



ISLAND COUNTY PLANNING COMMISSION AGENDA
October 1, 2025, at 6:00 p.m.
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 Webinar

<https://zoom.us/j/97877856809?pwd=Naz7gsObqb7D6vh2jwrYuPXgpU5GED.1>

Webinar ID: 978 7785 6809

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Webinar ID: 978 7785 6809

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. WORKSHOP – Draft 2026 Work Plan and Docket for Planning and Community Development.
7. WORKSHOP – Public Benefit Rating System (PBRs) forestry policies follow up.
8. 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

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>

~MEMORANDUM~

TO: Island County Planning Commissioners

**FROM: Long Range Planning
Island County Planning & Community Development**

DATE: September 22, 2025

SUBJECT: Planning Commission Meeting October 1, 2025

Long Range Planning has been drafting a list of items that have been brought to our attention during the comprehensive planning process by the public, Planning Commission, and Board. This list has been drafted into short, medium, and long term buckets. Planning would like to discuss the items and hear what the Planning Commission has to offer regarding the 2026 Work Plan and Docket.

Short Term: 1-3 year timeline

- Critical Areas Ordinance updates (required within 12 months after comp plan adoption)
- Short Term Rental Monitoring System
- Freeland Sewer Feasibility Study (Pursue funding in 2026 for future years work)
- Airport Compatibility
- Development Regulations not related to density/housing including:
 - Shooting Ranges
 - Roosters
 - Outdoor storage of junk and junk vehicles
 - Major vs minor utility designations
 - Recreational lots
 - Signage
 - Low Impact Development / Stormwater

Medium Term: 3-5 year timeline

- Major Countywide Planning Policies Overhaul
- Clinton Non-Municipal Urban Growth Area (NMUGA) Feasibility Study

Long Term: 5-10 year timeline

- Cell Tower Code Update
- Study open space level of service (LOS)
- Transfer of Development Rights (TDR) Program

Next Comprehensive Planning Cycle: 10-20 year timeline

- Camano Subarea Plan

Attachments:

- Draft 2026 Planning Work Plan

For more information, please contact:

Emily Neff (360) 678 - 7807 or e.neff@islandcountywa.gov

DRAFT * 2026 Planning and Community Development Department Work Plan * DRAFT								
						Updated on: 9/2025		
Project Title	Description	Staff Assignment	Quarters	Dept. Crossover	Status	Climate	Equity	Mandated
Comprehensive Plan Update - Long Range Docket	Docketed Comprehensive Plan update. Work to include public workshops, surveys, and online public participation and engagement; goals and policy work sessions; and element updates.	EN/JL/EC/Jlanier/MP	Q1-Q4	All Departments	In Progress	Yes	Yes	Yes
Comprehensive Plan Implementation -		EN/JL/EC/Jlanier/MP	Q1-Q4	Administration	Not Started	No	Yes	Yes
Critical Areas Ordinance Update		EN/EC/MP/MK/JL/Jlanier	Q1-Q4	DNR, Administration	Not Started	No	Yes	No
Code Updates	Minor code updates	EN/JL/EC/Jlanier/MP	Q1-Q4	Administration	In Progress	Yes	Yes	No
SmartGov Implementation	Coordinate with permitting departments on full implementation of SmartGov permitting software. Work towards full utilization of online public portal and implementation of all permits online, including land use permits.	JL/TP/JB/MK/MB	Q1-Q4	Public Works, Public Health	In Progress	Yes	Yes	No
Fee Audit	Fee audit for updates - structural audit of fee schedule; assess missing or mis ordered fees. Participate in fee structure process with Budget.	JL/TP/JB/MK/MB	Q1-Q4	Budget, Public Works, Public Health	In Progress	No	No	No



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TO: Island County Planning Commissioners

**FROM: Long Range Planning
Island County Planning & Community Development**

DATE: September 22, 2025

SUBJECT: Planning Commission Meeting October 1, 2025

At the Board of Island County Commissioner's direction, Long Range Planning included the Public Benefit Rating System (PBRs) forestry policies as a part of our 2025 work plan.

The Planning Commission held a workshop on PBRs forestry policies on April 16, 2025. Staff from the Assessor's office presented on the Designated Forest (DF) program, and staff from Long Range Planning presented on the PBRs forestry policies. The Planning Commission discussed concerns about the existing forestry policies in the PBRs program.

The discussion was then brought to the Board work session on September 17, 2025 and the Board provided staff with the following direction:

- The Board supports adjusting the points for a Forest Stewardship Plan under PBRs to incentivize property owners to steward their forests, rather than cut forest lands. The Board asked for the Planning Commission's help to develop a recommendation on how the points could be adjusted to incentivize transfers from Designated Forest to PBRs.
- The Board also supports the idea of waiving the PBRs application fee for a limited amount of time to incentivize transfers from DF to PBRs and asks the Planning Commission to make a recommendation on how long fees should be waived.

Attachments:

- Review the [Board Work Session packet from September 17, 2025](#)

- Listen to the [audio recording](#) of the September 17, 2025 Board discussion on PBRS (starts at time stamp 1:28:12)

For more information, please contact:

Emily Neff (360) 678 - 7807 or e.neff@islandcountywa.gov