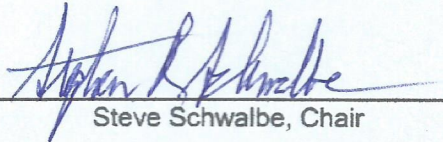


PLANNING COMMISSION

SUMMARY MINUTES

March 14, 2022

APPROVED AS WRITTEN



Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS

Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
MARCH 14, 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: 00:00:16/01:37:11)

ROLL CALL:

(Approximate recording timestamp: 00:00:27/01:37:11)

Present:

District 1 – Margaret Andersen, Kristi Lovelady, William Criswell

District 2 – Darin Hand, Steve Bristow (arrived 2:24 p.m. after meeting called to order)

District 3 – Steve Schwalbe, Tracy Gilroy

Absent:

District 1 –

District 2 –

District 3 –

Planning & Community Development Staff Present: Jonathan Lange, Assistant Director; John Lanier, Long Range Planner; Chloe Bonson, Current Use and Ebey's Planner; Layla Tromble, Program Coordinator

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:01:20/01:37:11)

Commissioners discussed the following concerns around minutes:

- Lack of level of detail in the minutes
- Usefulness of minutes as currently stand to the public record
- Do minutes reflect enough content to be a sound record of the actions of the Planning Commission?

Chair Schwalbe announced a planned meeting with Director Engle on 3/15/2022 to clarify the content and structure of minutes going forward.

Commissioner Andersen proposed a motion to amend the draft minutes from 2/14/22 to reflect the election of new officers. As Commissioner Andersen declined the nomination to Vice-Chair she

requested amending the minutes to simply state that Kristi Lovelady was nominated for Vice-Chair and was elected unanimously. The motion was seconded for discussion.

There was discussion around whether minutes should be approved before the upcoming meeting between the Chair and Director Engle.

Minutes for 2/14/2022 were approved as amended 3 yay to 2 nay.

The minutes from 2/28/22 were discussed regarding whether there was a Quorum and whether the minutes need to be amended to reflect that as well as other suggested amendments to reflect key points from the discussion held after the 2/28 workshop. No further action was taken on the 2/28/2022 meeting minutes.

MOTION TO AMEND THE AGENDA

(Approximate recording timestamp: 00:17:52/01:37:11)

Motion proposed to add three items to the agenda:

- Island County emails for Commissioners
- Board of Island County Commissioners (BOCC) Meetings
- Special Subcommittee

Motion was seconded and passed unanimously.

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

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

No public comments not related to the agenda were submitted

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:20:09/01:37:11)

Assistant Director Lange agreed to follow up with the Director on minutes. He also confirmed that the amended ADU code should be going to Public Hearing with the Board of Island County Commissioners on 4/19/2022.

WORK SHOP

(Approximate recording timestamp: 00:22:44/01:37:11)

John Lanier presented on Ebey's Reserve giving an overview of the history, review areas (1 and 2), permit levels (a, b, c), the suggested code updates to the Ebey's Code section of Island County Code, and next steps toward a recommendation to the Board of Island County Commissioners. Presentation is available [here](#).

Discussion and questions were raised on topics including:

- Communicate corrections to Ebey's Trifold Brochure.

- Subdivisions, short and long plat, within Ebey's Reserve and their potential impact on rural character and the level of review for these developments.
- Non-residential communication towers and their impact on rural character and the level of review for these developments.
- Whether grant funded historic preservation projects should be exempt.
- The role of the Planning Commission in offering feedback on code in relation to the role of the Historic Preservation Commission and their input.
- Prioritizing the feedback of the HPC in any recommendations made to the Board of Island County Commissioners.

ADDITIONAL AMENDED AGENDA ITEMS

(Approximate recording timestamp: 01:27:35/01:37:11)

County email addresses: contact staff to have new email address passwords set up and finalized

Discussion of the BOCC work session changes made to the new ADU code and the recommendations the Planning Commission had made and encouraging more engagement with BOCC meetings.

Special subcommittee too evaluate Planning Commission Rules and Procedures to make sure they align with Island County and Washington State Code. Commissioner Tracy Gilroy was made Chair of the subcommittee and Chair Schwalbe volunteered to be a member. Motion was made to create this committee seconded and passed unanimously.

ADJOURNMENT

(Approximate recording timestamp: 01:36:47/01:37:11)

Motion to adjourn made, seconded and passed unanimously.