

**PLANNING COMMISSION
 COMMISSIONER’S HEARING ROOM, COUPEVILLE, WA
 TUESDAY OCTOBER 25, 2011**

	<i>Members Present</i>	<i>Members Absent</i>
<i>District 1</i>	<i>Val Hillers</i>	
	<i>Dean Enell – Chair</i>	
	<i>Mike Joselyn</i>	
<i>District 2</i>	<i>Mitchell Howard</i>	
	<i>Anna-Marie Sibon</i>	
	<i>Mahmoud Abdel-Monem</i>	
<i>District 3</i>		<i>Wayne Havens</i>
	<i>William Lippens</i>	
	<i>Scott Yonkman – Vice Chair</i>	

Meeting called to order at 9:05 a.m. by Chair Enell

ROLL CALL

William Lippens, Anna-Marie Sibon, Mike Joselyn, Dean Enell, Mitchell Howard, Val Hillers, Scott Yonkman

Planning staff present: Robert Pederson – Director, Andrew Hicks – Long Range Planner, Troy Davis – Long Range Planner

Public Works staff present: Joantha Guthrie – Project Manager.

APPROVAL OF MINUTES

October 11, 2011

Commissioner Howard moved for approval of the minutes with a correction to the time adjourned, second by Commissioner Yonkman, minutes were approved unanimously.

ITEMS FROM THE PUBLIC

Wendy Campbell DeWinter, 735 Bay Front Lane, Oak Harbor

Commented on the Planning Commission meeting notification, stating it was inadequate; living on the North end of the Island she finds it difficult to stay apprised of what is happening with the current notification of public hearings. She asked for the County Commissioners to relook at their notification process.

Director Pederson responded that public notice and outreach are always a goal and a challenge. There is a public process where the Board awards the contract for legal notices and legal notices are required to be published in that paper. All agendas are noticed in the paper and on the Planning & Community Development website.

Discussion on the choice of the current legal newspaper of record was also discussed.

DIRECTOR'S REPORT

Mr. Pederson advised the Commission that he would defer his report for this meeting.

OLD BUSINESS

DRA 053/11 – Findings of Fact for the proposed amendments to Island County Code Chapters 11.03, 15.02, 15.03, and 17.03 regarding the definition of Impervious Surface.

Planner Troy Davis provided background for this item and advised this item was on the agenda for the Planning Commission to sign their Findings of Fact.

The item was moved to the end of the agenda to provide Commissioners further time to review the document.

Zoning Map Correction – Findings of Fact for the Planning Commission's unanimous vote November 10, 2010 to update the Island County Zoning Atlas to include parcel R23009-480-0190 in the Greenbank Farm Special Review District.

This item is also on the agenda for signing of the Findings of Fact.

Commissioner Hiller's suggestion a minor change to the second sentence on the first page of the Transmittal report memo, changing it to say "however the Planning Commission never officially adopted Findings in support of this decision." instead of official.

Commissioner Hillers moved to approve the Findings of Fact regarding the Greenbank Farms Zoning Map, Commissioner Joselyn seconded, motion was approved unanimously.

NEW BUSINESS

178/11 DRA – An amendment to Island County Code Section 17.03.180Z to allow additional land uses within the Aircraft Accident Potential Zone (APZ), the APZ-I and APZ-II overlay.

- Commissioner Enell stated he felt it was a very complex subject. He said he would prefer to postpone this to the future to get up to speed on the issue and ramifications as it affects quite a bit of people.
- Mr. Pederson stated that is also staff's recommendation, the item is on the agenda to introduce the subject, provide background to the Commission, answer questions and continue it to a public hearing date certain.

- Commissioner Sibon recommended a mailing to affected areas. She thinks the notice should be more detailed to make it clearer, not just using terms like APZ.
- Mr. Pederson stated the Department has been unable to make a full public outreach; Ms. Spraitzer has been a key contact and has effectively gotten the word out. Regarding the request for notifying individual property owners, the County will not be able to do that. It is a legislative action and whenever there is a legislative action County notice cannot be given to all affected property owners as it is impossible to determine for one. The entire County is affected economically by the presence of NAS Whidbey for instance and to send out such a notice would cost around twenty-five thousand dollars. There isn't any code requirement in any county to provide such notice; this is why the Department relies on public outreach.
- Commissioner Sibon stated Pierce County does do notifications. She wanted to make sure that acronyms are explained and what goes into the paper is clear.

Troy Davis, Long Range Planner provided the background on the amendment.

The Island County Comprehensive Plan contains the policies that form the foundation for the Code. Island Code 17.03.180Z specifies the specific regulations that govern the APZ Overlay Zones, which are geographical areas where aircraft accidents are most likely to occur. In those zones the County has established the types of land uses are appropriate in that overlay in order to protect the health, safety, and welfare of the citizens of the county.

In 2008 Ordinance C-87-07 amended the regulations by extending the geographical boundaries of the APZ II overlay zone, which brought new property owners into the zone and changed the prohibited and land uses within the overlays in general.

Landowners affected by this change brought suit against the County, the County prevailed, but in answer to the public's feeling that these regulations are too restrictive, the Department has looked at these regulations to see if any modifications can be made without triggering a full Comp Plan review of the topic.

Today's proposed amendments are a result of the review of the prohibited uses that may be allowed under certain circumstances. Such as if these uses take place indoors and if these uses take place within buildings that were built in accordance to the sound requirements found in Title 14 of the Island County Code, specific to noise reduction.

- Purpose of amendment is to reinstate some uses that may be reasonable to help accommodate some land owners that have been affected.
- Minor changes to land use without triggering a two year process to amend the Comp Plan.

Director Pederson discussed the policy bases for this amendment. The Island County Comprehensive Plan adopted in 1998, beginning on page 1-36 in the Policy Plan and Land Use Element contains several pages of discussion about Naval Air Station Whidbey Island. The first part talks about the key role that facility has in the economy of the island and how it is a vital

piece of our economy. There is also discussion about the advantage of keeping NAS Whidbey from becoming one of the bases being closed by protecting their ability to fly at that base through our land use restrictions. It specifically talks about continuing efforts on page 1-38 and there are quite a few issues it covers, the APZ zones, limiting development, densities, and working with Oak Harbor through the interlocal agreement that noise disclosure statements are required for the sale or lease of property, both around NAS Whidbey and the OLF.

A quote from the 1998 Comp Plan:

“The County is committed to taking the necessary steps to help ensure future operations of the Base for the continuing protection of the citizens of the United States.

It is in this spirit that we will be adding new Code in 2007 to further protect NAS Whidbey Island and the residents of Island County. As a display of continued cooperation this new code will regulate lands within the Aircraft Accident Potential Zones (APZ) by placing additional limitations on land use and base densities as recommended by the Navy for land development within the APZs. The new regulations will also go a step further than Navy recommendations by expanding the APZs to produce a ‘race track’ pattern. These new limitations, in combination with those regulations already in place for Noise Zones, will provide an enhanced level of safety for NAS Whidbey Island and County residents.”

Mr. Pederson went on to explain that is the policy framework in the Comp Plan, and that is what the County did do with the 2008 Ordinance Troy referred to, which was to expand the racetrack and the land use limitations.

The item before the Planning Commission is an amendment to the development regulations. When discussing the Annual Work Program and the Annual Review Docket with the Board, it was clear the Department was very limited in what could be done to tweak those regulations without triggering an amendment to the Comp Plan, which is not on the current docket.

Changing the language to be less protective of NAS Whidbey would be a huge issue for Island County and this Planning Commission to tackle and would consume most of an annual review docket and may take several years.

However, the Board agreed to tackle these minor changes to land use and added this to the work program for this year, as a time permits item to ease restriction from the last change without going so far as to trigger a Comp Plan amendment.

Property rights versus protection of the base and public health and safety are all interwoven and the Department is constrained in how far an amendment could go.

Outline of the specific land uses now restricted that are being proposed to be allowed uses through this amendment:

- Bed and breakfast and vet clinics would be allowed in the APZ zone 2 Overlay.

- In APZ 1 the additional uses proposed are home industries, home occupations, and vet clinics.
 - There are also conditions on these activities:
 - They must be conducted indoors.
 - And in buildings that meet the County Code Title 14 requirements for noise protections for structures within certain noise zones.

Items not being considered in the proposed changes are anything that the Building Code would define as places of public assembly. These would clearly trigger a Comp Plan Amendment.

Chair Enell opened the item for public comment.

Wendy Campbell DeWinter, 735 Bay Front, Oak Harbor

Discussed public assembly and how it relates to Oak Harbor. She also wanted to go on the record stating that everyone she has talked to with the exception of Becky Spraitzer has no idea what the APZ is.

Director Pederson stated that existing uses are grandfathered to the extent that their use was in existence prior to 1998 where the Comp Plan is concerned and prior to the adoption of the 2008 ordinance in relation to those changes. If it was a school or a community meeting hall prior to the change it can continue to be used as such. It couldn't however change to some other use of public assembly, such as a restaurant or some use it was not already being used for. An existing use is allowed to continue.

Marge McNae, 871 Blue Spruce Place, Oak Harbor

Stated she thought the APZ had to do with crashes, stating she is not certain how it covers noise.

Garret Newkirk, 170 West Frostad Rd., Oak Harbor

Concerned regarding:

- The APZ zoning; wanted to know why the City didn't adopt this when a considerable amount of the City is in the APZ zoning.
- Wanted the Commission to revisit the GMA Act and repeal the APZ zoning.
- When was it changed from APZ 3 to APZ 2?
- Wants to know why the areas are not signed on the highway for people driving through these areas.
- Wanted to know why the Navy/ County did not buy out all landowners as it did with the Boyer property?

Steve Erickson, P.O. Box 57, Langley

Made a comment regarding the mention of the Boyer property and said this Commission was not part of that decision, nor was the current Board.

Dave Walton, 3118 Lodge Pole

Stated if his ability to use the property was restricted he should be compensated for it. He stated his taxes have gone up four times, not four specific times, but four times the amount. He thought

either his property rights should be restored or he should be given a tax break. He urged some common sense; also stating he is concerned about not having the ability to have any public gathering. He too was concerned about public notice.

Greg Roberts, 4778 Monkey Hill Rd.

Stated he owns 34 acres and owns a gun range and is confused about what he can and cannot do.

Mr. Pederson replied that if it was an existing use it can continue to operate as such. If they want it formally in writing, an appointment can be made to discuss the specifics. A proposed expansion would need to be discussed and reviewed to be determined.

Vivian Anderson, 4 W. Frostad Rd.

Stated she remembers when a plane crashed on their property in Dugalla Bay. The idea that a plane would crash very often is pretty small. She also asked if there was a law stating you had to subscribe to a newspaper to be notified.

Director Pederson replied that Code states a legal notice must be published in the County's legal paper, which is the Whidbey Examiner at this time.

Carol Ley, 211 E. Fakema Rd.

Stated she has had horses on her property for many years, but now is unable to have an equine center. A veterinary clinic would be allowed down the road, but not an equine center.

Mr. Pederson reiterated that there are no new restrictions to the APZ through this amendment that don't already exist, but rather this amendment is adding new permissions. Grandfathered uses run with the land as long as the use remains the same. He suggested Ms. Ley and several others in the audience need to meet with the Planning Department to belay their concerns.

Bonnie Newkirk, 170 W. Frostad Rd.

Owens 27 acres in Dugalla Bay area with a blueberry farm and has owned it since 1975, now she understands she is unable to add buildings, cannot divide property to give to her sons now. Concerned that APZ 3 was removed without her knowing how. Her family has lived here since 1909, longer than the Navy.

Mr. Pederson stated that if Ms. Newkirk had a specific question he would be glad to discuss it with her. The specific use she has in mind would have to be looked at according the current zoning that is in place for her property.

Rebecca Spraitzar, 37353 SR20, Oak Harbor

Stated she would like more time, just found out about this meeting yesterday. She would like to submit something in writing to the Planning Commission. She discussed what was referred to as the racetrack, flight zones of the OLF and NAS Whidbey.

Commissioner Sibon replied that when the original plan was done in the eighties, the racetracks were on the original plan.

Commission Howard thanked the audience for their input. He referred to the materials on this issue and a grid of what is allowed and what is not allowed asking if there are any areas that could be freed up. He would like staff to define the items that would trigger Comp Plan review.

Pederson stated the proposed changes are conservative; the reason for the overlay zone is specific to the public health, safety and welfare.

Wendy DeWinter

Stated she is confused regarding how noise gets introduced consistently with the APZ Overlay. She stated this is the first meeting on the APZ in the last two years. People are not informed about this as a community. Without Becky Spraitzer the participation of the public would not have happened.

Bonnie Newkirk

Commented on the racetrack, the flight patterns have changed. She doesn't understand this.

Pat Powell, Whidbey Camano Land Trust, 765 Wonn Rd. Greenbank.

She thought the audience and the Planning Commission would be interested to know that the Whidbey Camano Land Trust has been in partnership with the Navy for several years now to buy development rights from properties that are in the APZ and the noise zones in order to reduce density. WCLT along with the Navy are buying conservation easements to do that. There is a program called Encroachment Funding, which is funded by the Federal Government, which is actively working around the OLF. The Navy and the Land Trust have identified certain properties that meet Land Trust criteria and Navy criteria which are based on the APZ on the north area. It is not a panacea, but some landowners properties may be of interest. It is a private property rights sale.

Dennis Murphy 37585 SR 20

Thanked the Commission for the apparent concern and interest. Stated he didn't understand the correlation to the APZ zones and increase in taxes, whereas properties outside the APZ have gone down.

Wendy DeWinter

Stated she would like to go on the record that after speaking with Jennifer Myers, the liaison for the CO and the community for the Base, she was told that they are flying in areas that they have never flown before and are getting complaints from those areas. The Navy is expanding their flying patterns.

Chair Enell closed the public comment period.

Commissioner Lippens asked for specific information related to why certain uses were not allowed and what rationale was used for the specific uses being added.

Mr. Pederson stated many of those original decisions were made in 1998. The amendments being considered do not change density, which would trigger a Comp Plan amendment or add any use

that was not there before. Priorities for what would be a major amendment to the Comprehensive Plan are considered at the beginning of each year.

Commissioner Yonkman moved to postpone action today, to allow a written comment period, and then revisit it at a future meeting.

Mr. Pederson suggested continuing this matter to either the second meeting in November or a meeting in December.

Commissioner Sibon seconded the motion to continue.

Commissioner Yonkman stated he felt it would be best to move it to the first meeting in December and allow comment and input from the public. Most of the Commission was pleased to see there was broader land use proposed by this amendment, but based on the testimony they would like to look at it more closely.

Commissioner Enell stated that the Navy's recommendation on this should be considered.

Commissioner Hillers stated that they did consider the Navy's recommendation.

Unanimous vote to continue to December 13, 2011 at 9:00 a.m.

RECESS

Findings of Fact for DRA 053/11, definitions of impervious surface

Chair called for discussion.

Commissioner Howard moved to approve the Findings of Fact for DRA 053/11, Impervious Surfaces, Commissioner Hillers seconded, motion carried unanimously.

248/11 CPA – An amendment to the Island County Comprehensive Plan updating the Parks and Recreation Element.

Joantha Guthrie – Public Works provided an overview of the topic and walked the Planning Commission through the changes made as a result of the suggestions of the Commission at the October 11, 2011 workshop.

Proposed Changes to

“September 2011 – DRAFT of the Island County Comprehensive Plan 7. Parks and Recreation Element”

**Per the Island County Planning Commission’s Workshop discussion from
October 11, 2011.**

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MAP 1 Changes: Deleted “City/Town Area of Influence; Added County Line;

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2.3 County Park Land Classification

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- *Conservation Areas:* Conservation Areas are lands set aside primarily for ecological conservation or protection. They may include fish or wildlife habitat, aquifer recharge areas, significant ecosystems, ecologically critical areas, or agricultural or forest resource lands. In Island County, Conservation Areas can also support limited recreational uses, where these uses do not conflict with conservation efforts. *These sites differ from Natural Recreation Areas in that the primary focus is habitat conservation. Examples of conservation areas are Ethyl Taylor property, Swantown Lake, and Greenbank South.*

- *Other:* The county also owns several properties that do not fit into the Park Land Classification system. They are identified in the inventories and Tables as “Other” properties. Examples are the Coupeville and Camano campuses and Pioneer Cemetery. Two of these “Other” properties are managed by community organizations and are not considered part of the County park system (Freeland Hall and Island County Fairgrounds).

The Planning Commission confirmed this met with their approval.

Conservation Lands:

~~The county also owns several properties that do not fit into the Park Land Classification system. They are identified in the inventories and Tables as “Other” properties. Examples are the Coupeville and Camano campuses and Pioneer Cemetery. Two of these “Other” properties are managed by community organizations and are not considered part of the County park system (Freeland Hall and Island County Fairgrounds).~~

Table 4 presents the inventory according to this classification system. Appendix C is the Island County inventory by classification. The appendix includes maps that illustrate the distribution of these park types.

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LEVEL OF SERVICE

One way to measure the amount of land provided by Island County is to calculate the number of acres provided for every 1,000 residents. This measurement has traditionally been called level of service (LOS). In 1998, when the Parks and Recreation Element was adopted, Island County had an existing level of service of 2.9 acres per 1,000 residents. The 1998 plan established park standards at a desired LOS of 3.5 acres per 1,000 residents.

In 1998, the Parks and Recreation Element considered all lands managed by the Parks Department as Parks and calculated the County's LOS accordingly. However, to be consistent with other elements of the County's GMA Comprehensive Plan, this plan is updating the classification of County-owned properties. Community Parks now represent approximately 125 acres of the park land system. Based on 2010 Census data, the unincorporated Island County population is 53,565 which equates to a LOS of 2.34 acres (of Community Parks) per 1,000 residents. Natural Recreation Areas and Conservation Areas are more appropriately identified and are consistent with definitions found in the Natural Lands Element of the comp plan. The Natural Lands Element does not apply a LOS to these types of lands. So, although park land acreage has increased, the LOS has actually decreased based on the new classification system proposed with this ~~new~~ plan-update.

~~As discussed in Chapter 3, this slight decrease in level of service is actually consistent with the direction the County wants to go in with its park system.~~

As detailed in Chapter 3, the County is shifting its focus from active recreation properties (those including ballfields and playgrounds) to low-impact, passive recreation properties (properties with natural vegetation and trails). The adopted LOS for trails is 0.5 miles/1,000 population as state in the Capital Facilities Element. However, it's unclear how the existing inventory compares since a full County trails inventory is not available

The Planning Commission confirmed this met with their approval.

Land Classification	Water	Developed Parkland	Farmland	Shoreline/ Tidal Habitat	Forest	Freshwater Habitat	Prairie & Oak Woodlands	Total Acreage*
Developed Parks Community Parks	-0.6	26.9 <u>32.2</u>	-	0.8 <u>8.3</u>	0.2 <u>54.3</u>	-	-	27.9 <u>95.4</u>
Hybrid Parks Natural Recreation Lands	0.8 <u>117.7</u>	27.8 <u>31.3</u>	-	2.7 <u>332.8</u>	262.9 <u>2,060.9</u>	0.0 <u>43.1</u>	-2.0	294.2 <u>2587.8</u>
Habitat Conservation Areas Lands	152.7 <u>37.9</u>	40.9 <u>4.5</u>	36.3	362.4 <u>159.1</u>	2,190.4 <u>378.2</u>	60.8 <u>49.6</u>	-	665.6 <u>665.6</u>
Undesignated Sites OTHER	2.7 <u>-</u>	40.2 <u>42.1</u>	0.5	412.0 <u>0.2</u>	52.4 <u>22.2</u>	31.9 <u>-</u>	2.0 <u>-</u>	211.7 <u>65</u>
Total	156.2	75.8 <u>110.1</u>	36.8	477.6 <u>500.4</u>	2,501 <u>5.96</u>	92.7	2.0	3,347.0 <u>3413.8</u>
Percentage	4.7 <u>6%</u>	2.3 <u>3.2%</u>	1.1%	14.3 <u>7%</u>	74.9 <u>73.7%</u>	2.8 <u>7%</u>	0.0%	1.0 <u>011</u>

*The total acreage is based on a USGS Groundcover Analysis of vector areas, which differs from total park acreage. See Appendix D for more information.

3.4 Niche

Residents and visitors to Island County have many different needs and desires associated with parks, recreation facilities, trails, and habitat areas. Given its limited resources, Island County cannot meet all of these needs. For this reason, Island County Parks

Department has defined a specific niche for itself within the context of other agencies and groups who provide recreation opportunities and habitat conservation areas on one or both islands.

As illustrated in Figure 2, Island County will position itself as a habitat and outdoor recreation provider, reflecting a desire to protect habitat and meet the community's outdoor, low-impact recreation needs. Based on public feedback and direction from the Board of County Commissioners, Island County will begin to take a more balanced approach toward addressing outdoor recreation and habitat conservation priorities. This will require conscientious acquisition, design, development, maintenance, and stewardship of parks to protect critical areas from development while supporting passive recreation opportunities. As noted in the park classification system, individual sites may be more focused on habitat conservation or recreation. However, each-most sites will support both priorities to some extent, according to the County's niche.

Figure 2: The County's Niche



On a spectrum of services, Island County will focus its resources on providing outdoor recreation opportunities that are compatible with habitat conservation goals. This means Island County Parks will phase out its interest in the following ~~and-by encouraging~~ other recreation and habitat providers to address these types of needs:

- **Traditional Recreation:** Island County Parks will phase out its investment in traditional recreation opportunities, such as those found at Dan Porter, Dave Mackie, Rhododendron, and Camano Parks, by finding other providers to assume responsibility for the properties who will operate them for public use. The County will not build any new facilities that support active, organized, indoor or high-impact recreational opportunities, such as sports fields, basketball or tennis courts, skate parks, community centers, swimming pools, etc. However, the County will maintain the current facilities until ~~Other providers~~—such as towns, cities, and recreation districts—can meet these needs, should the community desire these types of opportunities.

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MAP 2 Changes: Deleted “City/Town Area of Influence”; Deleted “Public School Site”; Changed Labels for clarification; Added County Line

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MAP 3 Changes: Deleted “City/Town Area of Influence”; Changed Labels for clarification; Added County Line

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MAP 4 Changes: Added County Line; Changed Labels for clarification; Corrected “blue” areas that were left off; Corrected properties that do NOT have beach access

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Hunting

The State of Washington and not Island County regulates hunting. Deer hunting is allowed in season at Camano Ridge, the Kettles, Putney Woods, and South and North Greenbank. In addition, hunting is allowed at the Trillium Community Forest, which is owned by the Land Trust. In North Whidbey, the US Navy allows hunting for staff and residents who have access to the naval base.

There is a hunting history and culture in Island County that some residents would like to see preserved. The challenge is to be able to safely maintain this use while also addressing other growing recreation needs. Since Island County does not regulate hunting, the discharge of firearms is allowable unless the County identifies safety concerns at a particular site.¹

The County’s approach to providing public safety is to close sites to other uses when allowing hunting. ~~that are~~ The parcels need to be large enough to accommodate safe firearms discharge to other uses during hunting season. Properties that should be considered for hunting are Greenbank South, Putney Woods, Camano Ridge, and other park lands determined appropriate.

Commissioner Hillers asked to add earlier in this section that it is only closed to other uses during hunting season.

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Land Protection

Acquire priority lands that conserve habitat and natural resources, preserve open space, improve beach access, maintain island character, and improve and expand outdoor recreational opportunities for public enjoyment.

~~POLICY 1:~~ POLICY 4. ___ Protect habitat and working landscapes that can help recharge aquifers, prevent surface and groundwater pollution, filter sediments, limit air

¹ These safety concerns are based on state and county policies and regulations. Park design and development guidelines cannot be used as criteria to regulate the discharge of firearms.

and noise pollution, or maintain wildlife habitat and other natural systems, while also addressing identified recreation needs.

~~POLICY 5. Maintain the important ecological functions of parks and habitat conservation areas, including those provided by wetlands, stream corridors, shoreline systems, and forests.~~

~~POLICY 2.~~POLICY 6. Connect park lands by identifying and conserving wildlife habitat corridors, riparian corridors, and protected space along other elongated natural features—where such connections support trail development and connectivity.

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~~STRATEGY 1. Maintain the important ecological functions of parks and habitat conservation areas, including those provided by wetlands, stream corridors, shoreline systems, and forests.~~

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6.2 Transition Strategies

One of the first steps toward achieving the vision is to evaluate the capacity of existing sites to support the County's ~~refined~~defined niche and meet identified needs (as noted in Chapter 4). Once the County begins implementing its short-term management and operations strategies, it should also start developing transition strategies for sites that do not fit this niche.

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~~STRATEGY 22.~~STRATEGY 21. Site Evaluation: Using Table 12 as a base, further evaluate existing sites to determine which sites are suitable for increased facility development. Prioritize projects using the prioritization criteria presented in Chapter 7, and add these projects to the County's CFP.

~~STRATEGY 23.~~STRATEGY 22. Transition Plan: Create a transition plan for sites or facilities which do not fit within the County's niche. Identify which sites (if any) can be sold or immediately transferred to other jurisdictions, and which sites should be held until a long-term transition is feasible.

~~STRATEGY 24.~~STRATEGY 23. Non-Niche Facility Repair: Identify a cost threshold, agreeable to the Island County Board of Commissioners, under which facilities that do not fit the County's new niche will be maintained and repaired. For example, continue to irrigate sports fields and mend damaged backstops, but do not ~~replace damaged irrigation heads~~, renovate turf or resurface tennis courts.

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CRITERION 3. Site Size: Larger sites typically have higher habitat value, greater recreation capacity, and a greater maintenance cost efficiency. The County should avoid

acquiring small habitat parcels, unless these sites contribute to a larger protected area. Also, the County should avoid acquiring sites just large enough to address recreation needs, without space to protect habitat (~~such as paved road ends or 0.1 acre sites for boat ramps~~).

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MAPS B-1, B-2, B-3 & B-4 Changes: Deleted “City/Town Area of Influence”; Added County Line. Changed labeling for clarification.

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MAPS C-1, C-2, C-3 & C-4 Changes: Deleted “City/Towns Area of Influence”; Added County Line; Changed Labeling for clarification; Updated Properties with appropriate Classification symbols.

The Planning Commission confirmed these changes met with their approval.

Chair Enell opened the hearing to the public for comment.

Pat Powell, Whidbey Camano Land Trust

Stated they were really excited about this new Plan, the old plan expired which made applying for grants impossible. She also stated she wanted to thank Joantha for all the work she has been doing and to Public Works. She would like to ask for more time for public comment. Many want to be involved in this, were involved early on and didn't know it was ready for review.

She further stated most of her comments related to the Habitat portion. She wanted to note that on page 32 of the draft it indicated there was a high level, 91% of the received comments of interest in conserving habitat and natural areas. There are parts of the documents that indicate that if a piece of property is habitat only and no recreational use then it should not be considered for County hands and that another appropriate entity should hold it. That might be very difficult, changes have been made to the strategies that she liked; property doesn't necessarily have to be used to be important for Island County, undeveloped land provides ecological services for free. The County does hold land without public access; they are high bank waterfront, mature forest, really critical things to keep protected. They too are very much interested in low impact public recreation. She would provide written comment.

Steve Erickson, WEAN P.O. Box 53, Langley

More time would also be desirable. His concerns related to:

- Whether or not the County will procure lands or easements in the future for properties oriented towards habit only on parcels that not suitable for recreation.
- Treatment of existing lands the County has that are not suitable for recreation and long term conservation of those lands.
- Clearer articulation of the need to protect lands that are used for both habitat and recreation, preventing long term degradation.
- Definition of conservation areas, would like to see a chart with categories and classifications.

- Corridor areas need to include, Oak Harbor, the Swantown Lake area, and Freeland
Sarah Schmidt, 243 Rhodena Dr., Coupeville on behalf of the Whidbey Audubon Society
Also asked for more time to review Plan and make comments.

Chair Enell closed the public comment period.

Planner Andrew Hicks commented on the timeframes involved. This is an annual review docket item, not a work program item and must be passed by the Board by the end of the year or it gets pushed back into next year's docket for adoption in late 2012. He recommends the Commission provides a recommendation no later than November 8, 2011 in order to get this through the legislative body by the end of 2011.

Chair Enell re-opened the item to the public for comment

Wendy DeWinter

Advised the Whidbey Marketplace newspaper is a free paper, which has notification of public events. Another is the local radio station KWDB, 1110 am on the dial 360-240-1110 has public service announcements. This might be a way of getting notice out without cost. She also suggested putting ads in the classifieds.

Commissioner Howard moved to continue the Parks and Recreation Element to November 8, 2011, Commissioner Yonkman seconded,

Commissioner Lippens suggested the main page holds all the public meeting dates.

Motion carried unanimously.

Commissioner Enell moved to adjourn, Commissioner Howard seconded, motion carried unanimously.

Meeting adjourned at 11:55 p.m.

Respectfully submitted,

Paula Bradshaw