

PLANNING COMMISSION

SUMMARY MINUTES

JULY 25, 2022

APPROVED AS WRITTEN



Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS

Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
JULY 25, 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: 00:00:00/00:39:30)

Meeting called to order at 2:00 pm

ROLL CALL:

(Approximate recording timestamp: 00:00:13/00:39:30)

Present:

District 1 – Margaret Andersen, Kristi Lovelady

District 2 – Steve Bristow, Darin Hand

District 3 – Steve Schwalbe

Absent:

District 1 – William Criswell

District 2 –

District 3 – Tracy Gilroy

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

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:00:45/00:39:30)

Minutes from 7/11/22 Meeting Approved with one abstention and Noted Corrections:

Page 2: 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.

Page 3: Specific plan for Tye 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.

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:00:00/00:39:30)

No Public Comment

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:05:26/00:39:30)

Assistant Director Lange delivered the directors report discussed full staffing levels, Planning Division paid intern, District 3 planning commission seat set to be filled by BOCC on 7/26. Report included following up on items as requested as “Items for Follow up” in the 6/13 Minutes including:

- PBRS is more economical for people to participate.
- Working with Conservation districts, Assessor’s office, and WSU extension to encourage people to learn about the program. Suggestions were made about creating better materials to give to people interested in entering the PBRS program.
- Long Range Planner Josh Pitts provided a handout to Commissioners to break down definitions of harvest and drainage requirements for clarity.
- Staff is looking into doing a larger update to the Cell Tower code than was originally planned and it will be back to further work sessions and doing research into other jurisdiction’s cell tower code.
- Cell tower code may be moved to the 2023 Work Plan depending on discussions with the BOCC.

WORKSHOP

(Approximate recording timestamp: 00:00:00/00:39:30)

Long Range Planner John Lanier presented on the Air Installations Compatible Use Zones (AICUZ)/Accident Potential Zones (APZ) process for adopting the most up to date Naval Maps.

- Current Maps used by the County are from 2005
- Latest AICUZ study was completed in 2021
- Adoption process: PC public hearing and recommendation, Board approval to adopt the new maps.
- Brian Tyhuis Planner for NASWI clarified that the maps are based on the computer models that were produced during the Environmental Impact Study stage of the AICUZ reports created by the Navy.
- Study conducted to verify the computer modeling was ordered by Congress to confirm the accuracy of the AICUZ computer models. The study confirmed the accuracy of the models.

- No rezoning will need to be done if the new maps are adopted.
- There may need to be a minor change to the Comp Plan to update the year of the maps available for the AICUZ/APZ zones.
- The maps will impact future permitted uses.
- SEPA process will happen before process moves to approval and recommendation by the Planning Commission.
- Next step will be BOCC work session.
- Staff does not know of any instance where a board has rejected the Navy recommended maps.
- Commission requested update to the definition/explanation of what the maps represent for the casual reader.
- Generally, AICUZ maps are approx. every 15-20 years but are generally triggered by major mission changes at a given location.
- Map is based the DNL (day/night level) modeling.

ADJOURNMENT

(Approximate recording timestamp: 00:38:53/00:39:30)

Meeting adjourned at 2:39 pm