

**ISLAND COUNTY
PLANNING COMMISSION MINUTES
OF
REGULAR SESSION – VIDEO ONLY:**

DATE: FEBRUARY 22, 2021

APPROVED AS WRITTEN

Darin Hand, Chair

APPROVED WITH NOTED
CORRECTIONS



Darin Hand, Chair

**ISLAND COUNTY
SUMMARY MINUTES
STARLEAF MEETING
FEBRUARY 22, 2021**

Meeting was called to order by Steve Schwalbe, Chair.
(Recording timestamp: 00:00/1:44:22)

ROLL CALL:

(Recording timestamp: 00:05/0:00:28)

District 1 - Margaret Andersen, William Criswell

District 2 – Joseph Busig

District 3 - Steve Schwalbe (Vice Chair), Tracy Hunsaker-Gilroy

Planning & Community Development Staff Present:

Meredith Penny: Planning Manager, Jonathan Lange: Assistant Planning Director

Other Noted Attendees: Lori Clark and Holly Towle

APPROVAL OF MINUTES: (Recording timestamp: 00:28/0:00:39)

Vice Chair Schwalbe would have initiated approval of minutes, but they didn't receive minutes:
Approval is postponed until next meeting.

ITEMS FROM THE PUBLIC (not on the agenda)

(Recording timestamp: 00:39/0:01:30)

None.

DIRECTOR'S REPORT – (Recording timestamp: 01:30/0:12:00)

Meredith informs that Lourdes has taken position in PW, not Planning Commission Secretary anymore.

Meredith informs of her new position as Planning Manager, will continue to participate until her position is filled.

Meredith informs that Mary Engle has been approved by BOCC to stay on as permanent Planning Director.

Everyone congratulates Meredith.

Tracy Gilroy asks Meredith about the synopsis of the Hearing Examiner's report.

Discussion ensued on Joint Meeting with the BOCC: who holds the meeting and what's the purpose.

Past Joint Meeting with Hearing Examiner so report could be presented to both parties. Planning Commission is to just acknowledge the report.

Discussion ensued on topic of City Planners meeting with County Planners when necessary.

Down Time as Meredith trouble shoots connectivity (Recording timestamp: 00:12:00/0:00:00)

Jonathan Lange joins at 00:14:15:00

WORKSHOP - (Recording timestamp: 00:18:00/1:37:12)

Meredith gave presentation and answered Planning Commissioner's questions on Shoreline Master Program Update

Discussion began about Draft Code ETA...next month and public comment opportunity to follow with the public hearing with action taking place on April 12

Tracy asks about possibility of presenting "behind the scenes" questions and answers to the Commissioners for efficiency.

PUBLIC COMMENT - (Recording timestamp: 01:38:00 /1:43:18)

Holly Towle 1661 Harbor Ave SW Unit #502, Seattle, WA 98126

As a homeowner at Whidbey Island, I appreciate the opportunity to participate in this Workshop. However, as a member of the public, I need to lodge an objection. Not only will it be difficult for the public and the Commission to review and understand the actual amendments to be proposed after this meeting, neither will have a realistic chance to review, comment, consider and adjust all comments before the June 30, 2021 deadline. I have been following this process from inception and what is or seems like two years later, I am still waiting to obtain a copy of the actual amendment wording for either the comprehensive update or the periodic review of the County Shoreline Master Program. Yet, both state and county law require material public involvement that has not occurred. The actual text will not be published until March or April, a month or two before the deadline. A chart of the proposed changes posted for this week and last week's table hearing includes only cryptic descriptions, potential topics, ideas and clarifications. There is no actual wording. For example, what seems to be a clarification to one person, can be a material change to another. What seems a simple definition can be a material change. For example, the posted chart says a definition for repair will be added to the code and a quick search shows 79 uses of that word. Those 79 covers a significant range of concepts such as requiring some repairs to be designed to cure the problem causing the need for the repair, to seemingly requiring repair recreating the very same problem. Any definition of repair will need to accommodate many situations and if no such definition can be crafted, then each of the 79 places in the code the word is used may need to be tailored. Neither the public nor the Commission can reasonable do that before June 30, 2021. For example, several properties in my neighborhood were devastated by this winter's storms and tides. Will we be allowed to save our houses, trees and wildlife from the next storm if we have no previous armoring to quote repair or if we can only quote repair to outdated specs that allowed the damage in the first place? Until actual text of any change is published, the public and the Commission review takes into account the 79 uses, the County will not have provided the intended public notice review or comment. On a different

topic, there's a public confusion regarding the comprehensive update and the periodic review. I attended the first hearing for the review and staff explained it was not the update and the material posted for the tabled workshop echoes that, but the notice for today's workshop says the scope of work in proposed code changes are for both the update and review. That could be devastating. For example, in the 2016 comprehensive update, the County was unable to provide per my public records request, a copy of any notice given to the property owners of that update. Accordingly, my family was not aware that the 2016 update essentially down zoned one half of the vacant lots in the decades old development containing my family's house and other properties. We participated in the effort to get that corrected and the County did correct some of the lots, but it also left one half uncorrected. The point, after separating the comprehensive update and periodic review from the outset, it seems inappropriate for the current plan to combine them into one scope of work, when even as of today there's still no proposed taxed or mapping available to the public. Certainly, Covid-19, that setting in which both the County and the public have had to operate has acerbated the situation and I respectfully request that both projects be delayed. If that is not possible, the amendments should be limited to housekeeping matters that cannot adversely impact rights of individuals. I also request an opportunity to participate in the upcoming meeting, where some property owner representatives will be allowed to see and discuss the upcoming actual text and maps. I've previously asked for a list of those representatives, but have been refused. The explanation each time was that the list did not yet exist. It might now exist, but I don't have it. Thank you for listening. Sincerely, Holly Towle.

Steve thanked Holly and Holly said she sent an email to the Planning Department.

Meeting was adjourned by Steve Schwalbe, Chair.
(Recording timestamp: 1:44:22)