

**ISLAND COUNTY PLANNING COMMISSION  
SUMMARY MINUTES  
COMMISSIONERS HEARING ROOM  
11:30 a.m., TUESDAY, FEBRUARY 28, 2006**

**MEMBERS PRESENT:**      Mike Joselyn                                      Ray Gabelein  
                                    Bill Massey    Val Hillers  
                                    Scott Yonkman    Alan Schell  
                                    Sheilah Crider    Wayne Havens

**APPROVAL OF THE MINUTES**

*Val Hillers moved to approve the minutes of December 15, 2006 as written. The motion was seconded by Mike Joselyn and carried unanimously.*

*Alan Schell moved to approve the minutes of January 24, 2006 as written. The motion was seconded by Ray Gabelein and carried unanimously.*

**ELECTION OF OFFICERS**

*Sheilah Crider moved to nominate Scott Yonkman as Chair of the Planning Commission. The motion was seconded by Alan Schell and carried unanimously.*

*Sheilah Crider moved to nominate Val Hillers as Vice-Chair of the Planning Commission. The motion was seconded by Mike Joselyn and carried unanimously.*

**PLANNING DIRECTORS REPORT**

Phil Bakke indicated that the Planning Commission would be meeting this afternoon with the Board of County Commissioners and the Hearing Examiner for their annual joint meeting. Staff will be presenting the 2006 Work Plan and status reports on ongoing projects.

**ITEMS FROM THE PUBLIC**

There were no comments from the public.

Jill Wood provided the Commission with a brief re-cap of the Non-Motorized Trails Plan to date.

**UNFINISHED BUSINESS**

***Public Hearing – 2006 Island County Non-Motorized Trails Plan (Cont. from 1/24/06)***

Jill Wood indicated that she has received letters of support from the Environmental Health Assessment Team, Island County Trails Council, Island County Community Health Advisory Board, Washington State Parks and Recreation and Whidbey Walks. The following are changes that have been made to the 2006 Non-Motorized Trails Plan:

**Page 1-8, Introduction**

- Sentence added, “It is not intended to regulate or direct hunting in Island County.”
- Added the definition of a Non-Motorized Trail and who is able to utilize the trail.

**Page 4-2, Private Property and Vandalism**

- Added to the end of the second paragraph, “as well-maintained trails can enhance property values and provide other economic benefits (please refer to Volume II, Section 5-4: Benefits of Non-Motorized Trails, for links to further information).
- Added to the beginning of the third paragraph, “Public access to trails is sometimes provided by institutional landowners and others, such as the 5 miles of nature trails at Meerkerk Gardens (a non-profit entity) where a small fee is charged to help sustain the gardens. Another example is Whidbey Institute’s Chinook Center, a conference and retreat center with several miles of trails available to the public. In some cases, open space tax status and conservation easements may also provide for public access to trails and water front areas.”

**Page 4-29, Central Whidbey – High Priority Sites**

- *Ebey’s Landing National Historical Reserve, Fort Ebey to Fort Casey:* Added to the end of the paragraph, “The National Park Service is updating its General Management Plan, which includes trails in Ebey’s Landing. This Island County Non-Motorized Trails plan is consistent with the General Management Plan.”

**Page 5-5, South Whidbey Island**

- Duplication of Table 5-18 has been removed.

**Page 7-61, Recommendations**

- **Map Disclaimer:** *These maps were created for planning purposes only. The information herein is general in nature and does not constitute a detailed map of all existing or proposed facilities.*

**Page 7-83, Oak Harbor Waterfront Trail**

- All references to the Brooks study have been replaced with the Windjammer Plan.

#### Page 7-85, **Long Term Projects – North Whidbey Island**

- Reference that all the long term projects are listed out in Volume II.

#### Page 8-99, **Table 8-1: Short Term Projects: Funding and Implementation**

- Added a “funded” column.

#### Page 8-10

- Added Table 8-3: On-Street Projects and Known Cost Totals

#### Page 8-102

- Added Table 8-4: Off-Street Projects and Known Cost Totals

### **Map Changes**

#### Figure 7-5

- Removed any private land from the map. (Met with Wilbur Bishop and Rob Harbour and modified the trail that connects from Ebey Road to Engle Road to the southwest.)

Alan Schell pointed out that Table 8-6: *Island County Government Project Summaries* provides an estimated cost of \$10,844,000 and a funded cost of \$9,913,000 leaving about \$900,000 unfunded. However Table 8-4: *Off-Street Projects and Known Cost Totals* provides an estimated cost of \$1,844,000 and a funded cost of \$395,000 leaving approximately 1.5 million unfunded.

Jill Wood explained that the funding for projects in Table 8-4 is based on various agencies, i.e., Washington State Parks, City of Oak Harbor, Ebey’s Landing NHR, while Table 8-6 is a summary of Island County Parks and Public Works Projects. She pointed out that the Rhododendron Trail, shown on Table 8-4, has been funded. The table shows a “yes” in the funded column instead of the dollar amount.

Alan Schell said for consistency sake it would be nice to show the dollar amount in the funded column with a total at the bottom.

Sheilah Crider noted that Table 8-4 shows the estimated cost for the Maxwellton Trail at \$600,000 with funding of \$244,000. She asked if the plan identifies where the balance of those funds will come from.

Jill Wood noted that the funds are not identified in this document they are identified through the grant funding process for the particular trail. The \$244,000 is from federal monies. Federal monies are an 80% match and Island County has put up a 20% match.

Sheilah Crider said if county dollars have been committed it would be appropriate to indicate that in the plan.

Bill Massey noted that during the review process the Planning Commission expressed some concern about whether public participation in the plan relates to a reasonable representation of the population of Island County.

Jill Wood said they felt that rather than sending out surveys the most effective public outreach would be through conducting open houses. The project team met with over 40 organizations and had a minimum of 20 people at each of the public open houses.

She noted that in response to Ray Gabelein's request at the previous hearing she made phone calls to the North Whidbey Sportsman Association, the Central Whidbey Sportsman Association and the Rod and Gun Club. She followed up her phone call with an e-mail and provided them with a link to the trails plan. She also gave a presentation on the trails plan to both the North Whidbey and Central Whidbey Sportsman's Associations.

### ***PUBLIC COMMENT***

Geoff Hornsby, 5965 Mutiny View Place, Freeland, representing Friends of Freeland and Vision 2025. He was delighted to see that nearly 1.5 million has been allocated for improvements to the shoulders and the walkways in and around Freeland. He inquired as to how the Friends of Freeland can work with the county to make sure that these improvements get accomplished.

Mike Morton, Transportation Planner, pointed out that the Friends of Freeland were successful in getting a Federal Enhancement Grant for a bicycle and pedestrian safety project in Freeland and Island County Public Works will be the coordinating agency for that project. Friends of Freeland are a very focused and organized group and he encouraged them to continue working with the county.

Sue Ellen White, 5075 Zimmerman Road, Langley, representing Whidbey Island Sea Kayakers (WISK). WISK is a new organization with around 40 members that has begun to work in a systematic way to improve water trails and water access in Island County. Island County is at the nexus of one of the world's premier kayaking locations. It is a world class kayaking destination however very few people actually use Whidbey Island in a way that it could be used because of the lack of overnight parking and camping facilities available. Kayaking is a very low impact sport with a very low municipal investment and a huge return. If the facilities were made available you can be sure

kayakers would come to Whidbey Island and when they are not out on the water they stay in the hotels and eat at the restaurants.

She thanked Jill Wood and those who worked with her on the trails plan. She supported the plan as presented.

She pointed out a couple of corrections to the plan. Page 5-52 - Table 5-18: *South Whidbey On-Street Facilities*, Wilkinson Road South was renamed in October to Zimmerman Road. On Map 7-1 the public beach access near Langley at Sandy Point has not been delineated on the map.

Curt Myron, 591 Birch Street, Oak Harbor, belongs to a non-profit walking organization that holds walking events for fun and fitness. This year they will be holding walking events that utilize the newly completed Freund's Marsh Trail.

He supported the trails plan but pointed out that walkers and cyclists do not compete very well for space on the edges of roads so road widening for a walker is not much of an attraction, a trail is an attraction.

David Hollett, 825 NW Prow Street, Oak Harbor, representing the Central Whidbey Sportsman Association supports the trails plan as presented. It does what they have been trying to do for years as far as delineating where you can and cannot hunt and where people can and cannot walk so that both groups can live in peace and harmony on these public land.

Rob Harbour, Manager for Ebey's Landing National Historic Preserve, served on the trails plan steering committee and assisted Public Works staff with this project. The County's trails plan is consistent with the general management plan that Ebey's National Reserve is in the process of finishing up.

They met with Wilbur Bishop to address his concerns about the Cross Prairie Trail. Part of the confusion had to do with the nature of the maps and the fact that they are defining general corridors in a conceptual way and are not real estate acquisition maps.

He noted that because so many partners and stakeholders were involved in the development of the trails plan that it will end up being the central plan everyone looks to for direction. He commended staff on a good job and encouraged the Planning Commission to recommend approval to the Board.

Gwenn Maxfield, Assistant Director of Public Works, noted that the information that has been gathered and the partnerships that have been created in the update of the trails plan have been fantastic and have provided a great working plan to move forward with.

Public Comment was closed.

Ray Gabelein pointed out that there has been talk about sewers in Freeland and felt it would be wise to hold off on the Main Street sidewalks and path project until that has been determined.

*Alan Schell moved to recommend approval of the 2006 Non-Motorized Trails Plan to the Board of County Commissioner's with the minor changes suggested today. The motion was seconded by Sheilah Crider and carried unanimously.*

*The Planning Commission met in Executive Session from 12:30 p.m. to 1:15 p.m. to discuss pending litigation regarding the matter of removing county code provisions that enable the division of land that is split by a county road right-of-way.*

***Public Hearing – Continuation of a public hearing held on September 27, 2005, October 18, 2005, November 22, 2005 and January 24, 2006 in the matter of removing county code provisions that enable the division of land that is split by a county road right-of-way.***

Bill Massey opened the hearing to comments from the public.

There were no comments from the public.

Sheilah Crider pointed out for the record that the Planning Commission determined during the 1998 Comprehensive Plan update that vested lots of record stood.

Ray Gabelein noted that there has been some talk about digitizing the assessor's maps and if that does become available it would enable the county to notify all affected landowners. If it turns out that digitizing the maps is not obtainable then he suggested using the tax statements that go out twice a year.

*Mike Joselyn moved to continue the public hearing in the matter of removing county code provisions that enable the division of land that is split by a county road right-of-way to April 11, 2006. The motion was seconded and carried unanimously.*

The meeting adjourned at 1:24 p.m.

Respectfully submitted,

Pam Dill  
Administrative Assistant