


**PLANNING COMMISSION**

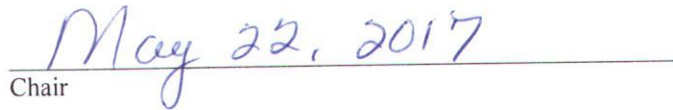
**SUMMARY MINUTES**

**January 9, 2017**

APPROVED AS WRITTEN

  
Darin Hand, Chair

APPROVED WITH NOTED  
CORRECTIONS

  
Chair

**ISLAND COUNTY PLANNING COMMISSION  
SUMMARY MINUTES  
COMMISSIONER'S HEARING ROOM, COUPEVILLE, WA  
MONDAY, JANUARY 09, 2017**

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

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

**ROLL CALL**

Beth Munson, James Caspers, Dean Enell, Darin Hand, Karen Krug, Val Hillers

Planning and Community Development staff present: Hiller West, Director; Beverly Mesa-Zendt, Assistant Director; Beckye Frey, Long Range Planner; Meredith Penny, Long Range Planner; Nathan Howard, Long Range Planner

**APPROVAL OF MINUTES**

None to approve

**ITEMS FROM THE PUBLIC**

Susan Bennett, Freeland – Asked Planning Commission to keep in mind the Rural Character of Island County. She suggested stricter enforcement with regard to environmental regulations.

**DIRECTORS REPORT**

Assistant Director Beverly Mesa-Zendt presented the 2017 work plan and annual docket items in the following general categories and subcategories:

Time Sensitive | High Priority

- Critical Areas Ordinance | Agricultural Regulations
- Annual Docket Process Updates
  - Time line deadline by June 30<sup>th</sup>
- Revisions to Oak Harbor JPA | Zoning
- Freeland Development Regulations

Docket Items for Prioritization

- Housing Element Update

- CWPP Updates and Revisions
- Clinton Overlay | Sub-Area Plan

#### Work Plan Items for Prioritization

- Urban Holding Updates
- Interlocal Agreement Updates
- Rural Lands Regulatory Updates
- Other: SMP code updates; Mineral Lands Identification; Coordinated Water Systems Plan Update; PBRs Program Updates

#### Ongoing Work Items

- Monitoring and Reporting (data collection from jurisdictions)
- PBRs application processing
- Water Systems work activities
- GIS Data Management

Staff presented this item for review and discussion by the Planning Commission. Staff indicated that if there are additional work items that the Planning Commission would like to propose for inclusion, these can be presented separately to the Board of Island County Commissioners for review and consideration. Proposed items will be reviewed for inclusion in this year's work plan or can be deferred for consideration in the 2018 work plan.

Discussions ensued regarding docket items, work plan, the transfer of the new docket process and the regulatory updates.

*Commissioner Krug recommended, in support of rural lands, that staff hire a consultant that is familiar with Whidbey Island and its unique character such as Conservation District or WSU.*

*Chair Enell recommended that the Clinton project take priority as it is the only item where the timeline is greater than a year.*

*Commissioner Hillers recommended that rural lands be made a priority to be added to the docket.*

Becky Frey, Long Range Planner, presented an update on the Freeland Development Regulations; Ms. Frey indicated that staff anticipates conducting work sessions and stakeholder meetings in Freeland. Ms. Frey indicated that the purpose of the work sessions are to elicit input from both public officials and stakeholders regarding specific regulatory components of the Freeland Development Code related to the following components.

- Non-conforming uses and structures
- Appropriate districts for mixed use buildings
- Appropriate building height in commercial areas

*Commissioner Krug asked if any of the sewer and water regulations will impact what they are doing.*

Ms. Frey indicated that the timing of the regulations will be independent.

*Chair Enell opened public comment.*

**ITEMS FROM THE PUBLIC**

Tim D' Martieni, Whidbey Telephone company – requested participation in the upcoming Freeland work sessions and stakeholder meetings as they have most of the larger vacant parcels in Freeland.

Becky Frey asked that Tim D'Martieni leave his contact information with her.

*Commissioner Hillers asked about having a joint meeting with the Board of County Commissioners.*

Director West agreed to bring forward to the BOCC a recommendation for a joint meeting.

Discussions ensue regarding the possibility of a joint meeting and the election of officers for 2017

*Commissioner Krug recommended a discussion to the Board regarding the creation of a buffer north of Greenbank at the Whidbey Island Scenic Highway. She stated that she understands there is no regulation with the State, however, if someone was clear cutting on that particular area of the Highway, and there was a buffer of an appropriate width of trees, it would help to maintain the scenic highway.*

Commissioner Hillers moved to Adjourn, Commissioner Krug seconded, motion carried unanimously.

Meeting adjourned at 2:48 p.m.

Respectfully submitted,



Tara Dyer