



Island County 2025 Comprehensive Plan Schedule Update

**Long Range Planning
November 2025**

Revised Schedule

Island County 2025 Comprehensive Plan Periodic Update Schedule - Updated November 2025

DRAFT - SUBJECT TO CHANGE

		October		November		December		January		February		March		April		May		June																								
		Dates	40	41	42	43	44	45	46	47	48	49	50	51	52	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
		Week	40	41	42	43	44	45	46	47	48	49	50	51	52	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Draft Elements		Reassessment of CPPs																																								
		PCD Prepares Draft Elements																																								
		Release Draft Elements																																								
		60 Day Public Comment Period																																								
		60 Day Commerce / Navy Comment Period																																								
		Planning Commission / BOCC Meetings																																								
Public Meetings Across County																																										
SEPA		PCD Prepares Checklist																																								
		Post SEPA Checklist & Determination																																								
		SEPA Checklist Comment & Appeal Period																																								
Adoption		PCD incorporates comments into final draft																																								
		Planning Commission Workshops																																								
		Final Release for Public Hearings																																								
		Planning Commission Public Hearing																																								
		BOCC Work Sessions																																								
		Consent BOCC Public Hearings																																								
BOCC Public Hearings																																										

PCD=Planning Staff

H=Holiday

Draft Elements to be Released

- Introduction Chapter
- Land Use / Rural
- Housing
- Capital Facilities / Utilities
- Natural Resources
- Climate Resiliency
- Economic Development
- Transportation
- Parks and Recreation
- Subarea Plan: Clinton (revised version)
- SEPA Checklist & Determination
- Code Updates Related to Housing

No Updates: Historic Element, Shoreline Element, Freeland Subarea Plan



Questions?

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Island County 2025 Comprehensive Plan

DRAFT HOUSING CODE CHANGES

Long Range Planning
November 2025

Housing Changes from the State

- House Bill 1220 amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate housing affordable to all income levels.”
- Purpose of State’s affordable housing mandate is to highlight where jurisdictions are not meeting the needs of their community in terms of housing stock and make adequate provisions.
- Requirement: Demonstrate capacity for housing at all income levels to accommodate HAPT allocations.

County's Housing Allocations

By Area Median Income Level (AMI)

	Total Housing Units	0-30% (PSH and non-PSH)	30-50%	50-80%	80-100%	100-120%	120+	Emergency Housing
Existing Stock	25,445	606	1,580	3,311	3,676	3,788	12,484	28
2045 Allocations	2,388	500	486	414	196	187	604	73

Approach to Meeting Housing Allocations

Overarching Goal: Increase density where density already exists and keep rural lands rural.

- Cities took a larger share of growth than previous Comp Plans.
- Density changes and planning for infrastructure to support density:
 - Mixed Use LAMIRDs/RAIDs (Moratorium currently in place in these areas)
 - Freeland Non-Municipal Urban Growth Area (NMUGA)
- Other changes include: Rural Clusters, Co-Living Housing, ADUs, Unit Lot Subdivisions, Supportive Housing, and RVs.

Draft Code Changes

Summary of Code Changes to Demonstrate Capacity for Housing Allocations

Increased density in Mixed-use LAMIRDs	<ul style="list-style-type: none">• Minimum lot size one-half acre• Minimum density 4 du/acre, maximum density 8 du/acre• Up to 12 du/acre available to affordable housing developments• Existing non-conforming lots allow for a duplex/triplex/fourplex• Allow for multi-family development in Mixed-use LAMIRDs• Prohibit certain space intensive uses: Mini storage, outdoor storage, warehouses, SFRs• Height Increases
Supportive Housing Changes	<ul style="list-style-type: none">• Allowing Emergency Shelter in Rural zone and where overnight lodging is allowed
ADUs	<ul style="list-style-type: none">• 2 allowed in UGAs and Residential LAMIRDs• +25 permits for affordable ADUs• More flexibility for attached ADUs• Allowing DADUs to be sold as condos

Draft Code Changes

Summary of Code Changes to Demonstrate Capacity for Housing Allocations

Rural Clusters	<ul style="list-style-type: none">• Clusters allowed for-profit developments and affordable developments• Affordable clusters can be PSH and have services onsite• Density allowed:<ul style="list-style-type: none">◦ Rural: 1 du/2.5 acres or 4 du/acre (affordable)◦ Rural Ag/Forest: 1 du/5 acres or 4 du/acre (affordable)◦ Commercial Ag: 1 du/10 acres◦ Freeland: 8 du/acre or 12 du/acre (affordable)• Buffer, screening, and open space requirements• Flexibility in housing type: stick built, MF Homes, tiny homes, duplex/tri/fourplex
RVs	<ul style="list-style-type: none">• RVs allowed on SFR lots for up to 1-year with permits (planning + health) and life/safety inspections
Unit Lot Subdivision and Co-Living Housing	<ul style="list-style-type: none">• Unit Lot Subdivision changes are required by state• Co-Living Housing required by state to be allowed anywhere SFRs are allowed

Next Steps

- This is a first draft of these code changes.
- Code changes will be released with our Draft Elements and SEPA documents in December for the 60-day public/agency comment period.
- We will refine the code based on feedback for the final adoption of the comp plan.



Questions?

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