

PLANNING COMMISSION

SUMMARY MINUTES

JULY 11, 2022

APPROVED AS WRITTEN

Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS



Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
JULY 11, 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: 00:00:00/01:20:12)

Meeting called to order at 2:00 pm

ROLL CALL:

(Approximate recording timestamp: 00:00:10/01:20:12)

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: John Lanier, Long Range Planner; Josh Pitts, Long Range Planner; Layla Tromble, Program Coordinator

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:00:31/01:20:12)

Minutes for June 13, 2022 Meeting – Minutes approved unanimously

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:00:00/01:20:12)

No Public Comment

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:01:31/01:20:12)

No Director's report was given. Commission requested adding the items for follow up from the minutes to the Director's Report. Staff agreed to pass on the request to Assistant Director Lange.

PUBLIC HEARING

(Approximate recording timestamp: 00:03:13/01:20:12)

There were no public comments.

Long Range Planner John Lanier presented on the Docket Item Ault Field Rezone moving 1 split-zoned parcel (Oak Harbor – Residential and Oak Harbor – Highway Service) and 3 Oak Harbor – Residential zoned parcels to Oak Harbor – Highway Service zoning. All four parcels are in the Joint Planning Area between Oak Harbor and Island County. The City of Oak Harbor supports rezoning for these parcels. The presentation slides can be viewed [here](#).

- Parcels are located in the UGA (urban growth area) of Oak Harbor and JPA (Joint Planning Area) but not within the Oak Harbor City Limits.
- Commissioners asked if neighboring parcel owners had been notified of the rezone. Staff informed the Commission that property owners within 300 feet would be notified during the upcoming SEPA process.
- This came from the BOCC work plan not from the dual parcel owner.
- Comments from the previous workshop on this topic from the Commissioners RE: access, screening, and impacts on the residential areas neighboring the commercial properties were requested to be addressed in the recommendation to the Board.
- Requested for Staff to follow up on Access to the commercial area with Public Works.

Motion was made by Vice-Chair Lovelady and seconded to postpone recommendation to the Board until such time that surrounding property owners have been notified of the possible zoning change [and Planning Commission Public Hearing](#), Public Works has commented on access, and discussion around proper screening has happened.

Motion passed unanimously

WORKSHOP

(Approximate recording timestamp: 00:20:36/01:20:12)

Long Range Planner Joshua Pitts presented on Tye Grocery/Rural Service RAID code updates. Presentation slides can be viewed [here](#). Presentation covered the purpose and intent of Rural Service RAIDS, current code for those zones, areas of code that need to be updated or revised, and options for new code language.

There are three proposed draft code updates presented by staff and considered for discussion:

DRAFT Code 1: Table 17.03.035.C. RAID Uses

6) No more than 6 dwelling units

*** In the Rural Service Zone permitted uses are limited to 4,000 square feet of gross floor area. The residential component of the mixed-use shall not be included in the 4,000 square feet of gross floor area. In no case shall the residential component have more square footage than the non-residential uses.

DRAFT Code 2: Table 17.03.035.C. RAID Uses

6) No more than 6 dwelling units

*** In the Rural Service Zone permitted uses are limited to 4,000 square feet of gross floor area. The residential component of the mixed-use shall not be included in the 4,000 square feet of gross floor area.

DRAFT Code 3: Table 17.03.035.C. RAID Uses

6) No more than 6 dwelling units. Each dwelling unit shall not exceed 1,200 square feet of gross floor area.

*** In the Rural Service Zone permitted uses are limited to 4,000 square feet of gross floor area. The residential component of the mixed-use shall not be included in the 4,000 square feet of gross floor area.

- None of the code options would rule out tiny homes as residential units
- This zoning doesn't allow for small hotels.
- The zoning proposed is Mixed Use and must contain a commercial component
- Specific plan for Tyee grocery is to build ~~over 55 duplexes~~, single story, in a cluster 3 duplex units for 55+ age range, which would be accommodated by the third code revision suggestion.
- Code update to also include bringing building height in line with other rural zone with 35 ft in height to allow better mixed use with potential for two stories with apartments over commercial offerings.
- Key is balancing commercial and residential use on service parcels.
- These types of developments would either be rentals or condominiums not generally any subdivision of the land.
- Allowing more units as Draft 3 offers may encourage development allowing better return on investment
- Code requires mixed use but does not currently have a minimum commercial component
- Important to include minimum amount of commercial use on the parcel
- Proposed including 25-30% minimum commercial use in the new code
- Consensus is toward draft code 3 with added minimum commercial use
- Staff will rework the drafts to reflect the discussion held by the Commission

ADJOURNMENT

(Approximate recording timestamp: 01:19:45/01:20:12)

Meeting adjourned at 3:20 pm