

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES**

OF

REGULAR MEETING

October 25, 2021 at 2:00 PM

- VIDEO ONLY via STARLEAF -

CALL TO ORDER:

(Approximate recording timestamp: 00:00:00/00:42:44)

Meeting was called to order at 2:01 p.m. by Vice Chair.

ROLL CALL:

(Approximate recording timestamp: 00:00:00/00:39)

Present:

District 1 – Commissioners Margaret Andersen, and Kristi Lovelady

District 2 – Commissioners Steve Bristow

District 3 – Commissioners Tracy Gilroy, Beth Munson and Steve Schwalbe (Vice Chair)

Absent:

District 1 – Commissioner William Criswell

District 2 – Commissioner Darin Hand

Planning & Community Development Staff Present:

Jonathan Lange, Assistant Planning Director; Shawn Morris, Planning Manager; Brent Ryan, Current Use Planner

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:00:45)

No minutes to approve.

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:00:50)

No public comments were brought forth.

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:1:00/00:07:50)

Assistant Director Jonathan Lange explained why there has been a number of meetings since last meeting. Nothing to bring forward or needing recommendations on. Currently working on items to bring forth in the upcoming meetings.

Jonathan Lange introduced the new team the Planning Commission will be working with: John Lanier, Long Range Planner; Nicolas "Nick" Reibel, Long Range Planner; Shawn Morris, Planning Manager, but will be going to Public Health Department next week. Brent Ryan, Current Use Planner.

Will be discussing the 2022 Work Plan in this meeting. Working with BOCC in regards to what they want to see in that plan and what we will be completing in 2022. Jonathan will be coming back to the PC in the coming months with updates.

Jonathan asked if there are any questions before going on to the Work Plan Agenda. Commissioner Steve Schwalbe asked for information in regards to the Grant Proposal to the Ecology Department.

Ecology Department opened a competitive grant on Sea Level Rise. Jonathan gave a little bit of information on the grant, but passed to Nick to go into detail about it.

Commissioner Margaret Andersen said Thank You to Shawn for his work with the Planning Commission.

Workshop

(Approximate recording timestamp: (00:07:50/01:02:28)

Nicolas Reibel, Long Range Planner, presented the specifics of the Grant Proposal to the Ecology Department about 1 ½ weeks ago. The grant consisted of a series of living labs across Whidbey Island and Camano Island. Based on 4 living labs: analysis, research and design of sea level rise response management with the community.

The scope was calling for the interactions with property owners and critical areas. The implementation of the grant would consist of community outreach. There is approximately, \$820,000 was put towards the grant and approximately 75% would be cost for the admin and labor hours for different departments and partners. Grants will be decided on by mid-December. It is non-matching funds and a pilot program so it could be repeated.

Commissioner Steve Schwalbe asked if this approach has been done before in WA State. Nicolas responded with not WA State, but he has used living labs elsewhere Germany, Hungary, Italy and Sweden.

Commissioner Tracy Gilroy asked what a living lab. Nicolas Reibel explained the research and community involvement that creates a “living lab”. A discussion on outreach and living labs ensued between Commissioner Tracy Gilroy and Nicolas Reibel. Commissioner Margaret Andersen asked for clarification on the locations of the living labs. Nicolas gave details on possible locations.

Jonathan Lange began with the Work Plan Agenda. Commissioner Tracy Gilroy asked if the Work Plan documentation was an abbreviated list. Shawn Morris addressed that the list is what is left for 2021, everything else is already completed.

Shawn Morris presented the Shoreline Master Program updates. Commissioner Tracy Gilroy asked what the date is that we should hear back. Shawn advised that it would Tuesday, December 6th. However, they could ask for more information. Discussion ensued with Jonathan Lange and Commissioner Tracy Gilroy in regards to the next steps and process. Commissioner Tracy Gilroy asked about the 1 lot vs 2 lot differences with septic. Jonathan Lange responded with shoreline variances and provisions may be different with contiguous lots, but would have to review the code sections on the recommendations for those situations.

Jonathan discussed the FEMA process and Code updates. PA office is reviewing the FEMA code and scheduled to go to the BOCC on November 10th, 2021.

Shawn Morris discussed Critical Areas Ordinance Appeal Compliance update: Code changes have been implemented. Critical Areas Chapter 1702B live and online. Sending everything to the Growth Management Hearing board and the PA office.

Shawn Morris also mentioned ICC Titles 11 and 13 Public Works Proposed updates: Going to complete additional research and peer review. Likely not be revisited in 2022 as they need more time. Commissioner Tracy Gilroy asked for bullet points on what is needed for the research and peer review. Jonathan Lange said they were on the Planning Department’s work plan because it has to come before the Planning Commission. It will be on the Public Works work plan, but not Planning’s. Jonathan gave more information on the subject. Commissioner Margaret Andersen asked if there is a new director for Public Works. Jonathan advised that Bill Oakes is still the Director.

Commissioner Tracy Gilroy asked for clarification if all departments will be coming to the Planning Commission. Jonathan gave the examples of when this is necessary.

Shawn gave update on Housing Element Implementation. The focus for 2021 is going to gauge the need of farm worker housing through community outreach and the survey. Mainly have been developing the survey to get it out.

Commissioner Margaret Andersen stated that throughout 2021 she has asked if the 2020 plan that was approved by the Planning Commission had been through PA review and looking for status on all the work that happened in 2020. Jonathan Lange gave updates from PA office as of today.

Shawn discussed the Clinton Gateway Implementation: On October 14th, Long Range Planner, John Lanier participated in walking tour of Clinton to assess the general zoning alignment and met with the community members. They reviewed the physical layout and compared it with the zoning designations. Different ideas were discussed amongst the community members. Four plex development may not be the best use of the land per feedback from community group. More discussion on other features that could be implemented. Commissioner Steve Schwalbe asked what the Planning Commission's position is in this matter. Shawn advised only if code changes. Commissioner Margaret Andersen inquired about how she could be involved in this project.

Shawn discussed the PBRS Program Update: Looking at properties serving area wide draining functions or properties that are collecting drainage to give them relief from the PBRS program. This is in the preliminary phase. Next step is to review this with the BOCC. Creating a survey to ask landowners how their land and buildable areas are affected by critical areas. Goal is to support community members. Commissioner Tracy Gilroy asked if this includes local improvement district review. Shawn advised that it is not at this moment, but it seems like something that should be considered.

Commissioner Kristi Lovelady asked what the end game is for the PBRS program. To understand the need of relief for community members that have land that is hindered due to drainage needs. Discussion ensued on further details on this topic and what it looks like for the property owner.

Shawn Morris asked if there are any questions in regards to 2022 Work Plan. Commissioner Kristi Lovelady asked how the brainstorming session with the BOCC work. Shawn responded that some are roll over items and others come from the BOCC and out of necessity. Jonathan agreed that the work plan is a little bit of BOCC initiated and recommended and other items are staff initiated. Director, Mary Engle has talked to the BOCC about the Planning Department's list of work plan ideas. The list will be brought to the BOCC at Work Session on 11/3/21. Commissioner Margaret Andersen

asked if they could add something to the list. Discussion ensued between her and Jonathan on the process, especially on Code Enforcement processes.

Commissioner Tracy Gilroy stated how she would like to see Camano's Gateway on the Work Plan in the future. Jonathan advised that Camano is on the consideration list.

It was decided that the December 27th, 2021 meeting will be cancelled due to the holidays.

ADJOURNMENT

(Approximate recording timestamp: 01:06:45/01:07:00)

Vice Chair entertained a motion to adjourn.

Commissioner Schwalbe motioned to adjourn the meeting. Commissioner Gilroy seconded the motion. Motion carried 6-0-0.

Meeting adjourned at approximately 3:07 p.m.

Respectfully submitted by: Stephanie Montgomery