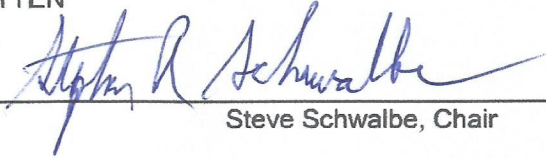


PLANNING COMMISSION

SUMMARY MINUTES

March 28, 2022

APPROVED AS WRITTEN

A handwritten signature in blue ink, appearing to read "Steve R. Schwalbe", is written over a horizontal line.

Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS

Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
MARCH 28, 2022
WORKSHOP**

– VIDEO ONLY via STARLEAF –

To hear the Planning Commission's full discussion of a specific topic, or the complete meeting listen to the audio stream available [HERE](#)

CALL TO ORDER:

(Approximate recording timestamp: 00:00:33/01:06:11)

ROLL CALL:

(Approximate recording timestamp: 00:00:54/01:06:11)

Present:

District 1 – Margaret Andersen, Kristi Lovelady, William Criswell
District 2 – Steve Bristow
District 3 – Steve Schwalbe

Absent:

District 1 –
District 2 – Darin Hand
District 3 – Tracy Gilroy

Planning & Community Development Staff Present: Jonathan Lange, Assistant Director; John Lanier, Long Range Planner; Layla Tromble, Program Coordinator

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:01:40/01:06:11)

02/14/22 Minutes – Motion made and seconded to amend the section on Election of New Officers to read as follows: *Margaret Andersen was nominated for Vice-Chair by Commissioner Kristi Lovelady. Margaret Andersen nominated Kristi Lovelady for Vice-chair. The nomination was accepted by Ms. Lovelady and she was elected unanimously.* The motion was passed unanimously.

2/28/22 Minutes: Motion was made and seconded to amend the minutes to incorporate suggested changes proposed by Vice-Chair Lovelady at the 2/14/22 meeting to include the following:

- Before the approval of minutes - *The question was raised as to whether the meeting met the requirements for a Quorum. It was determined that the meeting shall proceed but no actions would be taken by the body.*
- In the Work Shop section - *Following staff's presentation, subsequent discussion ensued amongst the Commissioners and included:*
 1. *Concern for and notification of surrounding residents*

2. *Screening of commercial uses from the existing surrounding residential uses*
3. *Conditions of approval for this project*
4. *Taking commercial access from Langley Blvd rather than Summit Blvd*

The motion passed unanimously.

3/14/22 Minutes: Motion was made to approve minutes from the 3/14/22 meeting. Commissioner Lovelady offered a single item to amend adding a bullet point to the Work Shop Section to state:

Communicate corrections to Ebey's Trifold Brochure.

Amendment was approved motion to approve minutes as amended was made and seconded. The motion passed unanimously.

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:06:04/00:00:00)

No public comments not related to the agenda were submitted

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:06:26/01:06:11)

Assistant Director Lange answered a question presented by the Chair as to what is a Quorum for the planning commission. According to the Rules of Procedure of the Planning Commission define a Quorum as a simple majority of members of the commission minus vacancies making a current Quorum 4 of 7 filled seats.

Assistant Director Lange announced new hires in the Planning department starting 3/28, Joshua Pitts, Long Range Planner and Lucas Clark, Current Use Planner.

Staff reminded the Commission that their next meeting would be cancelled due to the Easter Holiday being observed on 4/11/22.

Assistant Director Lange presented the topic of resuming in-person meetings for the Planning Commission. Commissioners discussed and agreed to resuming hybrid meetings with in person attendance at the BOCC meeting room in Coupeville as well as access via StarLeaf for those who can't attend in person. The hybrid meetings are set to start at the next meeting 4/25/22.

WORK SHOP

(Approximate recording timestamp: 00:13:32/01:06:11)

Long Range Planner John Lanier presented on the work plan item Clinton Gateway proposed rezone. The Power Point presentation can be viewed [here](#).

During the presentation questions and discussion occurred around a variety of topics including:

- Community outreach in Clinton to aid in buy-in around potential rezone.
- Traffic calming measures to improve pedestrian experience in Clinton.
- Discussion of RAID (Rural Area of Intense Development) boundaries and what are possible strategies to move them to achieve more functionality of the zoning.

- Is it possible for Clinton to move from a RAID to an NMUGA (Non Municipal Urban Growth Area) designation?
- Use of mixed use zoning in the Clinton Gateway.
- The need for sewer within the Clinton Gateway.
- The need for work force affordable housing and what zoning would be required to accommodate the necessary density for that housing.
- The difference between RAID and NMUGA.
- Request for Staff to provide process of transition from RAID to NMUGA.

ADJOURNMENT

(Approximate recording timestamp: 01:04:55/01:06:11)

Motion to adjourn made, seconded and passed unanimously. Meeting Adjourned 3:06 pm