

**PLANNING COMMISSION**

**SUMMARY MINUTES**

**June 13, 2022**

APPROVED AS WRITTEN

  
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Steve Schwalbe, Chair

APPROVED WITH NOTED  
CORRECTIONS

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Steve Schwalbe, Chair

**ISLAND COUNTY  
PLANNING COMMISSION SUMMARY MINUTES  
JUNE 13, 2022**

– HYBRID IN PERSON AND VIDEO 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: 00:00:00/01:21:47)

Meeting called to order at 2:00 pm

**ROLL CALL:**

(Approximate recording timestamp: 00:00:13/01:21:47)

**Present:**

District 1 – Margaret Andersen, Kristi Lovelady, William Criswell

District 2 – Steve Bristow, Darin Hand

District 3 – Steve Schwalbe, Tracy Gilroy

**Absent:**

District 1 –

District 2 –

District 3 –

**Planning & Community Development Staff Present:** Nicolas Reibel, Planning Manager; John Lanier, Long Range Planner; Josh Pitts, Long Range Planner; Layla Tromble, Program Coordinator

**APPROVAL OF MINUTES:**

(Approximate recording timestamp: 00:00:40/01:21:47)

Minutes for May 9, 2022 Meeting – Minutes approved with two Abstentions –

Request from the Commission for future minutes to list questions posed by Commissioners to Staff to be listed as “Items for Follow-up” on the minutes and forwarded to management for assignment and response time.

**ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA**

(Approximate recording timestamp: 00:05:30/01:21:47)

No Public Comment

**DIRECTOR’S REPORT**

(Approximate recording timestamp: 00:05:50/01:21:47)

Planning Manager Nicolas Reibel delivered the Director's report updating the Commission on Staffing. He announced the last open Current Use Planner position has been filled and that the Department will be initiating an internship program with a Critical Areas Planning intern.

**DISCUSSION** – Staff presented the 2022 Summer Schedule Outline  
(Approximate recording timestamp: 00:07:30/01:21:47)

Proposed dates and topics:

- June 13 – PBRs Workshop
- June 27 – AICUZ/APZ Workshop; Tye Grocery RAID Code update
- July 11 – AULT Field Rezone Public Hearing and Recommendation
- July 25 – Shoreline Master Program Workshop

Additional upcoming topics: Ebey's National Historical Reserve Code Updates, Lot Combination and Boundary Line Adjustment Code Updates, Permitting Fees, Farm Worker Housing, Clinton Gateway, Housing Element Implementation Timeline.

**\*ITEM FOR FOLLOW UP\***

Commissioners requested another workshop around Cell Tower Code to include looking at the City of Langley new Cell Tower Code they are working on in order to ensure County code updates aren't in conflict with other proposed code.

**WORKSHOP**

(Approximate recording timestamp: 00:16:37/01:21:47)

Long Range Planner Josh Pitts presented background and overview of the Public Benefit Rating System (PBRs) and the upcoming proposed additions and changes to the program. The slides for the presentation can be seen [here](#).

- There are currently 93 Parcels in Island County in the PBRs program totally 1176 Acres
- PBRs forested parcels are currently under Timber Management Plan it is proposed to change that to the Washington State Integrated Forest Management Plan to allow for Forest Stewardship as an alternative to Timber Management.
- It is proposed to add drainage areas as a bonus in the PBRs system.
- Integrated Forest Management is binding upon entering the PBRs.
- Adjacent properties bonus points encourage adjacent parcels to enter the PBRs system and offer the benefit of making larger ecosystems.
- Increase the points for adjacent properties to truly incentivize people to enter the program.
- Drainage properties do not have to be adjacent to the property the drainage is coming from.

- Anything man made does not become a designated wetland
- If drainage plan does not require man-made systems, the area may become a wetland.
- Important to find balance between the tax benefit and the commercial value of the timber.
- There is currently no intent to limit the number of parcels that can enter the PBRs system.
- Prairies should be considered for the PBRs system due to their historic value in Island County.

#### **\*ITEMS FOR FOLLOW UP\***

- Staff will look up how impacts of drainage from a possible PBRs timber harvest can be mitigated and are being managed by other agencies.
- Is it truly more economical for people to be in PBRs – is this a way to encourage entering the program?
- Look at ways to encourage and participation in the PBRs program
- Is there a definition of “harvest” to prevent large amounts of timber left to sit on properties after cutting?
- Are there additional jurisdictions to look at for Cell Tower Code, just a representative sample to see what is happening outside Island County?
- Any science-based studies on the impacts of 5G?

#### **ADJOURNMENT**

(Approximate recording timestamp: 01:21:29/01:21:47)

Meeting adjourned at 3:21pm