

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES**

OF

REGULAR MEETING

March 8, 2021

– VIDEO ONLY via STARLEAF –

CALL TO ORDER:

(Recording timestamp: 00:00:02/01:37:01)

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

ROLL CALL:

(Recording timestamp: 00:00:12/01:37:01)

Present:

District 1 – Commissioners Margaret Andersen, Kristi Lovelady
District 2 – Commissioners Darin Hand (Chair), Joseph Busig
District 3 – Commissioners Steve Schwalbe (Vice Chair), Beth Munson

Delayed Arrival:

District 3 - Commissioner Tracy Gilroy
(Recording timestamp: 00:04:36/01:37:01)

Absentees:

District 1 - Commissioners William Criswell

Planning & Community Development Staff Present:

Jonathan Lange, Assistant Planning Director; Meredith Penny, Planning Manager; Grant Johnson, Long Range Planner; Jana Raasch, Program Coordinator

APPROVAL OF MINUTES:

(Recording timestamp: 00:01:01/01:37:01)

Chair Hand initiated approval of minutes for the February 8, 2021 Regular Meeting; the February 10, 2021 Special Session for the Annual Joint Meeting Between the Board of Island County Commissioners, Island County Planning Commission, and Island County Hearing Examiner; and the February 22, 2021 Regular Meeting.

(Recording timestamp: 00:01:24/01:37:01)

February 8, 2021 minutes were reviewed and the following recommended change(s) was/were brought forward:

1) Commissioner Lovelady recommended amending page 6, mid-paragraph 4, beginning with “That will be a real...”, and replace *“That will be a real focused discussion on how to best use the local resources and add density to an area where there isn’t the structure. This ADU thing you find that you end up with a patchwork of mismatch over the long term. I think you want a more focused, comprehensive, community development strategy.”* with *“That will be a real focused discussion on how to best use the local resources and add density to areas where there is already infrastructure. This ADU thing you find that you end up with a patchwork of mismatched land uses over the long term. I think you want a more focused, comprehensive, community development strategy.”*

Commissioner Schwalbe moved to approve said minutes with the identified modification. Commissioner Lovelady seconded the motion. Motion passed 6-0-1 with Commissioner Gilroy abstaining (via post-meeting email to Chair Hand explaining technical issue during this meeting).

(Recording timestamp: 00:04:03/01:37:01)

February 10, 2021 minutes were reviewed and the following recommended change(s) was/were brought forward:

1) Commissioner Andersen recommended that under Roll Call, the “(Vice Chair)” title be removed as following Commissioner Andersen’s name and inserted to follow Commissioner Schwalbe’s name since Commissioner Schwalbe was elected Vice Chair at the February 8, 2021 Planning Commissioners meeting.

Commissioner Anderson moved to approve said minutes with the identified modification. Commissioner Schwalbe seconded the motion. Motion passed 5-0-2. Commissioner Hand abstained due to not being present at said meeting. Commissioner Gilroy also abstained (via post-meeting email to Chair Hand explaining technical issue during current meeting).

(Recording timestamp: 00:05:30/01:37:01)

February 22, 2021 minutes were reviewed and the following recommended change(s) was/were brought forward:

- 1) Commissioner Andersen recommended that under Roll Call, the “(Vice Chair)” title be removed as following Commissioner Andersen’s name and inserted to follow Commissioner Schwalbe’s name since Commissioner Schwalbe was elected Vice Chair at the February 8, 2021 Planning Commissioners meeting.
- 2) Commissioner Lovelady recommended that the footer on each page have the date of “February 8, 2021” removed and the date of “February 22, 2011” to replace it as the correct date.
- 3) Commissioner Lovelady recommended that the spelling error of “synapsis” located near the bottom of page 1 be corrected to the proper spelling of “synopsis”.
- 4) Commissioner Schwalbe recommended that under Approval of Minutes the verbiage “Chair Hand would have initiated” meeting to “Vice Chair Schwalbe would have initiated” meeting since Vice Chair Schwalbe conducted said meeting.

Commissioner Andersen moved to approve said minutes with the identified modifications. Commissioner Lovelady seconded the motion. Motion passed 5-0-2. Commissioner Hand abstained due to not being present at said meeting. Commissioner Gilroy also abstained (via post-meeting email to Chair Hand explaining technical issue during current meeting).

ANNOUNCEMENTS AND WELCOMES:

(Recording timestamp: 00:08:08/01:37:01)

Chair Hand noted that Commissioner Gilroy had now joined the meeting and welcomed new Program Coordinator, Jana Raasch, to the team.

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Recording timestamp: 00:08:42/01:37:01)

Chair Hand asked for public comment for topics not on today's agenda:

Dennis Egan, 1274 Admirals Drive, Coupeville, commented on the recent reclassification of Admirals Lagoon from residential to natural. Commissioner Hand redirected comment to Penny who confirmed she will look into this and get back to Mr. Egan.

DIRECTOR'S REPORT

(Recording timestamp: 00:12:41/01:37:01)

Assistant Planning Director Lange, again, welcomed Jana Raasch as the new Program Coordinator and soon to be new Whidbey Island resident. Lange noted a new Long Range Planner was hired and will join the team on March 22, 2021.

Commissioner Andersen asked for update on status of ADU revision. Lange reported the ordinance is not yet ready to go before the Board of County Commissioners.

WORKSHOP

(Recording timestamp: 00:15:30:/01:37:01)

Chair Hand commenced the workshop on the County's required periodic update of Shoreline Master Program by handing the meeting over to Penny. Penny shared a presentation with the Planning Commission and described the general process of bringing topics and materials to the Technical Review Committee first, then the Planning Commission, and then the Board of County Commissioners for discussion. Due to being a jointly adopted ordinance between Island County and the Washington State Department of Ecology, there is a joint 30-day public comment period with a public comment hearing also scheduled. The updated SMP is due June 30, 2021, which is a tight timeline. The ordinance will be adopted locally, and then adopted at the State level by the Washington State Department of Ecology.

Penny gave an overview of the four (4) main tasks associated with the SMP update:

1. State required updates
2. Staff initiated updates for process improvements and language clarification
3. Mapping updates, particularly on coastal lagoons and wetlands as well as historic beach communities

4. Best management practices on sea level rise for shoreline property owners as well as working on a sea level rise monitoring program

Penny recapped the topics discussed on February 22, 2021 and said recording and slides from this meeting will be posted on the web site.

Penny presented on two (2) specific items for review: 1) Mapping changes related to coastal wetlands and lagoons, and 2) Draft code changes.

Questions and discussion ensued from the Planning Commissioners on the following topics:

1. Community Master Plans
2. Covered Moorage, Boatlifts, and Canopies
3. Fences in Setbacks
4. Code Enforcement
5. Events on Docks
6. Readability of Consultant's Technical Memo
7. Public Outreach

**TOPIC SPECIFIC PUBLIC COMMENT PERIOD –
SPECIFIC TO ISLAND COUNTY SHORELINE MASTER PROGRAM**

(Recording timestamp: 01:18:46 /01:37:01)

Chari Hand opened the meeting up for public comments on the Island County Shoreline Master Program workshop agenda item.

Barbara Bennett, 2755 Sun Vista Circle, member of Island County Marine Resources Committee, and the Technical Review Committee: Concerned that no net loss standard is challenging since a baseline is not defined, therefore, it is often difficult to quantify overall net loss. Expressed concerned about incrementally chipping away at fragile and essential natural shoreline of Island County. Suggested Island County begin an adaptive process of acknowledging these trends as reality and commit to protecting shoreline by creating strategies. Also, suggested immediately beginning to engage public and potential partners.

Carolyn Geise, no address given, listening in to stay informed. Expressed concern over the effect of various ship speeds on beaches and neighboring bulkheads.

Commissioner Anderson asked about defining HBCs (Historic Beach Communities) and SLR (sea level rise) and what topics are planned for the next meeting. Penny explained staff is working on mapping HBCs, which are an overlay within the shoreline residential areas and that staff is proposing to go through the entire county and map out HBCs for consistency and efficiency. Penny also explained sea level rise will be a topic of discussion at the next meeting.

Commissioner Gilroy asked for more information on no net loss referenced by Barbara Bennett. Chair Hand asked Penny to put this on for next meeting.

Penny noted she will connect with Mr. Egan to follow up on his comments.

ADJOURNMENT

(Recording timestamp: 01:35:22/01:37:01)

Chair Hand entertained a motion to adjourn.

Commissioner Schwalbe motioned to adjourn the meeting. Commissioner Busig seconded the motion. Motion carried.

Meeting adjourned at approximately 3:38 p.m.

(Recording timestamp: 01:36:56/01:37:01)

Respectfully submitted by: Jana Raasch