

BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 58
March 17, 2016 – SPECIAL SESSION

Long Range Planning
Summary Minutes

The Board of Island County Commissioner's met in Special Session on March 17, 2016 beginning at 9:00 a.m. in the Board of County Commissioner's Hearing Room (102B), Annex Building, 1 N.E, 6th Street, Coupeville, WA.

County Commissioners: **Richard M. Hannold, Chair**
Jill Johnson, Member
Helen Price Johnson, Member

Island County Planning Commission: **Val Hillers, Scott Yonkman, Dean Enell,**
Karen Krug, George Saul, Beth Munson, James Caspers, Darin Hand

Hearing Examiner: **Michael Bobbink**

Staff Present: **Keith Higman, Interim Director of Long Range Planning, Hiller West, Current Use Planning & Community Development Director, Beckye Frey, Nathan Howard**

Others Present: **Dan Mitchell, Chief Civil Prosecuting Attorney**

The purpose of the Special Session is for the Annual Joint Meeting with the Island County Planning Commission and Island County Hearing Examiner to discuss the 2015 Annual Review Docket and work plan, the 2016 Annual Docket and work plan and Hearing Examiner's Report.

(A more detailed narrative is available via the Planning Commission minutes. The recording is accessible by contacting the Planning and Community Development Department.)

At 10:50 a.m. the Board recessed.

Record @ 00:05

At 11:00 a.m. the Board met in a Joint Workshop with the Island County Planning Commission to discuss Urban Growth Area (UGA) changes, including the Buildable Lands Analysis Results, UGA boundary revisions, and proposed zoning changes where UGAs were revised; Rural-to-Urban Shift for Population Growth (per County Wide Planning Policies (CWPP); Joint Planning Area (JPA) changes, including CWPP requirements, preliminary maps and policy options for implementing the new overlays.

Urban Growth Area (UGA) Changes (Buildable Lands Analysis Results)

The UGA's for Freeland and Langley were determined to be oversized and required a boundary adjustment to reduce the size. The UGA for Freeland is proposed to be reduced

BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 59
March 17, 2016 – SPECIAL SESSION

to the smallest logical outer boundary possible. The City of Langley supported redrawing the UGA to the city limits. The BOCC and Planning Commission supported the proposed UGA for both Freeland and the City of Langley.

At 12:15 p.m. the meeting recessed for a lunch break.

At 12:40 p.m. the meeting reconvened.

Proposed Zoning Changes

Langley – Rural zoning designation will apply unless the property owner requests RF, RA or CA by January 1, 2020 (if applied, a comprehensive plan overlay of Long Term Rural Significance will also be applied).

Freeland – Properties zoned RR outside the NMUGA, but not within a RAID, will be rezoned to Rural. Holmes Harbor will be designated as an official RAID (based on research or legislative change) if that cannot happen it will be zoned RR.

Areas within the Oak Harbor and Langley UGAs, but not within the municipal boundaries, will be rezoned to Urban Holding (UH). The policies and regulations for UH will be developed based on CWPP intent and stakeholder feedback.

Rural-to-Urban Shift (Population Growth)

Staff recommends the Rural-to-Urban shift topic be considered in the updates of each element to allow for a gradual buildup of complementary policies that also allows for discussion and recognition of the differing conditions that occur in each Planning Area.

Policy Options

The Board and Planning Commission reviewed and provided direction to staff on the policies they would like to have staff research further for potential inclusion in this periodic update cycle.

George Saul left the meeting at 3:00 p.m.

Joint Planning Area (JPA) Changes

- Potential Growth Area (PGA) & Areas of Long Term Rural Significance (LRS) comprehensive plan overlays – first for potential expansion
- Long Term Rural Significance – last for potential expansion

The Board and Planning Commission reviewed and commented on the proposed overlays for Oak Harbor, Coupeville, Freeland, Langley.

Scott Yonkman left the meeting at 3:45 p.m.

BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 60
March 17, 2016 – SPECIAL SESSION

James Casper left the meeting at 3:53 p.m.

The meeting adjourned at 4:30 p.m.

BOARD OF COUNTY COMMISSIONERS
ISLAND COUNTY, WASHINGTON

Richard M. Hannold, Member

Jill Johnson, Member

Helen Price Johnson, Member

ATTEST:

Debbie Thompson, Clerk of the Board