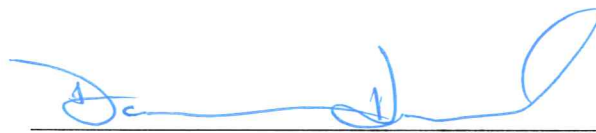


PLANNING COMMISSION

SUMMARY MINUTES

January 14, 2019

APPROVED AS WRITTEN

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Darin Hand, Chair

APPROVED WITH NOTED
CORRECTIONS

Chair

**ISLAND COUNTY
SUMMARY MINUTES
COMMISSIONER'S HEARING ROOM, COUPEVILLE, WA
JANUARY 14, 2019**

	<i>Members Present</i>	<i>Members Absent</i>
<i>District 1</i>		<i>Kristen Stavros</i>
	<i>Margaret Andersen</i>	
	<i>Karen Krug- Vice Chair</i>	
<i>District 2</i>	<i>Darin Hand- Chair</i>	
		<i>VACANT</i>
		<i>VACANT</i>
<i>District 3</i>	<i>Beth Munson</i>	
	<i>Tracy Gilroy</i>	
		<i>VACANT</i>

Meeting was called to order at 2:00 p.m. by Chair Hand

ROLL CALL

Margaret Andersen, Tracy Gilroy, Darin Hand, Karen Krug, Beth Munson

Planning and Community Development staff present: Hiller West, Director; Beverly Mesa-Zendt, Deputy Director; Beckye Frey, Long Range Planner; Meredith Penny, Long Range Planner; Tony Mills, Long Range Planner; Michelle Pezley, Current Use Planner; Tansy Schroeder, Current Use Planner; Lori Clark, Manager, Department of Natural Resources.

ITEMS FROM THE PUBLIC

No Public Comment

DIRECTOR'S REPORT

Director West briefed the Planning Commissioners on current damage and impacts to shorelines as a result from recent high wind storms. Mr. West explained that Sunlight Beach Community has asked the County to work with state agencies to develop a plan for the dike to better resist wave action. Mr. West described that the high tide and wave hydraulic action was undercutting the dike and potentially leading to dike failure. The County has scheduled a meeting on February 6, 2019 at the dike with representatives from WA Department of Fish and Wildlife, Department of Ecology and the Sunlight Beach Diking District Commissioners to work out an engineered solution. Mr. West further explained the County is anticipating this happening countywide in the future, so in time there will need to be specific action plans developed for all beach communities.

Deputy Director, Mesa-Zendt explained that at their next meeting, the Board will discuss bringing back the event code to include rural event centers in Commercial Agriculture and Rural Forest zones. She stated she will bring the Board's time-line and scope of work for that project to the Planning Commission's next meeting. Ms. Mesa-Zendt also explained that in the next couple of months staff will be bring the draft revisions to County Code that combine all land-uses into a series of tables.

It was decided the order of items on the Agenda would be rearranged in order to review the process for projects in Ebey's Landing, first. The review of proposed amendments related to the conditional approval by FEMA for the door 2 option will follow.

WORKSHOP ITEMS

Review of the processes for projects in the Ebey's Landing National Historical Reserve and proposed approach for code amendments

Senior Planner Michelle Pezley gave a brief overview on the history of Ebey's Reserve and the County's role in the management of the Reserve. Ms. Pezley concluded her presentation by describing the process for reviewing applications in the Reserve (ICC 17.04A). She also explained the origin of the code amendment project was spurred by confusion from new staff, comments from the public, and Historic Preservation Commission recommendations. Town and County staff drafted the following goals and objectives for the update.

- A. Evaluate the decision types for projects within Ebey's Reserve to improve efficiency in the permitting process
- B. Codify existing practices/code interpretations.
- C. Reevaluate the number of commissioners on the HPC and the definition of a quorum.
- D. Amend the process for Special Evaluation.
- E. Reformat the Design Guidelines with updated section numbering and cross-references to improve internal consistency and ease of use.
- F. Remove, modify, and augment guidelines to improve clarity, reduce redundancies, and address gaps in accordance with comments from the Historic Preservation Commission, Ebey's Landing National Historical Reserve Trust Board, stakeholders, staff, and the public.
- G. Provide guidelines for alternative energy structures.
- H. Improve consistency with Secretary of Interior Guidelines.

Ms. Pezley explained that staff will use guidance from the National Park Service for these updates, especially for alternate energy sources.

Review of proposed amendments related to the conditional approval by the Federal Emergency Management Agency (FEMA) for the Door 2 option

Director of Planning, Hiller West explained that staff had received conditional approval from FEMA indicating that upon adoption of a few regulatory changes, the Door 2 option will become effective for development within floodplains. Mr. West briefed the Planning Commission on Island County's compliance with the FEMA's Biological Opinion (BiOp) allowing shoreline residents (who meet the performance criteria) to take advantage of a streamlined permitting option ("Door 2 approach"). Mr. West described the additions and changes to the following code sections.

- ICC 11.02 – Clearing and Grading Requirements
- ICC 14.02a – Flood Damage Prevention Ordinance
- ICC 17.05A – Shoreline Master Program Regulations and Procedures

Mr. West concluded his presentation by recommending bringing these code changes to public hearing in February.

Review of Proposed Changes to Freeland Zoning Code 2.0 (Part 2)

Senior Planner, Beckye Frey, focused her presentation to the Planning Commission on non-conforming uses, structures, and lots, block design standards, open space, and landscaping as the main topics. Ms. Frey explained that Part 3, to be discussed at the next Planning Commission meeting, will consist of the remaining sections of the code. Ms. Frey covered the following topics in her presentation.

- Permitting of reinvestment in non-conforming structures provided it meets district goals
- Addition of tables to clarify the difference between conforming, legal non-conforming, and non-conforming.
- Addition of flexibility for non-conforming uses and structures to remodel/repair/expand if the work to be completed is required to meet legal requirements (environmental, etc.)
- Major revisions based on test case and community feedback to 17.06.250.D.3, new buildings where existing building remains in place and 17.06.250.D.4, design alternatives, including:
 - flexibility based on location of septic field; and
 - design alternatives for site layout, setbacks, and/or screening standards.
- Addition of Pedestrian-Oriented Open Space (PED) Design Alternative in lieu of meeting setback or build-to requirements.
- Addition of Open Space Table 17.06.510.B
- Changes to landscaping requirements.

Discussions ensued regarding protections for safety in the pedestrian open space for property owners to consider.

Ms. Frey concluded that the Freeland Regulations were nearing finalization for consideration by the Planning Commission at a public hearing, possibly as early as March.

*Commissioner **Krug** moved to Adjourn, Commissioner **Gilroy** seconded, motion carried unanimously.*

Meeting adjourned at 3:45 p.m.

Respectfully submitted,


Tara Dyer