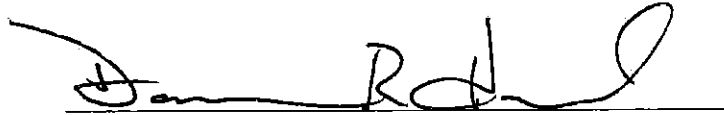


PLANNING COMMISSION

SUMMARY MINUTES

March 13, 2017

APPROVED AS WRITTEN

A handwritten signature in black ink, appearing to read 'Darin Hand', is written over a horizontal line.

Darin Hand, Chair

APPROVED WITH NOTED
CORRECTIONS

Chair

ANNUAL JOINT MEETING OF THE BOARD OF COUNTY COMMISSIONERS, ISLAND COUNTY
 PLANNING COMMISSIONERS AND ISLAND COUNTY HEARING EXAMINER
 SUMMARY MINUTES
 MONDAY, MARCH 13, 2017

	Members Present	Members Absent
District 1	Val Hillers	
	Dean Enell	
	Karen Krug – Vice Chair	
District 2		
	Brett D'Antonio	
	Darin Hand - Chair	
District 3	James Caspers	
		Beth Munson
	Tracy Gilroy	

Meeting was called to order at 2:00 p.m. by Commissioner Johnson

ROLL CALL

Board of County Commissioners present: Helen Price Johnson, Rick Hannold, Jill Johnson.

Planning Commissioners: Tracy Gilroy, Brett D'Antonio, Dean Enell, Val Hillers, Karen Krug, James Caspers, Darin Hand

Planning and Community Development staff: Director Hiller West, Deputy Director Beverly Mesa-Zendt, Long Range Planner, Beckye Frey

APPROVAL OF MINUTES:

None to approve

ITEMS FROM THE PUBLIC:

No public comments at this meeting were heard due to the Joint Session, but will be heard at the regular meeting on March 27th.

DIRECTOR'S REPORT

Director West briefly explained this meeting offers an opportunity for the Board of County Commissioners to meet with the Planning Commissioners and the Island County Hearing Examiner to discuss the Planning Department's work program. Over the last year the Planning Department, the Hearing Examiner, and the Prosecutor's office worked together to finalize the Code cleanup amendments identified in previous years. These amendments were done to reduce code inconsistencies and conflicts, and eliminate sections that were out of date. Also in the past year the Island County Comprehensive Plan Update was finalized. The Long Range Planning Staff has prepared a presentation regarding next year's Work Plan and revised Annual Docket Process for Comprehensive Plan Amendments.

2016 ISLAND COUNTY HEARING EXAMINER REPORT:

The Island County Hearing Examiner reviewed his written report and discussed an overview of the report. The Hearing Examiner recommended a Code change to ICC 16.19 that will give the Planning Director the authority to require a Type III Public Hearing Process instead of a Type II Process when appropriate in his or her judgment because of the public interest involved and/or the factual or legal issues involved. In an appropriate case, this removes the two-step Administrative Decision, then Appeal process at the local level, and allows the legal expertise of the Hearing Examiner to be applied to Code interpretation, when deemed useful by the Planning Director. The Hearing Examiner also recommended that the Sections of ICC 17.03.180, dealing with Communication Towers be revisited. When reviewing the Sections applicable to this Application, he found ambiguities that made the application in the circumstances of this Site Plan Review difficult. While Staff and/or the Hearing Examiner can resolve these ambiguities though applying statutory construction rules, a redrafting might be more appropriate. One Hearing was held by Island County Hearing Examiner Pro Tem, Barbara Dykes Ehrlichman, regarding the Ryan's House.

Discussion ensued regarding the public involvement in a decision, on changing a Type II decision to a Type III.

WORKSHOP ITEMS

Deputy Director Beverly Mesa-Zendt started with a reminder that the Work Plan is supposed to be flexible and responsive to concerns. She addressed the Annual Docket process; reiterating that the Annual Docket was approved for 2017 on February 28th and anticipated changes to the Annual Docket process would be reviewed by Long Range Planner, Beckye Frey. Project pages are available for comment online so that the public will be able to track and follow the process.

Work sessions for the codification of Critical Areas Ordinance updates include three separate chapters; 17.02, 17.02A and 17.02B that will be combined into one Critical Areas Chapter. She reviewed the code changes to their Surface Water Quality Monitoring Program and explained how these items will be brought to the Commission in three work sessions in late March and April for adoption in July.

Discussions ensued on the Commerce review, timelines to the Work Plan, work sessions and review components integrated into the timeline

Commissioner Enell expressed concern regarding forest practices, the Department of Natural Resources (DNR) and the clearing and grading permit process.

Discussions ensued regarding the roles and responsibilities of the Board of County Commissioners and the Planning Commission. The Board clarified that the Planning Commission cannot change the Work Plan.

Deputy Director Mesa-Zendt gave an overview of the potential Docket items on the work plan as well as the potential revisions to the Joint Planning Area based on proposed criteria in the County Wide Planning Policies.

Long Range Planner, Beckye Frey reviewed the new docket process. It was advised that the new Docket changes be in place by August and that the Docket be adopted in the fall. It was explained that the processes will allow for better vetting of items throughout the year, and be able to get the Docket finalized by the end of the year.

Board of County Commissioners explained when considering the Docket and the work load, they are also considering resources for the following year.

Ms. Frey gave an overview on the following:

- August 1st application deadline
- Present to the Board and Planning Commission in September
- Resolution for adoption of the docket by the end of November

Discussions ensued regarding state law deadlines; adoption of the new process; extensive public outreach schedule; link between the timeline of Docket in municipalities and the relation with the County.

Deputy Director Mesa-Zendt gave a brief review of the Interjurisdictional work group meeting that was held in the prior week and have vetted the first draft of the County Wide Planning Policies. She explained they received very positive feedback and suggestions from the meeting. Other ongoing items she discussed included:

- Inter local agreements
- Public Benefit Rating System
- Clinton Community engagement

Commissioner Enell stated he was on the Clinton Community Council and expressed Council is tickled pink with the County's involvement with their efforts to revitalize Clinton.

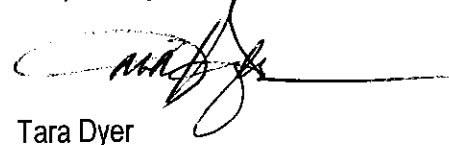
Discussion continued with work on Code Cleanup process and the commitment to continue the process in 2018, not excluding any that may come up in this year's Docket. In addition, there are still seven or eight Public Benefit Open Space Ratings that need to be looked at and monitored.

Commissioner Johnson moved to Adjourn the Board of Island County Commissioners portion of the annual joint meeting, Commissioner Hannold seconded, motion carried unanimously.

Commissioner Hillers moved to adjourn the Planning Commission's portion of the annual joint meeting, Commissioner Gilroy seconded, motion carried unanimously.

The meeting was adjourned at 3:43 p.m.

Respectfully submitted,



Tara Dyer