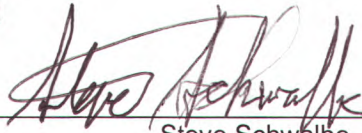


PLANNING COMMISSION

SUMMARY MINUTES

MARCH 27, 2023

APPROVED AS WRITTEN

 4/10/2023

Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS

Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
MARCH 27, 2023
WORKSHOP**

To hear the Planning Commission's full discussion of a specific topic, or the complete meeting listen to the audio stream available [HERE](#)

CALL TO ORDER:

(Approximate recording timestamp: 00:00:07/00:48:09)

Meeting called to order 2pm

ROLL CALL:

(Approximate recording timestamp: 00:00:24/00:48:09)

Present:

District 1 – Margaret Andersen, William Criswell, Kristi Lovelady

District 2 – Steve Bristow,

District 3 – Steve Schwalbe, Paul McCausland, Fred Kiga

Absent:

District 1 –

District 2 – Darin Hand

District 3 –

Planning & Community Development Staff Present: Jonathan Lange, Assistant Director; John Lanier, Long Range Planner; Lucas Clark, Long Range Planner; Layla Tromble, Program Coordinator

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:01:10/00:48:09)

Barbara Bennett gave public comment regarding marine resources and the comprehensive plan. Full comments attached.

Richard Delmonte submitted written public comment regarding sewage smell at Holmes Harbor. Full written comments attached.

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:10:14/00:48:09)

Motion was made and seconded to approve minutes motion passed 6 in favor 1 abstention.

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:11:00/00:48:09)

Assistant Director Lange updated the Planning Commission on the request to have a joint session with the Board of County Commissioners prior to the creation of the 2024 Docket and Work Plan. The Board of County Commissioners have agreed to meet, and the meeting will be scheduled some time in July or August prior to creation of the 2024 Work Plan.

STAFF UPDATE ON ITEMS FOR FOLLOW UP FROM 3.13.23

(Approximate recording timestamp: 00:12:19/00:48:09)

Lucas Clark, Long Range Planner gave the definition of sprawl (from the 2017 Countywide Planning Policies established in Ordinance Number C-73-17; PLG-005-17) as requested at the 3/13 meeting. The definition is as follows:

Sprawl: Scattered, poorly planned Urban Development that often occurs in urban fringe and Rural areas. Generally, sprawl is neither reflective of Urban Character nor Rural Character. Sprawl occurs at densities too high to maintain Rural character, but too low to provide the full range of social, economic, and cultural amenities typically associated with cities and towns. Sprawl is also characterized by forms of development which are difficult or costly to serve with high quality Urban Services.

Lucas also clarified that in the discussion of excess housing by 2036 from the 2016 buildable lands analysis was not about housing but about land on which to build housing. The new buildable lands analysis will compare with the estimates from 2016 and see if the actual building has occurred as predicted.

Commissioners asked how the models may account for the impact of the naval air station on housing. Staff clarified that the Navy has a member on the Countywide Planning Partners team and will have input. Staff will bring questions regarding base impact on housing to the Countywide Planning Partners.

WORKSHOP

(Approximate recording timestamp: 00:19:06/00:48:09)

John Lanier, Long Range Planner presented on the Clinton Gateway and progress by the County to seek community input on minor zoning updates to the Rural Center zone and potentially creating a Clinton Specific Gateway Zone. Workshop presentation slides can be found [here](#).

- Clinton RAIDS were created with the 1998 Periodic Update to the Comprehensive Plan
- Clinton Gateway was added to the Comprehensive Plan in 2019 as a sub-element to the Economic Development Element.
- Proposed Clinton Community changes in the rural center RAID

- Community has expressed interest in Single Family Residences being allowed in the Rural Center
- Planning may be able to adjust zoning with caveats
 - 525, Deer Lake Road, and Commerical Street frontage would not be eligible
 - Require future density planning similar to the Freeland NMUGA (guidelines can be found in [ICC 17.06.110 – Incremental Growth Provisions](#))
- Planning will perform community outreach to determine what non-residential uses the community wants to include or exclude from a Clinton Specific Gateway Zone.
- Next Steps for any possible changes to the zoning:
 1. Create Outreach Plan
 2. Perform Community Outreach –likely multiple sessions
 3. Bring feedback to a Planning Commission Work Shop
 4. Board Work Session
 5. Planning Commission Public Hearing
 6. Board Final Approval Process (Likely to coincide with Comp Plan Update in 2024)
- Commissioners enquired about the possibility of swapping some parcels within the current RAIDs between the Rural Center and the Residential RAID areas as had been previously discussed. Staff clarified that those kinds of changes would not be allowed without a larger update and a change to a Non-Municipal Urban Growth Area, like Freeland.
- Staff shared that current community outreach has indicated a great deal of community interest and desire for allowing single family residences on the roughly 15 lots that would be most impacted by the proposed zoning changes.
- Commissioners asked if it is possible to access available funds to have Public Works look at HWY 525 through the Clinton Gateway and provide drawings of proposed changes to the highway.
- Discussion was held around the idea that allowing Single Family Residences changes the nature of the area and will potentially limit mixed use capacity in the future.
- Discussion was held around the timelines and what is involved in creating an NMUGA in the Clinton Gateway.
- Commissioners observed that the entire island has a stake in what happens in the Clinton Gateway as an entrance to the whole island.
- Discussion was held around whether an NMUGA is possible in the Clinton area and whether it will offer more choices short term and allow room for long term options to develop around sewers and septic systems.

ADJOURNMENT

(Approximate recording timestamp: 00:47:46/00:48:09)

Meeting Adjourned 2:48pm