

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING
JULY 23, 2008 – SPECIAL SESSION**

The Board of Island County Commissioners met in special session at 6:00 p.m. on Wednesday, July 23, 2008 for a public education "rally" in support of Ebey's Landing National Historical Reserve, hosted by Historic Review Committee member Paula Spina and Lance Loomis at Crockett Barn on Crockett Farm Road off Fort Casey Road in Coupeville, Washington. Chairman John Dean, Commissioner Phil Bakke, and Commissioner Mac McDowell attended. Planning and Community Development Director Jeff Tate was also in the audience.

The evening included a presentation on the uniqueness of the Reserve by historian Al Smith; a history of the Crockett family by Lance Loomis; comments on the importance of farming in the Reserve by Valerie Reuther; and a call by Paula Spina for community members and Island County government to renew commitments to protect the Reserve.

Ms. Spina expressed concerns, including possibly setting a precedent, after a recent error resulted in the issuance of an Island County building permit for a new home in the Reserve, proposed by long-time Coupeville resident and business owner Ian Jefferds while still undecided by the Historic Review Committee. While Island County Planning Director Jeff Tate later explained his office has since put new systems in place to assure a similar error does not occur with permit applications, Ms. Spina called for amendments to the county ordinance governing development in the Reserve to provide stronger protection. Her proposals include: boosting the Historic Review Committee's advisory role to decision making power and include authority to approve or deny future historic building demolition requests; clarify regulations governing short plats to assure protection of the Reserve; change the word "should" to "shall" in Reserve regulations; provide more consistent enforcement of county regulations for such conditions of house color, not just at the time of an initial application, but years later when property may be sold to a new owner.

Commissioner Dean underscored Island County's commitment to protect the Reserve, assuring the audience that everyone in County government recognizes the long-term priceless community scenic and environmental value of Ebey's Landing and agrees it needs protection and management. He asked the audience to avoid an adversarial relationship with County government.

Planning and Community Development Director Jeff Tate explained the permit process and actions taken to make sure permits are not issued without full review by the Historic Review Committee.

Commissioner McDowell explained state Land Use Petition Act law and how it precludes the Board of Island County Commissioners from revoking a building permit after an appeal period, without risking charges of malfeasance, a risk confirmed by County and Town of Coupeville attorneys.

Land owner Ian Jefferds corrected rumors that the existing historic house on his property is going to be demolished. Instead, it will be moved to another property. Mr. Jefferds also related his and others' frustration dealing with the Historic Review Committee, suggesting that design and size standards are open to personal interpretation, allowing members to exercise too much personal opinion.

The audience also heard from state legislative candidates Patricia Terry and Tim Knue, County commissioner candidate Angie Homola, and from Tom Cahil, campaign manager, who read a letter from County commissioner candidate Helen Price-Johnson.

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The meeting adjourned at 8 p.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

John Dean, Chairman

Phillip Bakke, Member

Wm. L. McDowell, Member

ATTEST:

Elaine Marlow
Clerk of the Board