

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 82  
MAY 2, 2016 – SPECIAL WORK SESSION**

**Long Range Planning  
Summary Minutes**

The Board of Island County Commissioner's met in Special Session on May 2, 2016 beginning at 12:30 p.m. in the Board of County Commissioner's Hearing Room (102B), Annex Building, 1 N.E, 6<sup>th</sup> 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, Beth Munson, James Caspers, Darin Hand, Jeffery Wallin**

**Staff Present:**   **Keith Higman, Interim Director of Long Range Planning, Beckye Frey, Nathan Howard, Meredith Penny**

**Others Present:** **Ilon Logan, Environmental Services Associates**

The purpose of the Special Session is to meet in a Joint Workshop with the Island County Planning Commission to discuss Critical Areas Ordinance policy options, feedback from the public and municipalities on the Urban Growth Areas and Joint Planning Areas options, review and discuss preliminary draft Comp Plan elements and discussion on the next steps for Comp Plan update.

**Critical Areas Ordinance – Discussion of Policy & Regulatory Options**

Meredith Penny provided an overview the remaining policy and regulatory options prior to the Board and Planning Commission's review of the posted materials. The goal is to create a list of options for CAO Needs & Gaps for final selection at the May 23, 2016 Joint Meeting.

**Groundwater Resources and Quality Protection**

- Require review of effects on water availability

**Wetland Regulations and Monitoring**

- Federal Manual for Wetland Delineation
- Allowance of temporary impacts to wetland functions for two years without compensatory mitigation
- 50% reduction of standard buffer width on Category C, D, and E wetlands – recommended to no more than 25% reduction
- Watershed approach to mitigation planning
- Wetland Monitoring Program

**Public Safety and Risks from Geologic Hazards**

- Development standards for some hazard types are limited. Development in and adjacent to geologically hazardous areas is not currently subject to mitigation sequencing

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 83  
MAY 2, 2016 – SPECIAL WORK SESSION**

**UGA Boundary Revisions**

Freeland NMUGA Boundary Revision Requests:

Becky Frey reviewed four requests for boundary revisions from Freeland property owners and the impacts to the BLA and sewer planning. The Board agreed to revisit the requests after further research.

**JPA Updates**

Two new overlay districts:

- Potential Growth Areas (PGA)
- Areas of Long-Term Rural Significance (LRS)

Coupeville – The Coupeville Town Council agreed to eliminate the Coupeville JPA. Language will be added to the Interlocal Agreement to revisit the JPA in the future (including the boundary).

Langley - The Board unanimously agreed to move forward with the City of Langley's recommendation. The JPA will be revisited in 2020.

Oak Harbor – Oak Harbor residents are generally in agreement about which areas should be designation LRS and which should be reserved for future growth.

Commissioner Johnson suggested, and the Board concurred, that all areas south of Fort Nugent Road be designated PGA. Staff will draft a map to represent the change.

**2036 Comprehensive Plan update**

Nathan Howard noted that the 2016 update of the Island County Comprehensive Plan is focused on increasing the readability and usability, updating to reflect current goals/policies/codes/laws and creating a new process for future updates.

**Chapter 2 Economic Development**

- Language moved from the Land Use Element to provide clarity and consistency.
- Element being updated to create a framework for future comprehensive economic development.

**Chapter 5 Historic Preservation**

- Updating element for consistency with recent historic preservation code updates.
- Relocated the Comprehensive Plan for Ebey's Landing National Historic Reserve.
- Moved policies from the Land Use Element related to the management of archeological resources.

**Chapter 6 Natural Resources**

- Combined elements from two existing chapters – Utilities Element/Natural Resource Element

**BOARD OF ISLAND COUNTY COMMISSIONERS MINUTES OF MEETING 84  
MAY 2, 2016 – SPECIAL WORK SESSION**

**Chapter 7 Parks & Recreation**

- Reorganizing and removing duplicative and/or unnecessary descriptive text.

The Planning Commission and Board reviewed the posters and provided their comments and concerns to staff.

The meeting adjourned at 4:06 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