

ISLAND COUNTY PLANNING COMMISSION
SUMMARY MINUTES
COMMISSIONER'S HEARING ROOM, COUPEVILLE, WA
March 9, 2010

	<i>Members Present</i>	<i>Members Absent</i>
<i>District 1</i>		<i>Val Hillers</i>
		<i>Dean Enell</i>
	<i>Mike Joselyn</i>	
<i>District 2</i>	<i>Terry Reynolds</i>	
		<i>Rex Porter</i>
	<i>Mahmoud Abdel-Monem</i>	
<i>District 3</i>	<i>Wayne Havens</i>	
		<i>William Lippens</i>
		<i>Scott Yonkman</i>

ROLL CALL

Wayne Havens, Mike Joselyn, Terry Reynolds, Mahmoud Abdel-Monem

APPROVAL OF THE MINUTES

Tabled as there was not a quorum present

ITEMS FROM THE PUBLIC

None

PLANNING DIRECTOR'S REPORT

Director Robert Pederson provided an overview of the meeting and the process for the Annual Review Docket and what specifically was required to be considered a docket item.

Updated the Commission on the status of the Ebey's Design Regulation process

The next joint workshop between the Board and the Town Council is March 17th

Updating the Design Review Manual

Extensive work has been done on the categorical exemptions and contingent exemptions

3 different areas of responsibility of the Historic Preservation Commission (HPC)

Changes have been made to enforcement and penalties

Updated the Commission on the status of the Sign Code

The Director stated a group of people will be reviewing the draft and then it will be brought forward to the Planning Commission.

NEW BUSINESS -

Planning Commission recommendation for the 2010 Docket

PLANNING WORK PROGRAM - 2010

Zoning Code Changes and General Planning

Affordable Housing – zoning incentives

Possible policy changes can be made by the Board to address sine affordable housing issues.

- Priority review of affordable housing projects
- Possible fee reductions or waivers

Low Impact Design Regulations (EPA Grant & Public Works coordination)

The County applied for a grant and has a model product suitable for an urban, Seattle type area. It will not work well for a rural environment, but some of the easier LID standards to develop for Island County's rural environment could be tackled. The grant awards will be made in early April and if Public Works is successful in securing the grant, the Planning and Health Departments would work in coordination to begin work on LID regulations.

Sign Ordinance

Currently being drafted and will be brought to the Planning Commission.

2010 Census

On March 15th forms should begin to show up in mailboxes. In 2000 there was only a 59% return rate in Island County, which is way below the State average. Every person that is missed represents about \$1,400 in revenue sharing coming to the community from the Federal Government. It is an opportunity that is lost for the next decade. There is only a short form this year; the information is confidential, it's free and easy.

The Census is even more crucial this year because the State of Washington, depending on the Census, is poised to be the 13th most populous state in the country, which would give us another seat in Congress, which has huge implications for the State of Washington.

FEMA Flood Update

Island County has twice been informed by FEMA that we are at the bottom of the heap in terms of compliance and FEMA is threatening to pull their flood insurance if Island County doesn't come into better compliance with FEMA.

There is a community bonus rating system that will reduce insurance rates by 5% for every increment we achieve in that rating system. Some of the requirements are things Island County already does, but has just not provided documentation and submitted them as a package to FEMA.

One of the most important steps that will add to that rating is establishing a one foot freeboard above the Base Flood Elevation.

Permit Review Time Frames

Our Code has five different time frames for permits. State Statutes require all permits be processed in 120 days. Due to staffing levels we are not coming close to those requirements. We are considering matching our time frames to the State, which will be easier to track and implement. We are also working on correcting the staffing levels.

Ebey's Implementation

Discussion on how the new rules would be implemented.

- An Interlocal Agreement will need to be adopted.
- The Trust Board is working to fund a Planner to help staff the HPC and other matters involving Ebey's.
- Training; the new HPC should have opportunities for training to apply the concepts in the ordinance and Design Manual.

WEAN – Requests

Steve Erickson stated they are asking for four amendments to the Development Regulations:

1. New wetland ordinance has a problem with the definitions for Land Use Intensity & Wetland Buffers. It does not include intensity ratings for properties over 5 acres. They are suggesting the intensity begin at high intensity and then be adjusted on an individual basis as needed.
2. Inconsistent definitions of impervious surface in the Zoning Code. The stormwater ordinance treats compacted gravel surfaces as impervious; the Zoning Code treats them as pervious.
3. The designation of Fish and Wildlife Habitat Conversation Areas. Endangered species vs. priority species in habitats in the Critical Areas Ordinance.
4. Environmental determinations and SEPA appeals go to the Hearing Examiner, but not the policy changes under the Growth Management Act. Frequently the ordinance gets changed between the time that the environmental determination is made and the ordinance is actually adopted by the County Commissioners. It is a huge waste of resources and many times the issue is never settled.

APZ – Zoning Ordinance Amendments

This item was deferred to the next list.

PLANNING WORK PROGRAM – 2010

APZ

The label of an Accident Potential Zone (APZ) is a Navy term that is not normally seen in land use codes. It has a perceived meaning that affects possible licensing of facilities, or obtaining insurance and loans. There has been discussion on APZ 1 and 2 designations. Some property owners are very upset about these designations and would like them removed.

The term APZ comes from the number of cycles of take-offs and landings per year, which is why it does not apply to the OLF, as OLF is under that number. The noise contours are another issue. Looking at the uses that are restricted, it is the Planning Director's concern that public safety should be considered, specifically the noise levels and the public's health and hearing. Rather than removing the designation on some properties, it is the Directors' opinion that properties that fall into the noise areas above 75 decibels should actually be added. This of course would be very controversial and would require extensive outreach and would result in a huge public debate.

Fish & Wildlife Update / SMP Update

This will be worked on this year. It is a three year effort and will come to fruition in 2012. There won't be any action coming before the Planning Commission during the course of the year but there will be a lot of work going on behind the scenes.

Freeland Sub Area Plan and NMUGA

This item will be coming before the Planning Commission in 2010. The Planning Commission agreed it was a priority item.

Business (Outdoor) Storage – carry over from 2005 docket

The reason this item did not get finished in 2005/2006 is undetermined. The Planning Commission indicated it would be good to bring this to conclusion.

Parks Plan – coordination w/PW

Identified as a priority in the 2010 docket by the Planning Commission.

Public Works, along with some funding provided by the Whidbey Camano Land Trust will be coming forward to the Planning Commission for completion this year.

Oak Harbor UGA

The City of Oak Harbor wants action by the Board; the options are being evaluated. The SEPA issue still needs to be addressed in order to take action. Rather than consume all the time and resources, considering no matter what might be done it is likely to initiate litigation, it makes more sense with the 2010 Census information about to be done to look at this with better information which would come out of the Census, especially since the numbers were in contention to begin with.

PBRS and Timber Open Space

Several applications brought this issue to the attention of the Commissioners with the need to possibly modify the regulations and bring them up to date. Staffing levels may prevent giving this item attention in the 2010 docket.

The Planning Commission was in agreement to move forward with whatever the Planning Dept. brought forward after consultation with the Board.

The meeting adjourned at 10:20 a.m.

Respectfully submitted

*Paula Bradshaw
Administrative Assistant*