



PLANNING COMMISSION

SUMMARY MINUTES

APRIL 10, 2023

APPROVED AS WRITTEN

Steve Schwalbe 4/24/2023
Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS

Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
APRIL 10, 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: 00:00:16/00:31:27)

Meeting called to order at 2:21 pm due to technical issues.

ROLL CALL:

(Approximate recording timestamp: 00:00:29/00:31:27)

Present:

District 1 – Margaret Andersen, Kristi Lovelady

District 2 – Steve Bristow,

District 3 – Steve Schwalbe, Paul McCausland, Fred Kiga

Absent:

District 1 – William Criswell

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

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:01:02/00:31:27)

Motion made and seconded to approve minutes as written. Minutes approved unanimously

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:00:00/00:31:27)

No public comment received

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:02:13/00:31:27)

Assistant Director Jonathan Lange had no updates for the Commission.

WORKSHOP

ITEM 1 – NMUGA Process – Freeland example

(Approximate recording timestamp: 00:02:42/00:31:27)

Long Range Planners John Lanier and Lucas Clark presented on the process taken to create the Freeland Non Municipal Urban Growth Area, the presentation slides can be found [here](#).

The informational presentation included:

- As part of the 1998 Comprehensive Plan Update the County designated the Freeland area as a RAID (rural area of intense development)
- In 1999 the Washington Growth Management Hearings Board determined Freeland had urban characteristics and that the boundaries and densities allowed constituted non-municipal urban growth.
- 2000 WWGMHB issued a compliance order
- 2000-2004 did FSAPC extensive public outreach
- 2005 County determined additional data was needed to issue a draft EIS
- In November of 2007 the Planning Commission recommended for adoption the Freeland Sub Area Plan
- December 10th, 2007, the BOCC adopted the Freeland Subarea Plan
- 2008 WWGMHB issued its final decision upholding the adoption of the Freeland Sub Area Plan
- 2009 County and Sub Area Planning Committee begin drafting development regulations
- 2010 Remaining elements of Sub Area plan placed on 2010 docket
- 2010 Freeland Water and Sewer District (FWSD) issue Amendment to Comprehensive Sewer Plan
- 2011 Freeland Subarea Plan adopted, Freeland Incorporation Study started, later stalled due to lack of community support
- 2014 Freeland determined to be oversized
- 2015 New NMUGA boundaries proposed
- 2016 Revised NMUGA boundaries adopted
- 2016 FWSD rescind the 2010 Amendment to Comprehensive Sewer Plan, issue Amendment 2
- 2016-2018 Freeland Zoning Code drafted
- 2018 Sewer Plan placed on hold by FWSD
- 2019 Freeland Zoning Code adopted

Workshop discussion included:

- Discussion was held around whether Sewer systems are required within areas such as Freeland (NMUGAs) or if residents would be forced to join an expensive sewer system if they have functional on-site septic.
- Discussion was held around the impacts of new septic technologies allowing more flexibility for density and development in future NMUGAs.
- It is highly unlikely that Freeland would lose its status as an NMUGA if it does not develop a community sewer system with the FWSD.
- Advancing septic technologies may also offer greater development potential in Clinton as it is currently zoned.
- Discussion was held about whether the timeline for a new NMUGA could be trimmed from the length of the Freeland example due to having a model already in place.
- Commissioners observed that projects such as an NMUGA require taking a 30 year or longer view. Using a long range view is important in determining where the opportunities for higher density rural village development are best encouraged.

ITEM 2 – Commercial Agriculture Setbacks (Approximate recording timestamp: 00:24:47/00:31:27)

Long Range Planner John Lanier presented on updated code section 17.03.180.S to include mention of Commercial Agriculture setbacks along with the existing references to Rural Agriculture and Rural Forest. The presentation slides can be found [here](#).

The informational presentation included:

- The Commercial Agriculture Code Section references setbacks as found in 17.03.180.S. however, Commercial Agriculture setbacks are not mentioned in 17.03.180.S. Proposed code update can be found [here](#).
- Rural Agriculture, and Rural Forest share setbacks with Commercial Agriculture. These other Rural Land Use Designations have similar purposes, and in the case of Rural Agriculture, almost identical purposes.
- When Commercial Agriculture setback questions come up, the answer should be right there in the writing for easier code administration.
- Add CA in 17.03.180.S anywhere Rural, Rural Agriculture and Rural Forest are mentioned together. Specifically, the following areas
 - 17.03.180.S
 - 17.03.180.S.3.a Road Classification Setback Table
 - 17.03.180.S.3.d
 - 17.03.180.S.3.e
- Next steps to updating the code include:
 - 1 on 1 meetings with the Island County Commissioners

- BOCC work session
- Planning Commission Public Hearing and Recommendation to the Board
- BOCC code update approval process.

Workshop discussion included:

- Commissioners requested clarification on the difference between Commercial Ag and Rural Ag
- Staff clarified the differences are relatively minor and involve Commercial having higher soil quality and the long term significance of the agricultural land for the county.
- Commissioners asked how these setbacks would impact development in Ebey's where clustering of development is preferred.
- Staff clarified that within Ebey's Reserve development must also follow the Ebey's Reserve Design Guidelines and that the review process will apply the more restrictive code when and if there are conflicts.

ADJOURNMENT

(Approximate recording timestamp: 00:30:56/00:31:27)

Meeting Adjourned at 2:51