

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
ROUGH DRAFT ONLY - SPECIAL SESSION – FEBRUARY 27, 2007**

The Board of Island County Commissioners met in Special Session on February 27, 2007 at 11:00 a.m. in the Island County Courthouse Annex, Hearing Room, 1 N. E. 6th Street, Coupeville, Wa. The purpose of the Special Session was for the Annual Joint Session with the Island County Planning Commission and Island County Hearing Examiner. Mike Shelton, Chairman, Wm. L. McDowell, Member, and John Dean, Member, were present.

ATTENDANCE:

Island County Planning Commission

Sheilah Crider Val Hillers
 Deb Eidsness Mike Joselyn
 Ray Gabelein Alan Schell
 Wayne Havens

Island County Hearing Examiner [Absent: Michael Bobbink]

County Staff

Phil Bakke, Director, Planning & Community Development
 Jeff Tate, Assistant Director, Planning & Community Development
 Andy Griffin, Building Official
 Sue Engstrom, Permit Center, Camano Annex
 Pam Dill, Administrative Assistant

Chairman Shelton called the Special Session of the Board to order, turning the meeting over to Phil Bakke for presentation of the 2007 Work Plan. (*GMA Record #9169*)

Mr. Bakke provided an overview of Comprehensive Plan Annual Review Amendments 1999 to 2005.

The 2006 Annual Review Docket included the following:

- o NAS Whidbey Island Development Standards Review
- o Stanwood Camano School District Impact Fees
- o Camano Rezone Requests
- o Population Projections
- o Critical Area Update

Long Range Planning

Island County Comprehensive Plan – 7 Year Review Program Status

2002	2003	2004	2005	2006
Public Benefit Rating System	Planned Residential Developments	Population Allocations	Existing and On-going AG	Existing and On-going AG (cont.)
	Earned Development Units	Urban Growth Areas	Aquifer Recharge Areas	Critical Areas – Wetlands
	Guest Cottages	Resource Lands	Frequently Flooded Areas	Fish & Wildlife Habitat Conservation

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				Areas
	Best Management Practices	GMA changes since 1998 adoption	Geologically Hazardous Areas	
	Special Review Districts			
	NR Zones & Design Standards			

Resource Enhancement Program

- Board of County Commissioners adopts Water Quality Monitoring Program (WQMP)
- Board also merges Salmon Recovery, Non-point Pollution planning and grant management responsibilities with new WQMP to ensure a coordinated approach in protecting the environment
- May, 2006 – Resource Enhancement Program established; staff hired to implement (2 employees from Public Works are transferred to Planning and 3 new employees are hired)
- New Resource Enhancement Program presents a move to ensure that programmatic environmental planning initiatives are properly linked to implementation of regulations and other protection efforts

Stream Water Quality

- Procured equipment
- Developed Quality Assurance Plan
- Identified monitoring locations
- Ground-truthed monitoring locations
- Secured private property owner access permission
- Have been monitoring since September 2006

Wetland Water Quality

- Surface WQMP does not just focus on ditches and streams
- Also monitoring some wetland water quality
- Wetlands do not have defined water quality standards – Island County is leading the way

Lake Water Quality

- Monitoring water quality in some lakes
- Monitoring must occur at appropriate depths in order to capture accurate data
- Will be leading coordination efforts with other county and state agencies to better protect water quality in County lakes

Salmon Recovery

- Continue County's role as Lead Entity for salmon recovery in Water Resources Inventory Area 6 (WRIA 6)
- Ongoing involvement in regional salmon recovery initiatives
- Provide staff support to Salmon TAG and Water Resource Advisory Committee

Ala Spit Study

- Island County acquires Ala Spit
- Salmon Recovery Funding Board awarded Island County \$150,000 to evaluate methods for protecting Ala Spit in 2005
- Consultant contracted to perform study
- 2007 to 2009 Resource Enhancement Program (REP) will oversee contract and analysis
- 2007 fish counting begins

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Strawberry Point

- 2006 Salmon Recovery Funding Board grant awarded Island County \$210,000 to evaluate a six mile stretch of North Whidbey and develop management recommendations
- An outcropping of the County's Salmon Recovery Plan

Holmes Harbor Shellfish Protection District

- 2005 – Washington State Department of Health (WSDOH) conducts water quality monitoring in south Holmes Harbor
- May 2006 – WSDOH releases results showing elevated levels of fecal coliform causing closure of the beaches to shellfish harvest and swimming
- WSDOH mandates County form a shellfish protection district
- Planning Department accepts responsibility to oversee development and implementation of a shellfish protection district and implementing strategy
- Response team assembled comprised of state agencies, local agencies and citizens to form an appropriate response strategy
- Strategy to be considered for adoption by the Board March 5, 2007 which mandates that the District be formed and that Planning begin implementation of the strategy

Non-Point Pollution Prevention

- Completion of the Camano Island Non-Point Pollution Prevention Plan
- Represents completion of all Non-Point Pollution Prevention Plans
- Will be considering mechanism for on-going review and update process for each Plan and how it integrates with implementation of regulations, salmon recovery, long range planning, water quality monitoring
- Will be considering methods in which to monitor progress

ICPCD Grants

Strawberry Point	\$210,000	Salmon Recovery Funding Board
Holmes Harbor Shellfish Closure	\$288,000	Centennial Clean Water Fund
Ala Spit	\$150,000	Salmon Recovery Funding Board
Lead Entity	\$55,000	Department of Fish & Wildlife
Camano	\$407,673	Centennial Clean Water Fund
Integration	\$50,000	Department of Ecology
Community Salmon Fund	\$16,000	National Fish & Wildlife Foundation
Total:	\$1,176,673	

Building Services

- Andy Griffin appointed Building Official, August 2006
- July 1, Adopt 2006 International Codes
- Jan 1, 2006 – Nov. 30, 2006, took in 1,371 permits
- Issued 495 permits over the counter or 36%
- Issued 182 permits or 13% in 1 day to 2 weeks
- Issued 229 permits or 16% in 15 days to 4 weeks
- 65% of permits issued in less than 4 weeks
- Updated building permit application forms

Camano Annex – Building Services

- 2006 Remodel, new digs in the annex for ICPCD and Health
- New front Counter
- Re-organized space with Bank and Office Furniture

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- New Technology
- Vertical files installed to save space and increase efficiency

Building Permits Issued

		1999	2000	2001	2002	2003	2004	2005	2006
Total for IC	SFR	589	568	568	540	616	653	710	659
	Othe r	1200	1344	1344	1431	1077	1200	1708	1347
Total		1789	1912	1912	1971	2106	1730	2418	2006
Whidbey									
	SFR	352	350	350	330	367	397	486	446
	Othe r	889	984	984	1014	1021	652	1093	961
Camano									
	SFR	237	218	218	210	249	256	224	213
	Othe r	311	360	360	417	469	425	615	386

Permit Services

- Technical support to the community, staff and other county departments on land use regulations
- Review and issuance of permits to applicants
- Information tracking
- In depth involvement on code updates (code implementers help develop new codes)

Land Use Decisions Issued

	1999	2000	2001	2002	2003	2004	2005	2006
Total	263	294	461	530	501	417	428	467
BLA's	54	55	79	65	54	49	64	69
Shoreline	50	32	104	78	72	86	90	146
Subdivisions	28	51	29	30	32	24	26	37
All Other	131	156	249	357	343	258	222	215

Enforcement Services

- Provides enforcement of land use, critical areas and building codes
- Providing improved cross-training with staff to enhance consistency & efficiency while reducing errors
- Improving joint action coordination with other County and State agencies
- Working with Long Range Planners to add in enforcement related public outreach and education

Hearing Examiner

- Hearing Examiner has experienced a steady increase in workload
- 2006 Case Load
 - 9 Appeals
 - 4 Site Plan Reviews
 - 6 Long Plats
 - 2 Planned Residential Developments
- New contract signed

GIS Services

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- Coordinating with Assessor for a base layer
- Expand GIS resources to aid with Planning & County projects
- Integration of GIS to Assessor and permit data systems

- Provide geographical references
- Use GIS to determine boundaries and education/outreach for Holmes Harbor Shellfish Protection Dist.
- Use of GIS to analyze future impacts of land use to NAS Whidbey & Accident Potential Zones
- Resource enhancement link for mapping watersheds, Salmon Recovery education and outreach
- Vital to Critical Areas update, census, flood development, archeological resources & water district planning

GIS Services: Arc Explorer

- Providing GIS data for everyone with free download
- Quick & detailed info about specific parcels
- Fast & up to date access to overlays (steep slopes, AICUZ, wetlands, zoning, aquifer recharge)
- Minimizes need for hard copy maps and provides the most up to date information

GIS Services 2007

- Supporting County GIS subcommittee, participation with Northwest Washington GIS user's group & ESRI – Arc info
- Implement Arc info
- Working with Assessor to finish the parcel layer
- Implement protocols for data sharing, acquisition, projections and upkeep
- Expand expertise by continuing to work with Skagit GIS and sign an interlocal with King County GIS

2007 Projects

- Complete Critical Areas Update
- Send out an RFP for a Permit Tracking System
- Adopt 2006 International Codes and provide training to customers
- Make GMA Record Database available to the public via the Internet
- Update 16.26 – Plan for Next 7 Year update
- Work with Assessor to complete parcel layer
- Non-Residential guide book
- Development of Instructional Videos for public use
- Adoption of Freeland Sub Area Plan
- Bluff Management Manual with Public Works
- Finalize population and Urban Growth Area update

2007 Annual Review Docket

- Critical Area update – Wetlands/Fish & Wildlife Areas
- Update 16.26, Next 7 Year Update Program

Education & Outreach

- Development of wetland manual
- Ongoing notification to landowners of Critical Areas Ordinance update process
- Regular notification of landowners in the South Holmes Harbor Shellfish Protection District of progress and ways people can help
- Funding WSU Extension office farming outreach coordinator
- Outreach to landowners along Chapman and Kristoferson Creeks for free and voluntary stream-side restoration assistance
- Outreach to users of Ala Spit Park and landowners located nearby regarding protection efforts
- Outreach to landowners in the Strawberry Point region of voluntary actions they may take in order to maintain existing high quality systems

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Critical Areas Update Team

- Contracted with Keith Dearborn for legal and consulting services, Dr. Paul Adamus is lead Critical Area Ordinance update scientist, Dr. Don Stevens biological statistician, Dr. Joe Ellers is the water sampling and testing specialist
- Three peer review groups have been established:
 - An agency group with representatives from CTED, WDFW, DOE, Dept of Agriculture
 - A second working group made up of private sector critical areas experts from Pierce County and Adolfsen & Associates
 - A third group that provides a summary review of wetland policies and regulations to ensure consistency with best available science: Dr. Rich Horner, Dr. Malcom Hunter, and Dr. Aram Calhoun
- Working together with Health, Public Works, Conservation Districts & WSU
- Planning Staff: Jeff Tate, Assistant Director and update lead; Anthony Boscolo, Brandon Sweeza, Alli Sanders, Assistant Planners, GIS and policy development; Justin Craven, Wetlands Biologist; Matt Kukuk, Senior Shoreline Planner; Chris Wilson, Resource Enhancement Program Manager
- Pam Dill & Edie Elerick will jointly coordinate support services
- Each of the current planning staff members will be assigned special projects

Agriculture in Island County

- 2006 Growth Management Hearings Board Decision: *“Island County has done a thorough analysis of its local circumstances and come up with an admirable commitment to preserving its rural character while protecting the functions and values of critical areas in the rural areas.”*
- *“Island County has achieved compliance in an impressive way that could be a model for other jurisdictions”*
- WEAN appealed decision which will be before Thurston County Superior Court on June 1, 2007.

Jeff Tate read into the record a letter dated February 14, 2007 from Governor Christine Gregoire to the Island County Board of Commissioners: (GMA Record # 9170)

“In response to your request, I am pleased to inform you that the state will participate in supporting the Western Washington Growth Management Hearings Board’s decision in Wean v. Island County (Thurston County Superior Court No. 06-2-02026-7).

An amicus brief will be jointly filed by the Office of the Attorney General on behalf of the state Departments of Agriculture; Community, Trade, and Economic Development; Ecology; Fish and Wildlife; and the Washington State Conservation Commission. The brief will express continued support for Island County’s inclusion of science-based, best management practices, developed by the Natural Resource Conservation Service and consistent with the Growth Management Act, in protecting critical areas on county farmlands.

I am glad that you found the assistance of these state agencies valuable in developing a critical areas protection program that also supports working farms. The state looks forward to further collaboration with Island County on this important undertaking.”

Ray Gabelein was of the opinion that adoption of the Freeland Sub-Area Plan should, at the least, run parallel with the critical areas update. He pointed out quite a lot of movement on the incorporation issue in Freeland and felt it was important for the general public to see that the County does have a plan for managing growth in Freeland.

Chairman Shelton suggested it had been a huge mistake by not taking the Freeland Sub-Area Plan through to completion when the Sub-Area Committee approved it in 2004. The thinking at the time had been that it really did not matter much because the land use portion cannot be implemented until the

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sewer plan is complete. In retrospect, the Environmental Impact Statement (EIS) should have been completed and the plan adopted when it was fresh in everyone's mind.

Mr. Gabelein inquired about what would happen to programs such as the Holmes Harbor Shellfish Protection District if Freeland incorporated.

Mr. Tate indicated that if Freeland were to become a city, the city government would take over the program.

Chairman Shelton stated that even if Freeland were to become a city there would be some city involvement; however, the Island County Health Department delivers public health services to cities as well as the County, so there would continue to be involvement on the part of the County as well.

EXECUTIVE SESSION

The Chairman announced that the Board would meet in Executive Session beginning at 1:30 p.m. as allowed under RCW 42.30.110(1)(i) to discuss with legal counsel potential litigation. The Session was held in the Island County Courthouse Annex, Hearing Room, 1 N. E. 6th Street, Coupeville, Wa. The session was expected to last approximately two and one-half hours, and the Chair did not anticipate that the Board would make an announcement afterwards in open public session.

There being no further business to come before the Board, meeting adjourned upon conclusion of the executive session. The next regular meeting of the Board is scheduled for March 5, 2007 beginning at 9:30 a.m.

**BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON**

Mike Shelton, Chairman

Wm. L. McDowell, Member

John Dean, Member

ATTEST:

Elaine Marlow

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Clerk of the Board