

PLANNING COMMISSION

SUMMARY MINUTES

SEPTEMBER 14, 2020

APPROVED AS WRITTEN



Darin Hand, Chair

APPROVED WITH NOTED
CORRECTIONS

Chair

**ISLAND COUNTY
SUMMARY MINUTES
COMMISSIONER’S HEARING ROOM, COUPEVILLE, WA
SEPTEMBER 14, 2020**

	Members Present	Members Absent
District 1	Kristen Stavros	
	Margaret Andersen, Vice Chair	
	William Criswell	
District 2	Darin Hand, Chair	
	Joseph Busig	
		Wendy Shingleton
District 3	Beth Munson	
		Tracy Hunsaker-Gilroy

Meeting was called to order at 2:00 p.m. by Darin Hand, Chair.

(Recording timestamp: 0:005/58:55)

ROLL CALL:

Kristen Stavros, Margaret Anderson, William Criswell, Darin Hand, Beth Munson

(Recording timestamp: 0:040/58:55 - 2:55/58:55)

Planning & Community Development Staff Present:

Mary Engle, Planning & Community Development Director; Jonathan Lange, Planning Manager; Meredith Penny, Long Range Planner; Kathryn Bird, Associate Planner

ITEMS FROM THE PUBLIC - None.

(Recording timestamp: 3:26/58:55)

DIRECTOR’S REPORT

Mary Engle, Planning and Community Development Director introduced to the Planning Commission by Meredith Penny.

(Recording timestamp: 3:28/58:55)

PUBLIC HEARING

(Recording timestamp: 4:26/58:55)

Chairman Hand initiated the meeting; providing the information included on the agenda to be discussed. He then turned the meeting over to Meredith Penny, Long Range Planner to give a briefing on the subject.

Meredith Penny shared a power point presentation regarding the rezoning of parcels R332221-520-4710 and R33221-502-5080 located on the northern end of Camano Island. The presentation contained imagery and explained the characteristics of the properties. She stated that site visits were conducted, and photos were taken showing different geographical view-points in order to depict a detailed description. She provided a brief history of the parcels, identified previous

zoning criteria, how the property came to be, and how it was placed on the Annual Review Docket for Comprehensive Plan Amendments. The proposal considered was to, amend the zoning atlas from water to rural zoning, and to amend the Comprehensive Plan Future Land Use Map from water to rural lands for both parcels.

After the presentation, Penny opened the meeting to the Commissioners for questions and comments. (Recording timestamp: 15:45/58:55)

Discussion, questions, concerns commenced starting with Commissioner Busig regarding the rezoning of parcels R332221-520-4710 and R33221-502-5080 located on the northern end of Camano Island.

(Recording timestamp: 16:12/58:55)

Chair Hand opened the meeting to public comment and asked the property owners, Paul Scott Price and Carrie Urling to recap their previous statements even if they spoke outside the Public Comment period in order to meet public meeting requirements.

(Recording timestamp: 38:49/58:55)

Paul Scott Price reiterated for the record that he was the property owner and that there is no interest in development at all, and that the way the property lies, the only developable portion of the property is where the house exists now. The lower part grassland area encompassed by the dike is not developable because it is a lowland wet pasture area.

Urling interjected that the property below theirs is the designation they are seeking. It is basically identical and diked, with a seed farm on it, and also not developable, and as mentioned earlier their property was inadvertently designated “water”.

Chair Hand asked the members of the Planning Commission if they had any questions for the property owners. There were none.

(Recording timestamp: 43:14 /58:55)

Chair Hand explained that what he had before him was the Findings of Fact and as required, the Commission needs to vote to recommend adoption of approval or not, or abstain if not comfortable in casting a vote.

Meredith recommended Chair Hand solicit other public comments prior to the vote.

Chair Hand asked for other public comments that may be present. There were none.

(Recording timestamp: 44:10/58:55)

Chair Hand stated he will standby to await a motion on the adoption of Findings of Fact.

(Recording timestamp: 44:26/58:55)

Vice-Chair Andersen asked if she can ask another question before the vote. She requested the commission accept these findings and conclusions, contingent upon asking the Planning Department to designate the wetland, as undevelopable areas, and unmapped.

(Recording timestamp: 44:31/58:55)

Discussion and clarification ensued with an agreement that a 16th item be added to the Findings and Conclusions.

Vice-Chair Andersen motioned that a new number 16 be included in the Findings and Conclusions that states that there are areas on both parcels that are reclaimed tide lands, and that further development in those areas would require the Planning Department's further study or assessment prior to property development.

(Recording timestamp: 48:26/58:55)

The suggested draft by Penny (item #16) in the Findings and Conclusion read:

16. Island County Planning staff conducted a site visit on May 29, 2020 and noted possible wetland and stream conditions onsite. Any further development that may impact the critical areas or their buffers would require review under Island County Code 17.02B. the Critical Areas Ordinance.

Commissioner Busig, District 2 stated that if the motion was still on the floor, he would like to second the motion made earlier by Vice-Chair Andersen, District 1.

(Recording timestamp: 52:16/58:55)

Motioned pass unanimously regarding adding item #16 to the Findings and Conclusions.

Chair Hand interjected what was just voted on was adopting item #16 to the Findings and Conclusions and they will now vote on adopting the Findings of Fact.

(Recording timestamp: 53:02/58:55)

Commissioner Bill Criswell, moved to adopt the Findings of Fact.

(Recording timestamp: 53:09/58:55)

Vice-Chair Andersen clarified this would be "as amended", and seconded the motion. Motion carried.

APPROVAL OF MINUTES - Vice-Chair Andersen moved to accept the January 13, 2020 and February 24, 2020 meeting minutes for the Planning Commission as written.

Commissioner Busig, second the motion by Vice-Chair Andersen. Motion carried unanimously.

(Recording timestamp: 56:33/58:55)

Chair Hand waited for a motion to adjourn the meeting if there is nothing further.

(Recording timestamp: 58:32/58:55)

Commissioner Munson, motioned to adjourn. Commissioner Stavros, second the motion.

Meeting adjourned at 2:58 p.m.

Respectfully submitted by: Lourdes Shuart