viability as the ability of a farmer or group of farmers to productively farm on a given piece of land or in a specific area and maintain a farm business that is economically feasible.

Supporting policies in this element include:

- **Commit resources to advancing the recommendations in the Comprehensive Economic Development Strategy that support agriculture, including investments in a meat processing facility, value-added processing facilities, distribution centers, business support services, farmland protection, and regional collaboration.**

- Develop a food system plan that addresses food security, emergency response, the local economy, and equitable access to local food. The plan should include an economic analysis that incorporates multiplier effects in the local economy, draws connections between agricultural viability and maintaining land in farming, and complements the strategic plan for farmland preservation and agriculture referenced in the Land Use element.

Natural Resources Element

The introduction to this element presents an opportunity to recognize the correlation of preserving agriculture for the protection and enhancement of ecosystem services.

Supporting policies in this element include:

- Continue to coordinate with the Whidbey Island and Snohomish Conservation Districts to support incentive-based approaches to environmental stewardship and provide farmers with the resources they need to protect critical areas.
- **Coordinate the development of a proactive strategy that addresses further water availability, seeking solutions that ensure adequate water for farms, fish and communities.**

Climate Element

Agriculture is impacted by climate change and is also part of the solution. Agriculture contributes to climate mitigation goals by supporting ecosystem services like carbon sequestration and aquifer recharge. Strengthening the local food system through agriculture in Island County reduces carbon emissions associated with the transportation of food products. At the same time, local agriculture faces uncertainty with unpredictable weather patterns that affect growing seasons and quality of crops and yields.

A supporting policy in this element includes:

- Collaborate with Whidbey Island and Snohomish Conservation Districts, Washington State University extension, and other agencies and organizations to support farmers in accessing resources and technical assistance regarding regenerative farming practices to enhance carbon sequestration and soil health, respond to changing weather patterns, and recover from extreme weather events.

NEXT STEPS

Members of ARCIC are currently reviewing a draft description of agriculture in Island County for inclusion in the Comprehensive Plan Update. ARCIC believes that an accurate and deliberate description that reflects the county's unique agricultural community will benefit the Comprehensive Plan Update and reinforce the Plan's goals and policies that support agriculture. ARCIC expects to have this completed by the end of February.

In addition, as one of the three consortium members to receive funding from the Washington State Department of Commerce's Meaningful Engagement Grant, ARCIC will be collaborating with the other two members, Whidbey Environmental Action Network (WEAN) and Island Roots Housing (IRH), to identify overlapping priorities and values. This collaboration will likely happen in early to mid February, with members of WEAN presenting the findings of this collaboration as part of its presentation to the Planning Commission on February 19, 2025.

APPENDICES:

Appendix A: Work Plan Timeline and Process

Appendix B: USDA 2022 Census of Agriculture's County Profile for Island County

Appendix A: Work Plan Timeline and Process

American Farmland Trust Consultation - October, 2025

In the Fall of 2024, American Farmland Trust (AFT) staff from the Pacific Northwest Region reviewed the County's current Comprehensive Plan's Land Use, Economic Development and Natural Resources elements and the Comprehensive Economic Development Strategy for Island County (CEDS) for the purpose of reassessing and strengthening existing goals related to agriculture. Their review and recommendations were informed by strategies used in other counties (particularly in western Washington) and further supplemented with results from a recent survey that they conducted with farmers in the Puget Sound region, focusing on the 26 respondents from Island County. In addition, they also provided recommendations for the new Climate element.

Prior to engaging with the broader farming community, a sub-group of ARCIC members and farmers "ground truthed" the recommendations. With written comments and feedback from discussions, the AFT staff refined their initial recommendations accordingly.

Work Plan Review with Island County Planning Commission - November 6, 2024

On behalf of ARCIC, Marian Myszkowski presented to the Planning Commission the process for accomplishing these tasks as well as data and historic trends related to agriculture in Island County.

Farmer Town Hall - December 5, 2024

ARCIC hosted a town hall meeting in Coupeville on December 2024 for the farming community with two overall goals: to collectively strengthen the goals and strategies in Island County's Comprehensive Plan that support farmland protection and agricultural viability and to bring local agricultural producers together in a meaningful way to foster community and solidarity for the sake of the future of local agriculture and food security.

More than 35 local farmers attended the facilitated meeting. Through a series of small group discussions and prioritization exercises, ARCIC was able to better understand how local farmers view agriculture in Island County, their issues and challenges, and if the draft recommendations resonated with them. Following these discussions, participants prioritized the recommendations in a voting exercise. The priorities and the recommendations are discussed in the report.

Community-Based Organization Collaboration - January - February 2025

Last year, a consortium of three groups—ARCIC, Island Roots Housing (IRH), and Whidbey Environmental Action Network (WEAN)—applied for and received a grant from the Washington State Department of Commerce to engage with community interest groups and compile meaningful input for the County’s Comprehensive Plan Update. Goosefoot Community Fund is acting as the fiscal agent for this grant.

ARCIC and WEAN’s mission and values often intersect. Members of ARCIC met with WEAN Executive Director, Marnie Jackson to discuss the organizations’ values, where priorities and recommendations intersect and address opposing viewpoints. With feedback from WEAN, ARCIC members further refined their recommendations with the objective of ensuring their recommendations are compliant with the Washington State Growth Management Act and considering unintentional outcomes that could potentially arise.

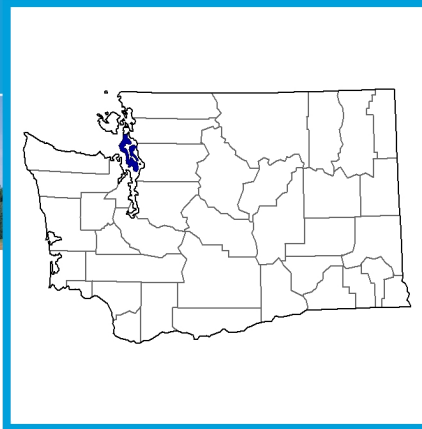
Members at this meeting also discovered that all three organizations’ would greatly benefit from collaborating and bringing their common issues and recommendations to the County as a consortium. As of the date of this report, ARCIC anticipates the three groups will meet this February to have this discussion and prepare materials and input for the County.

Appendix B:

2022 CENSUS OF AGRICULTURE County Profile



Island County Washington



Total and Per Farm Overview, 2022 and change since 2017

	2022	% change since 2017
Number of farms	377	-3
Land in farms (acres)	17,038	+7
Average size of farm (acres)	45	+11
Total	(\$)	
Market value of products sold	23,465,000	+96
Government payments	148,000	+74
Farm-related income	4,189,000	+237
Total farm production expenses	23,743,000	+89
Net cash farm income	4,059,000	+434
Per farm average	(\$)	
Market value of products sold	62,241	+102
Government payments ^a	14,841	+230
Farm-related income ^a	30,356	+235
Total farm production expenses	62,979	+95
Net cash farm income	10,768	+452

(Z) Percent of state agriculture sales

Share of Sales by Type (%)

Crops	47
Livestock, poultry, and products	53

Land in Farms by Use (acres)

Cropland	9,528
Pastureland	2,842
Woodland	2,779
Other	1,889

Acres irrigated: 2,520

15% of land in farms

Land Use Practices (% of farms)

No till	12
Reduced till	8
Intensive till	6
Cover crop	13

Farms by Value of Sales

	Number	Percent of Total ^b
Less than \$2,500	161	43
\$2,500 to \$4,999	47	12
\$5,000 to \$9,999	66	18
\$10,000 to \$24,999	38	10
\$25,000 to \$49,999	19	5
\$50,000 to \$99,999	23	6
\$100,000 or more	23	6

Farms by Size

	Number	Percent of Total ^b
1 to 9 acres	140	37
10 to 49 acres	169	45
50 to 179 acres	46	12
180 to 499 acres	16	4
500 to 999 acres	5	1
1,000+ acres	1	(Z)



United States Department of Agriculture
National Agricultural Statistics Service

www.nass.usda.gov/AgCensus

Market Value of Agricultural Products Sold

	Sales (\$1,000)	Rank in State ^c	Counties Producing Item	Rank in U.S. ^c	Counties Producing Item
Total	23,465	30	39	2,407	3,078
Crops	11,015	30	39	2,149	3,074
Grains, oilseeds, dry beans, dry peas	1,084	22	36	2,153	2,917
Tobacco	-	-	-	-	267
Cotton and cottonseed	-	-	-	-	647
Vegetables, melons, potatoes, sweet potatoes	3,638	17	38	481	2,831
Fruits, tree nuts, berries	2,682	23	39	340	2,711
Nursery, greenhouse, floriculture, sod	870	24	39	985	2,660
Cultivated Christmas trees, short rotation woody crops	17	18	29	493	1,274
Other crops and hay	2,724	23	39	1,164	3,035
Livestock, poultry, and products	12,450	26	39	2,046	3,076
Poultry and eggs	175	20	39	1,147	3,027
Cattle and calves	7,037	19	39	1,492	3,047
Milk from cows	(D)	16	26	(D)	1,770
Hogs and pigs	123	11	39	845	2,814
Sheep, goats, wool, mohair, milk	180	20	39	1,037	2,967
Horses, ponies, mules, burros, donkeys	895	7	39	321	2,907
Aquaculture	(D)	24	33	(D)	1,190
Other animals and animal products	(D)	23	39	(D)	2,909

Producers ^d	706	Percent of farms that:	Top Crops in Acres ^e		
Sex					
Male	348	Have internet access	Forage (hay/haylage), all	5,981	
Female	358		Barley for grain	1,212	
			Vegetables harvested, all	420	
Age			Potatoes	(D)	
<35	62	Farm organically	Corn for silage/greenchop	300	
35 – 64	380				
65 and older	264				
Race					
American Indian/Alaska Native	-	Sell directly to consumers	Livestock Inventory (Dec 31, 2022)		
Asian	11		Broilers and other		
Black or African American	1		meat-type chickens	800	
Native Hawaiian/Pacific Islander	-	Hire farm labor	Cattle and calves	10,715	
White	682		Goats	541	
More than one race	12		Hogs and pigs	341	
			Horses and ponies	806	
Other characteristics			Layers	3,705	
Hispanic, Latino, Spanish origin	18	Are family farms	Pullets	123	
With military service	75		Sheep and lambs	893	
New and beginning farmers	230		Turkeys	80	

^a Average per farm receiving. ^b May not add to 100% due to rounding. ^c Among counties whose rank can be displayed. ^d Data collected for a maximum of four producers per farm. ^e Crop commodity names may be shortened; see full names at www.nass.usda.gov/go/cropnames.pdf. ^f Position below the line does not indicate rank. (D) Withheld to avoid disclosing data for individual operations. (NA) Not available. (Z) Less than half of the unit shown. (-) Represents zero.



Camano Island Residents' Input to the 2025 Island County Comprehensive Plan

Dan Abshere
Camano Island American Legion
Director of Veteran Support &
Treasurer



Missions and Role

- CBO Mission: To reach out to local veterans, first responders, and their families; access their needs, advocate for resources, and provide or coordinate care to help improve their mental, physical, and overall wellness.
- Role in Island County Comprehensive Planning: Contracted by the Department of Commerce to help provide information to Camano residents, and feed residents' input to the county.



Efforts to date

- Developed network on Camano with existing organizations
- Since May 2024, attended Wednesday night Comprehensive Plan meetings
- Attended Island County-sponsored meetings on Camano Island
- Advertised for input via print media, social media, and organizations' websites
- Hosted two Camano residents' meetings with Island County planners (compressed down to two due to timeline)
- Conducted follow up calls with residents who had unanswered questions, or to clarify input
- Input received from seven organizations and 78 residents
- Created new website and posted detailed input spreadsheet, this summary, and existing plan elements



Economic Development Element

- Include Camano when talking about impact on economic development
- Revise objective discussing support facilities for retirement community to specify working with private and community-based nonprofit organizations, and enhancing physical and mental healthcare capacity



Housing Element

- Add goal to balance affordable housing incentives with restraint on property tax increases
 - Property tax increases also make housing less affordable
- Analyze differences in affordable housing needs between Whidbey and Camano. Camano has limited job opportunities, limited internet, and requires long commute making it less desirable for those looking for affordable housing.
 - May require “waiver” for GMA if affordable housing development different within the county?



Historic Preservation Element

- Adjust Goal 1 to include historical sites on Camano and Whidbey Island, other than Ebey's Landing Natural Historic Reserve, or make Ebey a separate goal...and perhaps not the #1 goal
- Add an objective to update the historical sites database and work with community-based and private organizations to help fund and preserve them



Parks and Recreation Element

- Overall- Remove distinction between passive vs active and low-impact vs high-impact recreation; or remove negative wording about sports being harmful to the environment, and need to defund and remove sports fields
 - Sports are critical to both physical and mental health, and enhances social interaction which is especially important for our older residents...and all residents since the pandemic isolation
 - Sports fields have similar environmental impact as a park with parking lot and restrooms
- Remove objectives to double the amount of spending on park maintenance with increases every year, as well as “develop tax base”, “tax levy”, “utility tax”, etc.
- Revise objective to reject land donations that don’t support passive recreation in favor of working with private and nonprofits to manage them



Parks and Recreation Element

- Explore with Camano residents, with caution, the creation of a Camano Parks and Recreation District



Utilities Element

- Increase importance, and highlight lack of adequate coverage, of cell phone and internet service in inventory and analysis section
- Add objective to work with businesses, nonprofits, HOAs, and service providers to take advantage of federal and state grants to improve high speed internet access, especially in rural areas
- Potentially add objective to provide incentives to cell phone and internet service providers if can do so without increasing taxes



Capital Facilities Element

- Add objective and input to Capital Improvement Plan (CIP) to collaborate with veterans organizations, nonprofits, and legislators to seek funding from multiple sources to create integrated healthcare (case management, counseling, peer support, and benefits) for veterans
- Add objective and input to CIP to collaborate with nonprofits and legislators to seek funding from multiple sources to create a nonprofit, community-based organization, behavioral health center on Camano



Parks & Rec/Trans/Capital Facilities

- Plan for walking/jogging/bike path, like the Whidbey Island Kettles Trails, around the perimeter of Camano
 - Existing roads unsafe for pedestrians and bicyclists...especially with increased cellphone use while driving
 - Improves connections to transportation hubs, tourism, recreation, physical health, and environment
 - Meets multiple goals in Transportation, Land Use, and Natural Resources Elements



Questions

- This summary & detailed spreadsheet posted at <https://www.camanolegion.org/island-county-comprehensive-plan>
- Dan Abshere, Director of Veteran Support, 360-913-1272, walegionpost207@gmail.com
- Kevin James, Commander (President), 425-501-5390, kjammeron@gmail.com

Camano Island Input to Island County Comprehensive Plan, POC: Dan Abshire, Camano Island American Legion, walegionpost207@gmail.com				
<u>Date</u>	<u>Source</u>	<u>Input (with Element effected)</u>	<u>Rationale for</u>	<u>Rationale against</u>
11/9/2024	Dan Abshire, Camano Island American Legion (CIAL)	Economic Development Element. Change para 2.2.1 to read "Currently, the County's economic base depends heavily on the Whidbey Naval Air Station, tourism, Boeing in Everett, and on commuter accessibility to other mainland employment opportunities."	Does not include Camano as previously written	May be seen as lowering importance of Whidbey NAS
Nov '24	Camano Veterans & Family Survey	Revise Economic Development objective 1.14 to read: "Work with private and community-based nonprofit organizations to encourage the development of appropriate support facilities and programs for the retirement community to include physical and mental healthcare"	One of the main inputs from the Veteran and Family survey was physical and mental health challenges, and lack of local services to support these	funding?
11/15/2024	IC Comp Plan Forum for Camano Residents 12/3/24	Add Housing Element goal 1.10 "Balance affordable housing and housing inventory incentives with the need to restrain property tax increases to preclude creating more residents who are unable to afford housing"	Increasing property taxes to pay for affordable housing and housing incentives makes housing less affordable.	NA
12/3/2024	IC Comp Plan Forum for Camano Residents 12/3/24	Housing Element: Find way to meet affordable housing needs which are arguably lower on Camano than what the Growth Management Act (GMA) outlines, and different for Camano than Whidbey. Consider analysis to determine if affordable housing development would be filled before building on Camano, and request waiver to GMA requirement, or only build in sequence and when previous development filled.	There are very few employment opportunities on Camano Island, and limited internet to support working from home. Paired with the long commute on a two-way road for employment on the mainland may not make Camano an attractive place to move for those looking for affordable housing.	This may mean Whidbey has to take on more than its share to meet GMA requirements.
11/30/2024	Dan Abshire, Camano Island American Legion	Element 5, Historic Preservation, Page 1: Adjust Goal 1 to include historical sites on Camano and Whidbey Island other than Ebey's Landing Natural Historic Reserve or make Ebey a separate goal. Could mention English Boom, Camano Schoolhouse, Camano Veterans Museum, and others.	This element is all about Ebey and regulations on creating new sites under goal 2.	Unknown

11/30/2024	Dan Abshire, Camano Island American Legion	Add HP 2.1.3 "Update existing historic sites database with information from existing and local heritage preservation organizations, and work with community-based and private organizations on historic preservation techniques and funding sources."	Make the plan to support historic sites as stated on page 2 an objective.	NA
12/5/2024	Dan Abshire, Camano Island American Legion	Parks and Rec Element overall: Remove distinction between active and passive recreation. If it remains in the element, proceed with recommendations below that overturn the negative light placed on "active recreation" and ball parks, tennis courts, skate parks, etc.	It is hard to distinguish between active and passive recreation, and there needs to be a mix of both.	Unknown
12/2/2024	Dan Abshire, Camano Island American Legion, Camano-Stanwood Pickleball Association (CSPA), and IC Comp Plan Forum for Camano Residents 12/3/24	Change Parks and Rec Goals, Mission on page 29, focus on page 19, and any other statements that devalue active recreation to a more balanced active and passive recreational focus. Remove active use facilities as facilities to avoid. Change PR1.1 to "...passive and active...". Change goal 2 to "Provide passive and active outdoor recreation..." and consider combining with goal 1 to include balance with environmental impacts. Change PR2.1 to "Invest in amenities and facilities that support passive, outdoor recreation activities, (such as walking, biking, boating, camping, wildlife watching, horseback riding, beach activities, hunting, fishing, clamming, etc.) as well as active recreation (such as ball fields, tennis/pickleball courts, skate parks, and playgrounds) while minimizing the impact to the environment." Remove "passive" from PR2.5. Remove "passive" from goal 4 or change to "active & passive". Consider adding objective for active recreation park within 30 minutes to meet the needs of our children, elderly, and active adults	Active recreation (i.e. playgrounds, ball fields and tennis courts) provide much needed exercise and social activities necessary for overall wellness. Devaluing active recreation devalues a significant portion of our health needs. It would be better to build a skate park (which is currently an "amenity to avoid" rather than continue to let our children stay indoors playing video games, and this is especially true after the social disruption of the pandemic. The values on page 29 are conflicting, because you cannot have "health opportunities for outdoor play" nor "long-term health and wellbeing" without active recreation.	Unknown

12/2/2024	Dan Abshire, Camano Island American Legion; Camano-Stanwood Pickleball Association; and IC Comp Plan Forum for Camano Residents 12/3/24	Goals and Policies continued. Delete sentence in PR4.7.13: "The County does not want to be in the business of supporting active recreational uses on its lands." Delete sentence in PR5.2: "Consider divestment of public lands that have little value for conservation or passive outdoor recreation." Delete sentence in PR5.5: "For example, put immediate hold on any plans to improve active use facilities, such as sport fields, sports courts, and indoor facilities."	Same as above	Unknown
12/2/2024	Dan Abshire, Camano Island American Legion; Camano-Stanwood Pickleball Assoc; & IC Comp Plan Forum for Camano Residents 12/3/24	Change active recreation definition on page 3 of Parks and Rec to remove "high impact" and "significant impact on the natural environment." Change passive recreation to remove "low-impact". Change Outdoor Recreation definition to include "active" recreation/sports Add Pickleball as an example under community parks in Park Lands definition.	Same as above, and It can be argued that active recreation does not inherently have a significant impact on the environment as stated in this element. Ball fields, tennis courts, and playgrounds can coexist with the rural character, and enhance wellness of residents, while having minimal impact on the environment.	Unknown
12/2/2024	IC Comp Plan Forum for Camano Residents 12/3/24, and CSPA	Goals and Policies continued. Add "and active" recreation needs to PR4.7.7 or delete entire objective	same as above.	NA
12/2/2024	Dan Abshire, Camano Island American Legion & IC Comp Plan Forum for Camano Residents 12/3/24	Goals and Policies continued. Remove Parks & Rec 7.5.2.2: "the County should consider more than doubling the amount it spends per acre on facility maintenance and increasing that amount steadily as the level of park development increases."	Increasing expenses more than double is not a prudent use of financial resources and could only result in increased taxes which is a major concern for Camano residents. This also conflicts with the next paragraph "the County should temporarily avoid projects that will stretch County resources even more thinly. The County cannot afford the social costs for such undertakings, and may have a hard time justifying major new expenses."	Unknown

12/2/2024	Dan Abshire, Camano Island American Legion	Goals and Policies continued. Revise objective PR4.4 to remove any reference to old area of focus against sports, and add working with private and community-based nonprofits who can manage donated lands reather than reject free land.	Doesn't make fiscal sense to turn down donated land. PR4.6 covers the need to be able to manage donated land.	Unknown
12/2/2024	CIAL, CSPA, & IC Comp Plan Forum for Camano Residents 12/3/24	Goals and Policies continued. Remove last sentence in PR5.7 "For example, consider removing the tennis court and softball field at Camano Park and providing a dog park at this facility instead."	This is the only ball field and tennis court on Camano Island, and the tennis court is heavily used by the CamanoStanwood Pickleball Association.	Unknown
12/3/2024	Dan Abshire, Camano Island American Legion & IC Comp Plan Forum for Camano Residents 12/3/24	Goals and Policies continued. PR8.6 remove "low-impact/passive" or change to "passive and active". Otherwise, remove this objective as it is covered by PR 8.8-10	Same as above. It would be understandable to prioritize passive recreation, but not support active rec at all is unwise. Also as stated above need to discontinue pairing active recreation with high-impact to environment as this is potentially misleading the public.	Unknown
12/26/2024	Camano-Stanwood Pickleball Association	Change 7.2.4 third paragraph first sentence to "the County is shifting its focus to more balanced opportunities between active and passive recreational properties.	Same as above. This is old policy that does not match the needs and desires of the community.	Unknown
12/26/2024	Dan Abshire, Camano Island American Legion & Camano-Stanwood Pickleball Association	Table 7-10 breakout by district to show where courts are in general. Add pickleball to sports courts.	Camano only has one court. Highlights the need to not remove the last court and opportunity to play baseball, basketball, pickleball, and tennis	Unknown

12/26/2024	Camano-Stanwood Pickleball Association	7.3.1.1- Remove "passive" or add "and active" to the mission	Same as above	Unknown
12/2/2024	Dan Abshire, Camano Island American Legion; Camano-Stanwood Pickleball Assoc; & IC Comp Plan Forum for Camano Residents 12/3/24	7.3 County Area of Focus. This entire section needs to be reworded to change to a balanced approach with parks, sports, and conservation. Remove any derogatory remarks against sports and desire to defund or move away from them.	Same as above	Unknown
12/2/2024	Dan Abshire, Camano Island American Legion; Camano-Stanwood Pickleball Assoc; & IC Comp Plan Forum for Camano Residents 12/3/24	Add to 7.4.4.4: "Sports such as pickleball/tennis, baseball, basketball, and football/rugby Add new 7.4.4.6: "Sports are critical to both physical and mental health, and enhances social interaction which is much needed in our community especially after the pandemic isolation. The State of Washington has declared pickleball to be the State Sport.	Pickleball is the fastest growing sport in the United States due to its approachability to all walks of life and the need for active recreation and social interaction, especially among older adults. Island County predicts its population will continue to skew toward 60-70+. Courts can be placed in/near parks that already have active recreation or in areas of little impact.]	Unknown
11/15/2024	IC Comp Plan Forum for Camano Residents 12/3/24	Remove Parks and Rec 7.5.1.2: "developing its tax base" and 7.5.1.6: "...tax levy, utility tax, ..."	Encourages an increase in county taxes which are already a primary area of concern for Camano residents.	Unknown
12/2/2024	Dan Abshire, Camano Island American Legion	Explore with Camano residents the creation of a Camano Parks and Recreation District	Parks and Rec Element details a North Whidbey and South Whidbey Parks and Recreation Districts, but none on Camano. There is no permeant advocacy and planning element for Camano residents.	Many disagree on creating a Camano PRD, because of the possible increase in taxes. There is also not a lot of growth that is desired, but a more balanced approach that does not exclude sports or other activities.

12/3/2024	IC Comp Plan Forum for Camano Residents 12/3/24	Modify Utilities 9.3.3.4 to show more of an importance of internet access. Something similar to..."the importance of connecting people to resources healthcare, social wellbeing, and education for children, adolescents and adults. Operating in modern society is virtually impossible without internet yet some of our rural locations on Whidbey and Camano do not have adequate access to internet services.	Access for all to internet is a big deal for Camano residents and should be highlighted as such. Enhanced internet will allow not only allow people to connect to resources, but more jobs. Improving internet access will not only enhance economic opportunities, but overall residential wellness.	Unknown
11/9/2024	Dan Abshire, Camano Island American Legion	Add Utility objective 1.3 "Collaborate with non-profits, businesses, Home Owners Associations, and service providers to take advantage of federal and state grants to improve high speed internet access, especially in rural areas.	Lack of cell and internet service in rural areas is a public safety concern (as stated in 9.3.3.2) and limits career opportunities.	Will have to be willing to work in collaboration with non-profits and other agencies, and provide support for grant applications
Nov '24	Nov 2024 Camano Veterans & Family Survey	Add Utility objective 1.4: "Provide incentives to cell phone and internet service providers, while avoiding tax increases, to improve access to cell phone and high speed internet services, especially in rural areas."	As stated above, and there are many grants available. Helping organizations and service providers take advantage of these grants could improve services dramatically at a significantly lower cost.	How to provide incentives without raising taxes will be a challenge
11/9/2024	Camano Island American Legion	Add Capital Facilities objective 7.4 and input to Capital Improvement Plan: "Work with non-profits, veteran organizations, and legislators, to provide county funding and/or facilitate state/federal funds and grants to provide case management, counseling, peer support, and Veterans Service Officer support for veterans benefits located on both Whidbey and Camano"	There are an estimated 2000 veterans on Camano Island, but the only VSO is located on Whidbey. There is no dedicated case management, counseling, nor peer support for veterans on Whidbey nor Camano.	May have to raise taxes or create levy if not willing to work with non-profits and other agencies

11/9/2024	Dan Abshire, Camano Counseling, Consulting, and Wellness	Add Capital Facilities objective 7.5 and input to Capital Improvement Plan: "Work with non-profits and legislators, to provide county funding and/or facilitate state/federal funds and grants to create a non-profit Behavioral Health Center on Camano with the capacity to provide 170 counseling sessions per week.	There is a severe lack in behavioral health capacity in our area, especially after COVID. Many do not accept insurances, do not serve all ages and disabilities, or do not provide in person sessions which is best for most especially our elderly population.	May have to raise taxes or create levy if not willing to work with non-profits and other agencies
12/3/2024	IC Comp Plan Forum for Camano Residents 12/3/24 & Camano Island Veteran & Family Survey	Add to Parks and Recreation, Transportation, and Capital Facilities Plan a walking/jogging/bike path, like the Whidbey Island Kettle Trails, around the perimeter of Camano (meets objectives LU 1.1, LU 6.54, NR 2.1.) Add to Summary of Outdoor Rec Needs on Parks and Rec Table 7-13.	There is currently no safe and effective way for Camano residents to gain outdoor exercise like walking, jogging, and biking. The Island County Bicycle Tour Route depicted on Camano has little to no shoulders, and inattentive drivers can easily hit a biker. This project would not only provide a safe method of exercise for residents, but increase time outdoors which has been shown to improve mental health. It will also improve transportation options for Camano, and potentially tourism. See para 1.4.2.1.1. It will also connect Cama Beach and Camano State Parks increasing tourism and recreation opportunities.	May be seen by some as a step towards urbanization, but is needed for safety.



Island County Planning and Community Development

Jonathan Lange, AICP, CFM
Director

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>

~ MEMORANDUM ~

TO: Planning Commission
FROM: Long Range Planning
DATE: January 27, 2025
SUBJECT: Staff will brief the Commission on updates to the Freeland zoning code

Discuss Freeland Code Update

Long Range Planning will brief the Planning Commission on potential updates to the Freeland zoning code for the purposes of increasing housing availability in alignment with the Freeland Sub Area Plan. Workforce housing is in short supply in Island County, and the proposed updates are meant to help address this shortfall.

Attachments:

- Proposed updates to Chapter 17.06 ICC

17.06.210 Residential uses.

See sections 17.06.500—17.06.580 for site design and sections 17.06.600—17.06.670 for building design standards.

TABLE 17.06.210 RESIDENTIAL AND RESIDENTIAL ACCESSORY USES								
<div><div>I</div> = Type I permitted use</div> <div><div>II</div> = Type II conditional use</div> <div><div>III</div> = Type III conditional use</div>		Low Density Resident	Medium Density Resident	Business Village	Business General	Non- Resident ial	Light Industria _	
USE TYPE		LD	MD	BV	BG	NM	LI	RELATED CODE(S)
Single-Family	Single Family, detached (1 unit)	I	III (3)					For Mobile Homes, see ICC 17.06.320.B
	Duplex (2 units)	II (6,7)	I (3)	I (2)				
	Single Family, attached (3—4 units)	III (6,7)	I (3,8)	I (2)			II (10)	Townhomes: ICC 17.06.320.E
	Manufactured home park	II	II					ICC 17.06.320.C
Multi-Family	Cottage housing	II (6,7,8)	I (3)	I (2)				ICC 17.06.320.D
	Multi-Family (5+ units)	II (7)	III (3,8)	II (2,3,5)	II (2,3,5)	II (2,3,5)	II (10)	Includes courtyard, villa, and/or bungalow apartments
	Mixed-Use Residential, small (1—4 units)		II (3,5,7,8)	II (3,8)	II (3)	II (3)		Includes live/work units
	Mixed-Use Residential (5+ units)			II (3,8)	II (3)	II (3)		
Group Quarters	Residential Care Home	II (1,3,9)	II (1,3,9)					Up to 6 clients: ICC 17.06.350.C
	Group Home/Adult Family Home	II (8,9)	II (8,9)	II (1,3,8,9)				ICC 17.06.350.C

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	Assisted Living/ Nursing Home	II (3,7,9)	II (9)	II (1,3,8,9)				
Accessory Uses and Structures	Attached ADU	I (1)	I (1)	I (1)				ICC 17.06.320.A
	Detached ADU	I (1)	I (1)	I (1,5)				ICC 17.06.320.A
	Home Occupation	I or II (1)	I or II (1)	I or II (1)	II (1)	II (1)		ICC 17.06.310.A
	Home Industry	II (1,8)	II (1,8)	II (1)	II (1)	II (1)		ICC 17.06.310.B
	Accessory structures	I (1)	I (1)	I (1)	I (1)	I (1)	I (1)	Garage, shed, shop, etc.

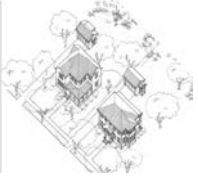




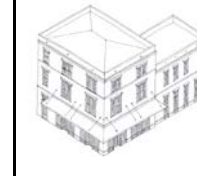
NOTES:

- (1) May be allowed as an accessory use only, subject to ICC 17.06.300—17.06.350.
- (2) Not allowed on Main Street or Harbor Avenue frontages.
- (3) Not allowed within 500 feet of Industrial (LI) district, [unless developed in conjunction with an employer for workforce housing](#).
- (4) Not allowed within 300 feet of a residential district (LD or MD) or existing residential use.
- (5) May be allowed as a component of a mixed-use development if fully integrated and the commercial component is developed at the same time as, or before, the residential; prohibited as a stand-alone use, [unless developed in conjunction with an employer for workforce housing](#). Mixed-use may be attached units or with residential in a separate building. In no case shall residential component have more square footage than the non-residential uses.
- (6) May be allowed as a component of a cluster development, under the PRD provisions in chapter 16.17 ICC.
- (7) May be allowed as a transitional use under the provisions of ICC 17.06.205.
- (8) Type II approval if SEPA required (per Chapter 43.21C RCW and 197-11 WAC), Type I approval if SEPA Exempt.
- (9) Number of bedrooms shall be limited by the septic/sewer capacity.
- [\(10\) When developed in conjunction with an employer for workforce housing.](#)

(Ord. No. C-49-19 [PLG-004-19], Exh. C, 6-18-2019; Ord. No. C-18-22 [PLG-002-21], Exh. A, 5-3-2022)

17.06.120 Development standards by zoning district.

The development standards for Freeland NMUGA zoning districts are as shown in Table 17.06.120. All Parks zoning district development standards from chapter 17.03 shall apply to properties zoned Parks within the NMUGA.

TABLE 17.06.120 - DEVELOPMENT STANDARDS BY ZONING DISTRICT						
ZONING DISTRICTS	RESIDENTIAL DISTRICTS		VILLAGE CORE DISTRICTS			
	LD LOW DENSITY	MD MEDIUM DENSITY	BV BUSINESS VILLAGE	BG BUSINESS GENERAL	NM NON-RESIDENTIAL MIXED USE	L LIGHT INDUSTRIAL
						
RESIDENTIAL DENSITY						
Minimum Density ⁽¹⁾	2 du/a	6 du/a	n/a	n/a	n/a	0
Maximum Potential Density ⁽²⁾	4 du/a	12 du/a	None ⁽³⁾	None ⁽³⁾	None ⁽³⁾	0 12 du/a ⁽¹⁴⁾
LOT SIZING ⁽⁴⁾						
Lot Area (min)	10,000 sq. ft.	5,000 sq. ft. for single family detached; per density standards for all others	None	None	None	None
Lot Area (max) ⁽⁵⁾	per density standards	per density standards	None	None	None	None
Lot Width (min)	60 ft.	Single family: 40 ft. front loaded, 30 ft. alley loaded	30 ft.	60 ft.	60 ft.	60 ft.

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(Supp. No. 24, Update 1)

		Multi-family and/or Mixed-Use: 80 ft.				
BUILDING PLACEMENT AND MASSING						
Lot Coverage						
Max. Impervious Surface	n/a	n/a	100% ⁽⁷⁾	70%	70%	70%
Max Lot Coverage, All Buildings ⁽⁶⁾	50%	50%	100% ⁽⁷⁾	50%	50%	50%
Setbacks^(8,9)						
Build-To Line	n/a	n/a	0 ft. ⁽¹²⁾	n/a	n/a	n/a
Build-To Percentage	n/a	n/a	Min 50% @ build- to line ⁽¹³⁾	n/a	n/a	n/a
Front Yard (min) ^(8,10)	20 ft.	15 ft.	n/a	10 ft.	20 ft.	20 ft.
Front Yard (max)	n/a	25 ft.	15 ft. ⁽¹¹⁾	n/a	n/a	n/a
Side Yard (min)	5 ft.	5 ft.	0 ft./5 ft./15 ft. ⁽¹⁴⁾	5 ft./20 ft. ⁽¹⁵⁾	10 ft./20 ft. ⁽¹⁵⁾	5 ft./30 ft. ⁽¹⁶⁾
Rear Yard (min)	10 ft.	10 ft.	0 ft./5 ft./15 ft. ⁽¹⁴⁾	10 ft./20 ft. ⁽¹⁵⁾	10 ft./20 ft. ⁽¹⁵⁾	10 ft./30 ft. ⁽¹⁶⁾
Garage (from ROW/from alley) ⁽¹⁷⁾	25 ft./20 ft.	25 ft./20 ft.	25 ft./20 ft.	25 ft./20 ft.	25 ft./20 ft.	
Building Height (max)						
Outside of a View Corridor Area ⁽¹⁸⁾	25 ft./35 ft.	35 ft.	40 ft./45 ft. ^(19,20)	35 ft.	35 ft.	35 ft.

Along a View Corridor Frontage ⁽⁸⁾	20 ft./30 ft.	25 ft./35 ft.	n/a	25 ft./35 ft.	25 ft./35 ft.	25 ft./35 ft.
Ground Floor Ceiling Height (min)	n/a	n/a	14 ft. ⁽²¹⁾	n/a	14 ft. ⁽²¹⁾	n/a

NOTES:

- (1) Future Development Plan required to show how development under septic will not impede future urban densities.
- (2) The maximum density is limited to County Health Department standards for septic until sewer is available, per section 17.06.110.B. See section 17.06.110.C for potential future Density Shift options.
- (3) Maximum density for residential uses shall be determined by height limits, parking requirements, setbacks, septic capacity, and other development standards and permit approval criteria. Residential uses shall comply with the standards of section 17.06.320.
- (4) Cottage housing developments are exempt from lot sizing standard provided the developments comply with the provisions of section 17.06.320.D and meet the zoning district density standards.
- (5) Individual townhouses placed on fee-simple lots are exempt from the minimum lot area and width standards, provided the development complies with the district density standards and the provisions of section 17.06.320.E.
- (6) For townhouse developments, site coverage is calculated for the whole development, not individual lots.
- (7) Site coverage will be less than 100%, due to limitations of landscaping requirements and other provisions that will decrease the total potential site coverage.
- (8) Additional setback and step-back requirements apply to properties adjacent to the Holmes Harbor View Corridor overlay and the State Highway 525 overlay, per section 17.06.140.
- (9) See section 17.06.150 for general setback encroachment and building height exceptions.
- (10) See section 17.06.670 for porch/covered entry encroachment allowance.
- (11) Front yard setback applies to the portion of the façade that does not need to be at the Build-to line. Greater setbacks of up to twenty-five (25) feet may be approved by the Planning Director where the area between the sidewalk and the building meets the pedestrian-oriented open space standards in 17.06.510.D.
- (12) Build-to line and percentage applies to Main St. and Harbor Ave. frontages only.
- (13) Building façade sections at the build-to line shall be a minimum of 20 linear feet. For building façade sections greater than 50 linear feet, the Planning Director may approve one or more courtyard inset(s) where the inset depth is no greater than 10 ft. and the total inset length is no greater than 20% of the total building façade length.
- [\(14\) When developed in conjunction with an employer for workforce housing.](#)

(14) Side and rear yard setbacks are zero for windowless firewalls and 5 feet for walls with windows excepting that the setback shall be 15 feet where adjacent to Low Density and Medium Density districts.
(15) Side and rear yard setbacks shall be 20 feet where adjacent to Low Density and Medium Density districts.
(16) Side and rear yard setbacks shall be 30 feet where adjacent to Low Density and Medium Density districts.
(17) See section 17.06.550.I for garage placement and design standards.
(18) Increased height, if shown, is allowed only for structure or portions of a structure that is ≥ 40 ft. from all property lines. Increase height allowance does not apply to accessory structures.
(19) Building heights typically 40 feet; 45 feet is allowed for properties fronting along Main St. and Harbor Ave.
(20) The maximum building height may be increased by an additional 10 feet per section 17.06.150.C.1.
(21) Ground floor spaces shall have a minimum clear ceiling height of fourteen (14) feet, excepting single-family residential dwelling units and guest cottages.