

**PLANNING COMMISSION
TRINITY LUTHERAN CHURCH GYM, FREELAND, WA
TUESDAY FEBRUARY 3, 2011**

	<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>Mitchell Howard</i>	
	<i>Terry Reynolds – Chair</i>	
	<i>Mahmoud Abdel-Monem</i>	
<i>District 3</i>	<i>Wayne Havens – Vice Chair</i>	
	<i>William Lippens</i>	
		<i>Scott Yonkman</i>

Meeting called to order at 6:01 p.m. by Chair Reynolds

ROLL CALL

Val Hillers, Mike Joselyn, Wayne Havens, Terry Reynolds, Mitchell Howard, Dean Enell, Bill Lippens

Staff Present: Robert Pederson – Planning Director, Anthony Boscolo – Long Range Planner, Troy Davis – Long Range Planner

APPROVAL OF THE MINUTES

November 9, 2010

Commissioner Howard moved to approve as written, Commissioner Joselyn seconded, motion carried unanimously.

December 14, 2010

Commissioner Enell moved to approve as written, Commissioner Havens seconded

Discussion:

Commissioner Howard wished to clarify for the record his not voting on the motion, rather than amending the minutes.

Chair Reynolds stated that would be an amendment to the minutes.

Commissioner Howard stated he wished it to be clear he had not voted because the motion had not been read in its final form before the vote was called.

Commissioner Howard then moved to approve the minutes as amended, vote called, motion carried unanimously.

ITEMS FROM THE PUBLIC

None

OLD BUSINESS – Public Hearing

Proposed update to the Freeland Subarea Plan (FSP); to include revisions to all elements of the subarea plan, addressing land use, transportation, capital facilities, utilities, parks, housing, and economic development.

Director Robert Pederson provided a brief background on the topic. There was a bit of confusion at the end of the last meeting, tonight will help clarify some of the provisions of the subarea plan. The Planning Commission voted to recommend approval of the Plan at the last meeting, but there was discussion about clearing up some of the language and provisions.

The Plan has now been updated to reflect the input from the December 14th meeting including some copy editing input received.

Long Range Planners Anthony Boscolo and Troy Davis walked through the changes made to the Plan.

Anthony Boscolo provided an overview:

- The Freeland Subarea Plan is a guiding document for Freeland and for the future of Freeland. It operates like a Comprehensive Plan, but on a focused scale, looking at Freeland.
- Second public hearing on CPA 244/10;
 - Revisions to the Freeland Sub Area Plan have been made based on comments from the Planning Commissioners and the public.
 - Staff's recommendation is for all of these changes to be incorporated into the Plan. Most of the changes are grammatical, not substantive changes. All substantive change recommendations will be specifically called out for the Commissioners review.
- Flyers have been distributed; emails have sent to interested parties, notice has been advertised in an effort to inform the public of tonight's meeting.

Mr. Boscolo proceeded to discuss those changes that were substantive:

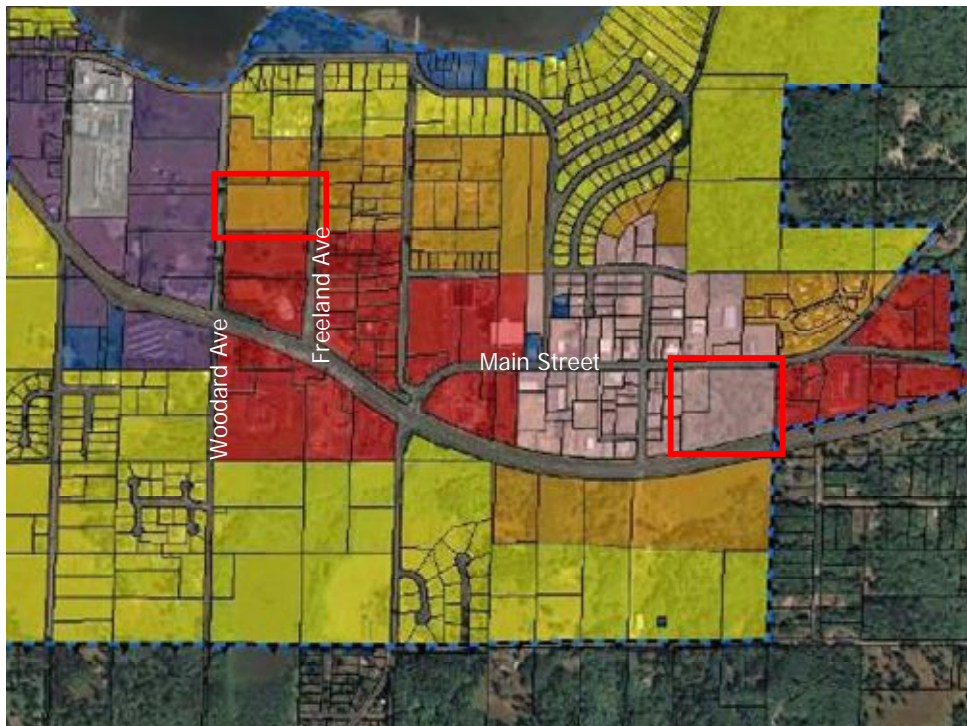
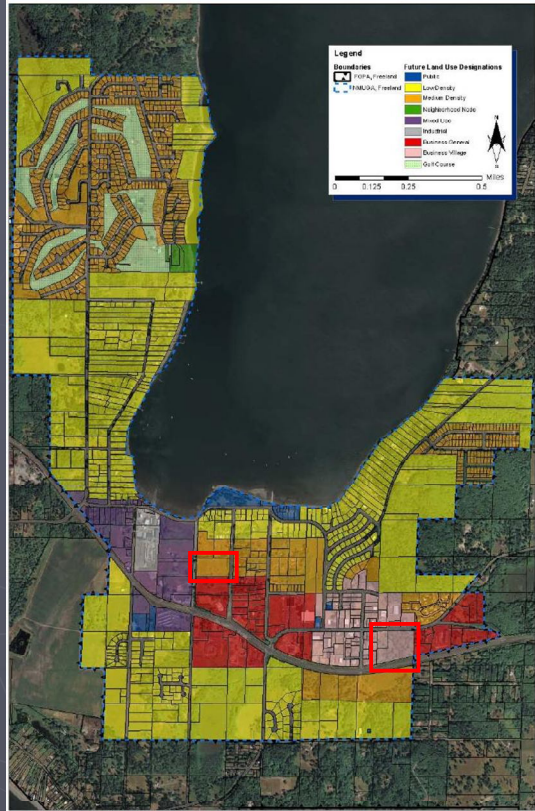
Proposed Changes

Future Land Use Map, (2 changes, plus table amendments: pg. 25):

Future Land Use Map

- ▶ Business Village to Business General
- ▶ Medium Density to Business General

Map 1.3 Future Land Use Designations - Aerial



Future Land Use Map

Access & SR 525

Limited access should be stated as 17.28 to 18.15. It's shown correctly on the map, but not in the text.

Under the standards for Class 2 in Figure 6.2 – removal of the statement “Direct access shall be for right turns only.”

Affordable Housing Policy Language Change

Existing Language:

“That Affordable Housing should be distributed throughout the community to match job opportunities, be within access to public transit, and to avoid concentrations of poverty.”

Proposed Language:

“That Affordable Housing should be located throughout the community to match job opportunities, and should have adequate access to public transit.”

In consideration of the concerns expressed at the last meeting regarding the sewer plan associated with infrastructure needed to implement the Freeland Sub Area Plan, the meeting was turned over to the following speaker:

Gary Hess, Engineer for the Freeland Water & Sewer District and project engineer for the Freeland Sewer and Water Reuse Project provided an overview of the project.

Freeland Comprehensive Sewer Plan was adopted by the County and approved by all the regulatory agencies in 2005 – 2006 in support of the Freeland Subarea planning process.

In 2009 – 2010 worked with US Department of Agriculture Rural Development for funding through the Recovery Act Program for the entire project. At that point in time they had a number of requirements to meet their program, which ended up with a 2010 revision and update to the Freeland Subarea Sewer Plan. One of the changes made was in going from five phases to two. Phase I being the bulk of the business core and much of the residential area. The main reason for this was to be able to secure funding. A residential component needs to be included or it will not qualify for funding.

The goal is to make the project as affordable as possible, bringing in outside funding through grants from the Federal and State Agencies to bring the cost down. 5.5 million dollars worth of grant funds have been received so far, with 1 million going toward the purchase of the properties for the treatment plant and 80

acres of the southeast corner of the Trillium Tree Farm property, where they will be applying the Class A reclaimed water this project will create.

The basic elements of the project are a collection system, where sewage from all the business and household will be collected throughout Freeland. At the treatment plant it will be reprocessed to Class A reclaimed water standards. It will be high quality reclaimed water that can be reused for groundwater recharge, and landscape irrigation. In the summertime this will save about 2 million gallons of groundwater.

Questions were taken:

- ◆ Discussion on financial obligations.
- ◆ In April a letter will go out to every property owner with an estimate of their assessment, a meeting will be held in May.

Director Pederson explained development of the densities as outline in the Plan are dependent on the sewers coming on board.

Chair Reynolds opened the meeting to public comments.

Terri Anania – Executive Director of the Housing Authority of Island County Stated she had a question regarding the property they purchased in 2008 to build a 26 unit affordable housing complex. The Plan appears to have rezoned the property and would not allow that due to the density and how it has been divided.

Director Pederson stated the Plan did not change any zoning; it is and will remain Rural. He further indicated he could meet with her individually to discuss the ramifications for the property in question.

Louis Malzone, 5428 Pleasant View Lane

Expressed concerns about the reclamation portion of the sewer plan.

Mr. Malzone also read from a list of concerns from **Mitch Streicher**

- Concerned about traffic projections and the use of a computerized forecast model developed as part of the 2000 – 2020 Island County Transportation Plan he feels it is no longer applicable.
- New FSAP has increased the densities from the 2007 Plan.

Director Pederson addressed the density issue, stating the FSAP provides for a range of density that is ultimately decided by individual owners in the marketplace. Within that range of density you could have developments that have different densities. Urban Growth Areas are where population is supposed to grow under growth management.

Some areas within the 2007 Subarea Plan were still zoned Rural, which would be inconsistent with the Growth Management Act. Getting rid of the old Rural Estate designation and having it now be low density residential and providing a range of densities is consistent with urban development.

Mr. Malzone stated there is a direct economic effect of increasing these density numbers for Dwelling Units per Acre for the property owners, when looking at the LID assessments for the sewer.

Senior Planner Boscolo addressed the transportation concern. The County plans for traffic on a regional scale. Island County is part of the Puget Sound area and within Island County they plan with Snohomish and Skagit Counties in the Transportation Element. It gets stepped down to the Island County level and then in this particular project, it is stepped down to Freeland. The Transportation Plan will be updated in 2012 and at that time the FSAP will need to be updated as well.

Lino Gimpero 5488 S Freeland Avenue

Commented on the Planning Commissions proposal of making the north parcel of the property at 5488 into a general commercial zoning, stating he felt it was a positive thing for Freeland.

Al Peyser, 1322 Backswing Lane, Freeland

Asked about a chart within the Plan regarding the population of Freeland; specifically the residential and commercial estimates. There were two areas discussing the current population that indicate the commercial population is more than the residential population.

He also had a concern about the sewer, estimating the future value of a property for appraisal and assessment, rather than the current zoning of a property.

Anthony Boscolo responded to the first question stating it explains the current zoning potential for the number of dwelling units that are possible. The title on the table is misleading; this will be changed to Current Zoning Capacity Totals (Fig. 1.1). A typo was also discovered that will be fixed.

Bob Miller, 4829 Sandy Shores Lane, Freeland

Asked a question related to the sewer system; wanting to know the anticipated design flow, in gallons that would be going through the system.

Mr. Hess replied it starts out at 200,000 gallons a day and at full build out it is just short of 700,000 gallons a day.

Bill Frederick 987 Moonraker Dr., Freeland

Discussed the Vision Mission Statement; asking if it would be included in the Appendix of the 2010 Plan.

It was confirmed that it would.

Mr. Fredericks commented further on New Urbanism and Complete Streets.

Rufus Rose, 6529 Four Sisters Lane,
Stated he was curious as to what happens after build out. He has heard that the 80 acres that was purchased was not enough and that another 100 acres was needed. He asked if the Planning Department or the Planning Commission knew the answer to that.

He felt the Planning Commission should have more information regarding this sewer prior to making a recommendation to the Board of County Commissioners.

He wanted to re-open the issue of the existing sewer system in Freeland; the capacity of that system has not been reached. The potential for expanding that system exists and could serve much if not most of the commercial core of Freeland with the existing capacity, or with a slight increased capacity, he felt the potential of that should be considered first.

Mr. Rose also felt the Planning Commission should be aware Langley is proposing to reduce their UGA, which could possibly affect Freeland's growth.

Director Pederson addressed these comments, including advising the Langley request would not be part of the Planning Department's current work program, but would rather be addressed as part of the 2012 Comprehensive Plan update.

Mr. Pederson also indicated the City of Oak Harbor provided a two page comment letter at tonight's meeting. From this letter he read from the second paragraph:

The City has concerns that the Freeland Non-Municipal UGA may be seen as an alternative to channeling growth to the existing municipalities on the Island. This is of concern to the City of Oak Harbor since the County has taken the position that the City UGA does not require any expansion of the next 20-year planning horizon. Not only does this determination fail to reflect the City's own assessment of its growth needs but it also stifles the City in its efforts to expand economic development opportunities in infrastructure.

Mr. Pederson stated there were different demographics in place in the various municipalities in the island and those people who choose to live in Oak Harbor live in Oak Harbor, those who want to live in Langley choose to live there, and those who want to live in Freeland live in Freeland.

Mr. Rose ended by stating he felt the Planning Commission should hold off on a recommendation until they had complete information.

Meg Winguard, 4960 Harbor Hills Dr.

Stated she was a Commissioner at Holmes Harbor and addressed the question of the outflow of the water of the sewer district; the outflow is measured at approximately 150 rather than 200 gallons per ERU.

She further stated that getting factual concrete information is often difficult in business and often one must rely on best estimates. She did feel a lot of information that was missing and might be clarified.

Chair Reynolds closed the public hearing.

Commissioner Havens stated he had heard a lot about the sewer system but not much about the water and water availability for this community.

Gary Hess stated they are currently wrapping up the revision of the Water System Plan for the Freeland Water and Sewer District. They have water rights and projections of water system capacity through 2028 and have applied for water rights to make sure that supply capacity is available through that time. This revised Plan will be going to the District Commissioners on the meeting on the 21st of February.

Commissioner Havens stated he understands the difficulty in getting water right permits and wanted to be sure the community has sufficient water. With a single source water supply it is always a concern.

Commissioner Howard asked for some information about the existing sewer system.

Director Pederson stated the plant Mr. Rose was talking about is a package plant that was installed for a commercial development in Freeland; the Main Street Sewer. There is some debate that this system could be bought and expanded to include a good deal of the commercial core. The County Public Works Director and Engineer has spent a considerable amount of time looking at that, as has the Freeland Water and Sewer District and they are of the opinion that it would never pass muster with the regulatory agencies because it was a package plant built for a specific project and not designed for a municipal system.

Commissioner Enell commented that he has followed the FSP from the beginning in 1998; The Freeland Subarea Plan Committee was formed in 1999. After five years and approximately 98 meetings, 20 of those being public meetings, the first draft plan was produced.

It included public outreach to capture what the people in the area wanted the Plan to look like. In 2007 Freeland was established as a Non Municipal Urban Growth Area.

This formal Freeland Subarea Plan will lay the rules for the actual regulations. The planning needs to be done ahead of the growth, which will occur when the sewer comes.

When it all does happen Freeland will grow rapidly, stating he was very happy to get a Plan in place to guide that growth so the outcome is what the people in Freeland want.

Commissioner Lippens stated that he hoped people will remember this is a Comp Plan and not development regulations. There is a lot of room for interpretation and re-interpretation, working with circumstances as they arise. It is trying to set an overall pattern for growth.

Commissioner Hillers stated she thought staff has been responsive, comments have been listened to and it appears to be a suitable Comprehensive Plan for a NMUGA.

Commissioner Abdel-Monem agreed with his fellow commissioners, stating in the last two meetings he has not heard anything specific about the Plan that the people don't like. It is just a Plan and every detail cannot be worked out in advance, some numbers are estimates and will change as time changes. It is time to move on and vote on the Plan.

Chair Reynolds stated she had read through all of the drafts and thought it was a good comprehensive Plan. There is always room for change in any plan and felt they should move forward to have a starting point to make changes at a later date if they are needed.

Chair Hillers moved to adopt the Freeland Subarea Plan as presented and to incorporate the changes outlined by staff during this meeting, Commissioner Joselyn seconded, motion carried unanimously.

DIRECTOR'S REPORT

Director Pederson stated that Monday was the annual joint meeting with the Planning Commission, the Board of County Commissioners, and the Island County Hearing Examiner to talk about planning issues and the Annual Review Docket for 2011. The Planning Commission will come into session prior to the start of the joint meeting for election of officers for 2011.

Mr. Pederson then provided an update on the process of amending the standards and procedures that regulate Ebey's Landing National Historic Reserve. The Board of County Commissioners together with the Town Council and Town Mayor held a joint public meeting January 19th to take testimony and input. That meeting was a culmination of a year's worth of meetings working through the issues and refining the documents. It is anticipated that there will be another public joint meeting in March and then it will move to the deliberation phase; holding public hearings to adopt the new unified code and design guidelines.

He advised the Planning Commission there will be a series of code amendments to the land development code coming before the Planning Commission on March 8th and March 22nd to eliminate inconsistencies and clarify language.

Each individual change is very small, but they have come up during the course of appeals and working through applications and need to be addressed. It was felt the interim time frame prior to work beginning on the Annual Review Docket would be a good use of the Planning Commissions' calendar. They do not affect the Comprehensive Plan so they needn't be part of the docket process.

Commissioner Hillers moved to adjourn, Commissioner Joselyn seconded, the motion carried unanimously.

Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Paula Bradshaw