

**ISLAND COUNTY PLANNING COMMISSION
SUMMARY MINUTES
TRINITY LUTHERAN CHURCH GYM, FREELAND
TUESDAY AUGUST 28, 2007**

	Members Present	Members Absent
District 1	Val Hillers	
	Ray Gabelein	
		Mike Joselyn
District 2	Sheila Crider	
	Bill Massey	
	Alan Schell	
District 3	Wayne Havens	
		Deb Eidsness
		Scott Yonkman

ROLL CALL TAKEN BY CHAIR, VAL HILLERS

APPROVAL OF THE MINUTES

Chair Val Hillers

Stated the Planning Commission had not received a copy of the minutes prior to this hearing, so the minutes from April 24th will be held over until the next hearing for approval.

ITEMS FROM THE PUBLIC

NONE

PLANNING DIRECTOR'S REPORT

Phil Bakke, Planning Director

Noted the agenda regarding the Freeland Sub Area Plan had evolved over the last three years. The Planning Department hired a consultant to bridge the gap from work done by the Freeland Sub Area Committee and move forward to this proposal for the Planning Commissions' review. He expressed his gratitude for the public attendance here tonight. He noted we all take this very seriously, the consultants, staff as well as the Planning Commission, all of which attempt to represent the community and put forward plans that will work well for the community.

Introductions:

Jeff Tate- Assistant Director of Planning Department, Greg Waddell - BHC Consultant, Paula Bradshaw - Administrative Assistant to the Planning Commission

Handouts –

Hardcopy of Draft Update to the Freeland Sub Area Plan

Map of the Proposed Land Use Designations

Draft Update to the Freeland Sub Area Plan & supporting documents on CD

(These are also available on-line)

NEW BUSINESS - Public Hearing

Jeff Tate, Assistant Director

Noted how important it is to have public participation. He provided a brief explanation of the procedure, advised there would be a couple of presentations, followed by public comment. He noted this is not a hearing where decisions will be made. Later on there will be deliberations by the Planning Commission in which the commission will talk about the recommendations that have been forwarded, both the recommendation by the Freeland Sub Area Planning Committee as well as some of the recommendations by BHC Consultant. They will consider the Public Comments and two items, the Sub Area Plan itself, which is the blueprint for future growth in Freeland over the next few decades and the Draft Environmental Impact Statement.

Ultimately the Planning Commission will make a recommendation that is forwarded to Board of Island County Commissioners, who would adopt and enact a proposal such as this.

He noted this is a key stage in public participation. It is at the Planning Commission level, under state law, where all the real solid details, issues and comments are suppose to be examined. Mr. Tate advised of the various handouts available.

Mr. Tate provided a history of this particular project.

- In 1998 the county adopted a county wide Comprehensive Land Use Plan. That process was guided by the 1990 Growth Management Act, which provides parameters for local government.*
- One of the main principals in The Growth Management Act is the concentration of growth, to relieve development pressures in rural areas, agricultural lands, forest lands and resource lands.*
- Island County has three existing Urban Growth Areas on Whidbey Island, Oak Harbor, Coupeville and Langley.*
- Island County's Comprehensive Plan was appealed. As a result of that appeal, The Growth Management Hearing Board determined our county needed to come up with some additional options for concentration of growth and specifically cited Freeland as an area that resembled an Urban Growth Area.*
- This put the wheels in motion for the county to come up with a Sub Area Plan and this designation of what is called an Urban Growth Area.*
- The Board of County Commissioner assembled a citizen committee made up of Freeland residents and Freeland business owners to work on this issue and come up Sub Area Plan and develop these goals and objectives. That committee began in 2000 and ran for about 5 years or so and ultimately came up with this recommendation. That is what the Planning Commission is considering.*

With that Sub Area Plan as a Draft, there a couple steps that follow. When dealing with land use policies there are policies and regulations. Policies are guiding principals; regulations govern permit applications, requiring a project to comply with certain standards. This is a policy plan, if adopted it doesn't mean the next day there will be permits submitted to take advantage of the land use designations on the map; that is likely a few years away. There will need to be a sewer

plan, the storm water plan; infrastructure needs to be in place to serve that development. Regulations will need to be developed that will apply to each of the designations on the map; the density, the landscaping, the design of buildings, sidewalks, lighting standards, signage and all of the details that go along with a specific development proposal. This the first phase where ultimately Freeland would be designated as a Non-Municipal Growth Area.

Greg Waddell of BHC Consultants was introduced. Island County hired BHC at the end of 2006 to help complete this project. BHC has drafted the Environment Impact Statement and has also done some evaluation of the Sub Area Plan itself.

Mr. Waddell

Explained BHC was very conscious about not going in and altering the concepts that the Planning Committee had come up with because they know many hours were of many peoples time went into developing that and BHC did not feel it was their role to in any way to affect that. Their role was to more or less tweak it in ways that would bring it into conformance with the County's Comprehensive Plan. The Sub Area Plan as written was organized in a manner that has its Table of Contents almost identical with the Table of Contents of the Comprehensive Plan Chapter on Policy and Land Use. BHC re-organized the plan so that it would be in the same format as the County's Comprehensive Plan. It was changed into different elements; Land Use, Transportation, Housing, Economic Development, Capital Facilities and Implementation. They were very careful not to step on the plan by taking the content out of the plan and putting them in the appropriate element. The goals and policies were also moved up to the front of the document from the back of the document.

Mr. Waddell explained the other thing they did was to remove things that would be redundant to the Comprehensive Plan as this plan would be adopted as part of the Comprehensive Plan. A lot of information in the Freeland Plan already exists in the Comprehensive Plan. This is mostly information related to Growth Management Act and different things relating to county planning and so forth. It was informational and not substantive.

There have been a number of studies done since the 2004 completion of the plan. All are post 2004, except the RW Beck investigation that the County Commissioner's had done as a precursor to developing the Freeland Plan. It was a factual type report, looking at where the water would come from, where sewage goes and that type of thing. There where some things in there that weren't included in the plan that BHC thought would be appropriate to include in the revised plan.

The long list of studies that have been done, sewer, storm water, studies relating to the shellfish protection area and critical drainage area were reviewed. Where appropriate, BHC has taken elements out of those and added them into the plan. That information also was incorporated into the DEIS. A lot of the things that came out of those studies, the post 2004 studies established potential mitigation measures for some of the environmental issues. One of the main things was a sewage treatment plant and also storm water treatment.

Mr. Waddell stated the DEIS was never issued as a public draft, but only existed as a draft – draft because there wasn't enough information available. BHC took the draft – draft, done by the planning department and incorporated all the other studies and flushed it out so that it met with the format of what the State Environmental Policy Act is.

The next step of the draft EIS is the final EIS. Response to public comment is what makes the difference between the draft EIS and the final EIS. That public comment being the public, the Planning Commission, comments both oral and written. Asked for those speaking to identify which topic their comments address, the plan itself or the Draft EIS.

Another item that seems to be troubling to the people on the committee is that BHC has recommended the language in this policy document be changed to a policy language. He explained that in BHC's experience of over 60 years, policy documents are advisory and they use the words should and may, mostly it's the difference between should and shall. Once you get a policy document adopted and you go to implement that document with zoning regulations, subdivision regulations etc., that's when you use shall. That's the mandatory language. The place in the policy document where it might say shall is where it says that the county shall adopt standards that will implement these policies, then it's a shall, then it's a directive coming from the policy document to do something, but it's not a requirement of the public in general, it's a directive of the implementing body to accomplish that. So, they have recommended that change.

Another change was the Joint Planning Area was removed. He explained the reason is that a Joint Planning Area in every instance he is aware of is established by an inter-local agreement between two governmental agencies, usually a city or town and the county. It identifies areas of common interest. If Freeland is designated as NMUGA, it is still going to be under county jurisdiction. You need to have two governing bodies to have an inter-local agreement. So, we removed the JPA on the map as well as from the document.

Another change to the highway corridor overlay language is due to some redundancy in the three categories. Another is that there are two other regulations that exist.

- *The 1971 Washington State Scenic Vistas Act that regulates placement and so forth.*
- *The Island County Whidbey Island Scenic Isleway Corridor Management Plan that has recommendations.*

BHC has taken things from these two documents and incorporated them into the language about the Scenic Highway Corridor. In the plan the corridor wasn't very well defined, did it mean all of the zones adjacent to 525 or did it mean a corridor of a certain width. When and if the NMUGA is adopted the next step is to go in and do implementation regulations that will implement the goals and policies of the plan. We recommend that when that's done for the corridor, that all three of those documents be integrated.

- *The Washington State Scenic Vistas Act*
- *The Island County Whidbey Island Scenic Isleway Corridor Management.*
- *The Freeland Overlay Concept.*

Four specific requests about a change in the land use were made along with a petition submitted and those are:

- *Changing the proposed land use of Freeland Hill.*
- *A request to change a land use from business to industrial to accommodate existing uses*
- *And two requests for changes from residential to business along 525.*

Mr. Waddell stated they didn't feel it was their job to second guess the plan that they were handed. They heard a number of comments and there is a petition about Freeland Hill, but they didn't hear the other side of it. They didn't know what the rationale was behind those designations and without knowing that rationale they felt it wasn't their place to make a recommendation regarding issues of Freeland Hill. BHC felt it is up to the Planning Commission to make this decision. The same applies to the location of the boundary; BHC was not involved enough with the previous process. This too should be up to the Planning Commission's deliberations.

The real critical thing if the NMUGA is adopted is to designate and establish a boundary and for that to be passed along to the County Commissioner's for their consideration. That doesn't mean the plan shouldn't be adopted and sent along too, but it doesn't mean the plan has to be perfect right now. The process is going to have a lot of work ahead to establish the corridor, the mixed use zone, there has to be a lot of conversation to get there. BHC feels the most important thing is to get the boundary adopted.

Several things BHC recommended considering:

- *There are several business zones.*
- *Three different mixed- use overlay zones.*

BHC feels there are too many zoning categories and that they could be combined with tailoring done in certain locations. The number of zoning categories is pretty daunting in terms of writing regulations that have to be adopted first into the county zoning code.

CHAIR OPENS PUBLIC HEARING

Provides procedure for same

Anne Pringle – 5274 East Harbor Rd. in Freeland

Wished to speak about Sub Area Plan and rezone of Freeland Hill and its connection to the health of Holmes Harbor. Asked to change the zoning as it presently exists in the Sub Area Plan to a Rural Estate zone. 60 – 90 homes could be built on Freeland Hill if this is not done. The area should be kept sparsely built for the following important reasons.

- *Freeland Hill is a visible landmark in Freeland and its forest ridge dominates the skyline to the east above Freeland Park. It greatly enhances the beauty of our surroundings, and is one of the last remaining refuges for wildlife habitat.*
- *It is obvious already that intense development around the lower end of Holmes Harbor is causing damage to this body of water. Damage in the form of increasingly frequent suffocating algae blooms and the death of eel grass, which has been home for a number of varieties of marine life. This deterioration is probably caused by runoff both from the increasing blacktop in our village center and drainage runoff from development. This is apparent in the fact that there are no longer large rafts of various seabirds resting themselves on the water, mainly because there is no food fish. And very few visits now*

from harbor seals, and the occasional visits from sea lions. Many of us who live close to the shore of Holmes Harbor have noticed these things getting gradually worse as more down slope runoff affects the quality of the water.

- *Storm water drainage without that dense cover on Freeland Hill, there would be far less absorption of moisture and during a very rainy winter the drainage flooding down slope could be horrendous, threatening the properties that lies down slope, destabilizing steep banks and of course winding up in our already less than healthy Holmes Harbor.*
- *In light of the intense development now occurring all around the shore line, designating Freeland Hill as a critical drainage area is also vital. GMA requirements will still be met if the requested changes are made. Freeland Hill does not need to be included in the NMUGA to meet GMA objectives.*

Chair Val Hillers

Requested identification of Freeland Hill on a map and how to drive to this location. Many offer same. Behind Freeland Library

Art Peterson - 1239 Rainbow Lane Greenbank.

Freeland is his commercial and civic center. He also spoke about Freeland Hill, stated he has been involved with the Freeland Library as a member of the friends for many years. Freeland Library sets at the base of the hill, at the most steep area of that Freeland Hill and the Freeland Library property goes up part way through the forested area. The Island County Commissioners, when they zoned that plat, including the lot where the library is, required a landscape buffer be placed on the uphill edge of the property.

The rest of the hill is part of this area under discussion, an area that could be developed into 60 homes. The library is a good land shepherd, by not disturbing the forest that's within the 20' boundary as well as the rest of it coming down to the parking lot of the library. He felt that the rest of the forest above this boundary might be scalped off by development and increase the environmental problems the previous speaker referred to. Runoff and potential damage through the destruction of the cliff might have trees topple down on the library. He encouraged following the suggestion to keep it down to one residential unit per acre when zoning this area.

Lou Malzone – 5428 Pleasantville Lane, Freeland

Stated he has submitted 8 pages of comments, and would like to particularly make a comment about the word shall.

- *He said he can appreciate the perspective of BHC Consultants, but when he took a look at the Island County Comprehensive Plan it was full of the word shall in the land use definitions. He doesn't feel the Freeland Sub Area Plan is inconsistent with the use of the word shall as it relates to the Comprehensive Plan. The Freeland Sub Area Planning Committee had expressed an idea when it used the word shall and to remove it takes the intent of the plan, which was to give local control to the citizens of Freeland and shifts all that control back to the county and gives the county total flexibility to do what they want.*
- *One item that is not mentioned in BHC's analysis is the transmittal of the Freeland Sub Area Planning Committee to Island County, which asks them to set up a group of residents, business people and other concerned citizens of Freeland to help establish the design standards. He appreciates what Jeff Tate said and what the consultant said about*

this process and how we are going to derive implementing regulations, but hasn't heard any mention of how that is going to happen and how the people of Freeland are going to be involved in it.

- *Concerning the Joint Planning Area, when it was on the map, he had a comprehension of how it would expand over time. He said planning staff stated that growth would be directed into the NMUGA and once that was built out it would then expand into the JPA. Now he has no concept of how the area outside the NMUGA will be annexed in. Will growth be built out within the NMUGA boundary before the NMUGA expands out into the rural areas; this is a major concern.*
- *Mr. Malzone stated he would also like the planning staff to let the public know how these meetings are going to be continued. He said again he has submitted 8 pages of questions and doesn't know how he's going to get response to his questions. He would like to know what the follow up is going to be.*
- *There is no definition in the Freeland Sub Area Plan for the industrial zone. He thought this was a major oversight. There's no policies, no goals. He stated the major industrial area is Nichols Boat Yard, there's a master permit application on file and there are plans to expand Nichols, yet there are no policies or goals within the Sub Area Plan addressing the industrial area in Freeland.*

Eric Winter – 5012 Par Dr. Freeland

Provided a diagram to the commission. Mr. Winters stated he owns a small commercial parcel at HWY 525 and Honeymoon Bay Rd. and it's boxed in by Shoreview Dr. on the backside. He said he's been looking at the proposed zoning and it does seem logical, it's right next to the phone company, the phone company has a maintenance facility there, it is in a very busy traffic area, it's not logical to build a house in this area. It's been proposed to change the zoning from commercial to low density. If this happens it would devalue his property significantly. Asks the commission to keep the zoning commercial on the basis that it's not logical.

Greg Waddell

Indicated this is one of the commercial areas accidentally omitted from his transmittal letter. He said he did receive two requests to go from residential to commercial, this is one of two not in the transmittal letter but it was supposed to be.

Chair asks if he will address that.

Mr. Waddell replied that those are addressed in the back of the Draft Environmental Impact Statement. All requests that were received are discussed and analyzed in that document.

Charlie Stromberg - 5783 Menlo Beach Ln., Freeland

Stated he has 10 points to make.

- *Water availability in the aquifers that serve the greater Freeland area, the county hydrologist has a method of modeling the amount of water in the five levels of aquifers, Mr. Stromberg questioned if the hydrologist is going to be allowed to do that to figure out if the four thousand units will exceed the available water that we have here. It was started for the Coupeville area. It was talked about before the Comprehensive Plan was*

done. It was talked about in the Freeland Planning meetings and he has testified at both levels on that.

- *What impact will the Freeland growth have on Lehman Brother's WB Water Works wells along Mutiny Bay Rd. Concerned that they may be shorted by pulling too much water for the central area unless the hydrologist methods of modeling are used.*
- *Water quality, high arsenic levels in the WB Water Works samples, there are two wells, one was exceeding arsenic and one was very close to that. Mr. Stromberg asked how close we are in that area.*
- *Will this cause salt water intrusion if we're pulling too hard in one area and adding too many units if we don't understand the water system itself.*
- *The transportation plan, has it been reviewed for the population of four thousand? This is a concurrency requirement in the state law to make sure we have facilities that are sufficient.*
- *The completion of the sewer system. Will it be tied to the increase in zoning densities, seems this is also a concurrency issue.*
- *Has the Holmes Harbor RAID been reviewed to ensure the increased dwelling units allowed in the golf course area can be handled by the street system and the drainage system? Is it appropriate for the density of a RAID to be increased after the original designation as a RAID? He thought once a RAID was established it could not be changed, that could only be done by the creation of NMUGA. Many hundreds of units have been added to this area and wants to know why that was allowed.*
- *Earth quake faults across Whidbey Island, have they been charted and what's the impact of that?*
- *Tsunami areas and Seiche, areas for waves that come off Tsunamis have those been considered in Holmes Harbor?*
- *The planning area talked about is now being considered for elimination. As discussed in the plan it was considered a future growth area, it is an important area to consider and the two RAIDS Menlo RAID and the Mutiny Sands RAID are in that area and have had very heavy development over the last few years. Some kind of designation for future growth of the NMUGA is important.*

Greg Waddell

Asked if these items relate to the plan or the EIS?

Mr. Stromberg stated he has treated them as plan items because these things control the execution of the plan and the allowed densities of the plan. He doesn't think they should be shunted off into the EIS alone although they certainly relate to that.

Mitchell Streicher –

Stated that earlier when asked about comments on the procedure, he raised his hand but the chair didn't notice him, he asked to make that statement. He has been following the Freeland Sub Area Plan as a volunteer for seven years and has read everything on the CD and has a lot to say. He has submitted a document that would take 14 minutes to read, and asked if he could read ½ of his statement? Several people have volunteered to allow him to use their time.

Chair Hillers

Responded that the policy is for someone else to read the remainder when his time is up, those who have volunteered their time.

Mr. Streicher responded that it is his document and doesn't think someone else would be able to read it.

Chair Hillers states if there is sufficient time at the end it could be completed then.

Mr. Streicher then requests to be the last to speak.

Dean Enell - 5936 Maxwellton

Had a question on the schedule which shows the next thing is a Planning Commission recommendation on 9/11 and would like to be updated as to if this is the current schedule.

- *Shall v. should, in due respect to Greg he thought it should be a shall because the plan does designate the regulations. Feels the word shall would get them done, anything less than that is a wiggle word to him.*
- *Design review, the crucial elements of the Freeland Sub Area Plan was to allow the Freeland people to have as say in how their community looks in the future, feels design review where some members of the Freeland area are members of that would be an excellent way to do that. He encourages the Planning Commission to do that in the Freeland Sub Area Plan.*
- *Referring to the JPA being dropped out, he stated that there is an incorporation effort going on in the Freeland area and a joint planning map boundary is an important part of that process and requests that it be put back, in order to use the benefit and knowledge of the BHC study.*
- *Regarding regulation needing to be done. Do all the regulations have to be done before the NMUGA adoption of the Freeland Sub Area Plan? And would include the storm water and sewage studies.*
- *How does the public relate to the Planning Commission? If he submits something in writing, does someone respond at a later date?*

Chair Hillers

Requested the current Freeland schedule for the Planning Commission.

Jeff Tate

Reviewed the outline of the tentative schedule for Freeland with the Planning Commission. September 11 was a tentative deliberation date. It may be appropriate for more than one Planning Commission Hearing, maybe a public comment period established for submitting more written comments, perhaps accepting more testimony during a public hearing, and then moving towards deliberation. The goal is to have a product before the Board of Island County Commissioners in October as requested by the Board. But it is something in flux as the process progresses.

Chair, Val Hillers

Reminded the public about the process. We listen, we read, we then deliberate as a Planning Commission, then make recommendations to the Board of Island County Commissioners, who are decision makers. Our role is to do a lot of filtering and gathering of information.

Bill Massey

Requested to get back to the discussion on the words shall or should. Comprehensive Plans that he is familiar with often use the word shall. He expressed his confusion as to why BHC recommends that should be changed.

Greg Waddell

Stated those Comprehensive Plans he is familiar with use the word should more often than shall, except when they are directing implementation. Said he looked at several preparing for this meeting. They predominately used the word should in an advisory capacity and shall in a directive capacity. It is something his office felt from their experience was an appropriate language to be used.

Jeff Tate

Stated there's no question that the Comprehensive Plan has a lot of shalls. During the early process of coming up with staff proposals for different land use policies, the Planning Dept. did approach it with a should language – but the committee was very adamant about the desire to have the word shall in there and the committee voted to change the staff draft language. It was drafted with the word should because when looking at other sub area plans that was what was seen as the norm.

Bill Fredrick - 5987 Moonraker Dr. Freeland

Stated he had 3 minor points

- *He stands on the shall side.*
- *Suggests online answers to questions with Google.docs, which is a freebee to get the answers out. Communication is a big problem.*
- *Freeland Hill, supports keeping it like it was before because once you take the trees down you have other problems. He said we still have enough money in Surface Water Management in Island County to take care of all the surface water and to manage it properly.*
- *Herb Hunt mentioned a design review committee, he supports same. If you don't have that we don't have much of anything to make Freeland unique.*

Mr. Fredrick's dream included 19 vision statements, of which only 18 have made it onto the web site so far and none of them have made it into the Draft Appendix E yet. The last statement had to do with human nurturing. It supports the other 18 which are basically infrastructures. The whole infrastructure is to support the humans that live within the area. So the human nurturing growth potential, which is the 19th vision statement describes what the Freeland community and its' government are all about and end result or bottom line. It reflects what our Declaration of Independence said, "it's a government of the people, for the people and by the people" and shall not perish from Freeland. That is our goal there.

The community and its infrastructure function are acting as extended family and all the residents and entities of Freeland have a goal to play in helping achieve this vision.

Cliff Bjork – 5753 Crowhaven Rd. Langley, owner of 1715 East Main St.

Stated he is here on behalf of that business. Would like to change the zoning to light industrial – would also like to add 1705 East Main, directly adjacent to 1715.

Something he failed to mention in his letter was that there is no light industrial classification at this time. An exception was made for the industrial, which is the big grey area on the map.

Currently 1715 East Main is divided into general business and Freeland Village. 1705 is Freeland Village. Both of these buildings have been there for almost 20 years and have been working as light industrial.

Leslie Aspland -1340 rolling road, Freeland

He is the owner of 1705 East Main St. has had light industrial use for over 30 years, explained past history and asked that the continuous usage for all those years not be changed to the Rural Village status.

Mitchell Streicher – 5436 Pleasantview Lane

- *Strongly suggested the Planning Commission drive down Pleasantview Lane, which is just off Layton, turn right on Cherry and they would be right at the bottom of Freeland Hill and be able to see the kind of access that is available. Stated that he subscribes to everything that has been said about Freeland Hill.*
- *He did not subscribe to what the BHC representative said regarding not knowing the thinking of the Freeland Sub Area Planning Committee. The Freeland planning committee has spoken, 10 have signed the petition to change the zoning.*
- *Increase in traffic through adjoining residential land hasn't been considered.*
- *Regarding the EIS, page 18, present estimated population of 1,950 plus the minimum additional 3,019 capacity under Freeland Sub Area Plan alternative yields a minimum total population at built out of 4,969. This does not include residential units located in the business general, business office and Freeland Village zones, nor the capacity of Maple Ridge. Even if you remove all 90 units you would still have much more than the 4,000 Freeland capacity required.*
- *Page 20 of the DEIS, since much of the area is developed, the nature and extent of impacts resulting from new development would generally be similar to those having occurred from previous development. Freeland Hill would have a major impact, not at all similar to previous development in the area. Many people felt that 20 homes on 20 acres called for in his petition was too much and hesitated to sign the petition for that reason. Mr. Streicher would prefer the current zoning would remain the same, 1 home for 5 acres, but hoped by being conservative his request would have a better chance of being honored.*
- *Regarding the BHC memo of August 16th, BHC regarding changing the word shall to should, I wrote the Freeland 525 corridor issue paper, which appears in the appendix of the Freeland Sub Area Plan. There are a lot of shall in there, He wants them there as written. Island County has a Comp Plan in existence, wants to go by our Comp plan not somebody else's.*
- *The Freeland Sub Area Plan Committee strongly urged immediate implementation of the plan in 2004. It was anticipated that the development regulations could take up to a year*

to create and adopt. They felt the immediate implementation of the plan in concert with existing zoning was necessary as a result of ongoing development pressure. That was over three years ago. In the final paragraph BHC recommends that essentially the existing rules should be used during the development of new code sections. Mr. Streicher feels there should be a moratorium on non residential building until a new code is in place.

- *Mr. Streicher would like to know why requests to remove parts of Freeland Hill from the NMUGA do not appear in the BHC memo under requests for the field revision.*
- *On page 94, 95 of the Freeland Sub Area Plan under infrastructure it says centralized sewer and storm water systems would improve conditions relating to failing septic systems. Mr. Streicher would like the report changed on this point based on a call to the Health Department in which he learned that they do not have statistics on failing septic systems in residential Freeland. He feels this perpetuates a notion about the community that is not based on data.*
- *Points out a small error, page 17 of the DEIS, it was not a 4 year planning process as stated but a 5 ½ year planning process.*
- *Mr. Streicher wants to know if Mr. Gabelein plans to recuse himself from the considerations of the Freeland Sub Area Plan.*

Ray Gabelein - no comment

Mr. Streicher felt it is not proper for someone who was responsible for writing the plan to be in a position to pass on as part of the Planning Commission recommendations to the Board.

Dr. Pat O'Neal - 1660 East Layton

- *First, the hill would come off and fall on the library and then it would end up in her parking lot.*
- *Where does the eagle nest go, feels this has some impact on what is developed.*
- *Sensitive to water going downhill, when her property in Clinton fell on her neighbors after bad storms, a result of bad planning in her opinion. Water goes downhill, it carries mud with it. She said she is appalled to think that we would develop it that much. Thinks we should look at Seattle and King County and the problems that they have had with things falling down below. Thinks we have a chance to avoid that in this case.*

Don Lamontaine - 4882 Spinnaker Dr. Freeland

- *Is here for the future of Freeland, the future belongs to the young, not for those who retire here or are going to retire here. One name that is prevalent on your board and that is Gabelein who have been here for a 100 years. That's a family who stays. Mr. Lamontaine stated he came to stay on the island. He may be here 5, 8, 10 years, but not in 12, 20 or 30 years and that is what we are directed to.*
- *What's the current population of school age children in the current Freeland UGA plan? It's not in there, it should be. Asks what is projected? On Spinnaker Dr. they have 27 grade school children, 4 middle school and 9 high school students on our street alone, they are our future. We were the future 2 or 3 generations ago. Think about them when you are putting this plan together.*

- Give them a place to play, give them a park to walk in. Thinks Freeland Hill would be a great place, to be a nice natural park. Acquire that hill, keep it natural, it makes everyone happy and provides something for the future.
- Asked about Freedom Hall on park property, can it be developed, modernized into a community center?
- Remember we can't grow without sewers. Study the sanitation problems that exist from privately owned septic fields, not from the commercial properties. As a chemist he suggests the pollution is coming from ourselves, not from our streets.

Emily Malzone - 5428 Pleasantview Lane, Freeland

Requested the Planning Commission not arbitrarily set a date to determine when a decision is going to be made. We are three years in the waiting and thinks it is the wrong time to rush a process under which so much is at stake with such a tremendous impact. Feels it's important to have sufficient time be given to review it the way it should be. It's hard, but feels the Planning Commission should get a sense of Freeland and understand what the community is and what impacts are being disputed and recommended and what they mean.

A plan is only as successful as public input, but that is supposing that public input is taken into consideration when the plan decisions are made.

Pam Neschke - 5186 Honeymoon Bay Road

Regarding the Comprehensive Growth Plan, it is quoted from 1996 until 2020 there is population 4 thousand. But when she looks at the analysis of how the population growth was assessed the starting figure is over 3 thousand. She would like that clarified, thinks it's critical. This was started in 1996 and we are now at 2007, she thinks the figures are significantly higher than even what the 2000 census says.

Ron Ward - 5268 Honeymoon Bay Road, Freeland

Concerned about traffic on Honeymoon Bay Rd. Traffic has more than tripled and the intersection with the highway is of special concern. He offers a suggestion, having lived in Europe has found that roundabouts are a major solution to people that are basically sitting, burning fuel and polluting the environment while wait for an opportunity to pull out onto a street. Feels this is an ideal location for a roundabout. He would like this to be considered for future development in Freeland. It is a very successful means to alleviate congestion.

Susan Bennet - 2191 Gosstridge Rd

Would very much like to have the writers of this plan, go through it, correct the spelling and grammar errors, include the items which were acknowledged as omitted and re-issue the plan. Suggested it should be done online to avoid wasting paper.

Mitch Streicher

Notices there is no appendix, but also there is no appendix even mentioned in the index. Asks if this an oversight?

Chair Hiller

Suggested since the Planning Commission has pages and pages of appendices they must be on the CD.

Jeff Tate

Advised it is on the CD at the table and is also on the web page.

Greg Waddell

Stated BHC made a decision due to large size of the appendices to have two documents; the plan and the resource document that would include the appendices.

Chair Val Hillers

Stated the Planning Commission has listened, has much reading to do, much thinking to do. They will continue receiving written documents, proposed September 11 as a deadline for incoming comments. Sheila Crider suggested it needed to be sooner in order for staff to have sufficient time to distribute the documents. September 7th is set for the deadline for written comments.

Members of the audience request an email address for staff to send comments.

Chair Hillers requested Paula Bradshaw's email address, given as Paulab@co.island.wa.us.

Several comments from the public not stated in the mike are missing from the minutes.

Greg Waddell

Expressed concern regarding the deadline for receiving written comments. There were a number of questions posed that will need response and that response may generate additional written comments.

Jeff Tate

DEIS has a comment deadline of September 11th. It happens to be the same day the Planning Commission is scheduled to get together again. Mr. Tate proposed on September 11th, staff provide a report back to the Planning Commission, which would provide clarification and responses warranted by questions raised at this hearing. He suggested various ways to handle responses and future comments.

Bill Massey

Moved to continue the public hearing to and include September 11th and continue to receive both written and verbal comment up to and including the continuing public hearing on September 11th.

Sheila Criders

Seconds the motion.

Motion passes unanimously.

*Unidentified member of the public:
Requested a date for the Planning Commission to make a decision.*

*Bill Massey
Stated the commission is not ready to do that.*

*Jeff Tate
Suggested we continue with the target of having something completed by the Planning Commission by the end of September.*

*Question from unidentified member of the public:
Wanted to know if they will get answers to some of the questions posed.*

*Jeff Tate
Explained answers would be provided in two forms. At the next Planning Commission meeting, the process would begin with a staff presentation starting from where this hearing left off. This report is intended to review some of the issues that were raised here. A summary would also be put on the web site for those members of the public unable to attend the next hearing.*

Bill Massey questioned staff regarding Freeland Hill area. Requests a definitive map of what that area is. Also what current uses are and what the current zoning is.

Mr. Tate states there will be an aerial photograph showing parcels, a current zoning map and a proposed zoning map.

The meeting adjourned at 8:50 p.m.

Respectfully submitted

*Paula Bradshaw
Administrative Assistant*