

**ISLAND COUNTY PLANNING COMMISSION
SUMMARY MINUTES, COUPEVILLE REC HALL, COUPEVILLE, WA
SEPTEMBER 15, 2009**

	Members Present	Members Absent
District 1	Val Hillers	
	Ray Gabelein	
	Mike Joselyn	
District 2	Terry Reynolds	
		Rex Porter
	Mahmoud Abdem-Monem	
District 3		Wayne Havens
		William Lippens
	Scott Yonkman	

Chair Ray Gabelein called the meeting to order.

ROLL CALL

Terry Reynolds, Mike Joselyn, Ray Gabelein, Val Hillers, Mahmoud Abel-Monem, Scott Yonkman

Staff Present: Bob Pederson – Planning Director, Anthony Boscolo – Long Range Planner, Brandon Sweeza – Long Range Planner

APPROVAL OF MINUTES

June 9, 2009

Commissioner Reynolds moved to approve the minutes as written, Commissioner Joselyn seconded, motion carried unanimously.

ITEMS FROM THE PUBLIC

None

NEW BUSINESS

Public Hearing and Deliberations

Adoption of the Six-Year Transportation Improvement Program 2010 - 2015 and the Capital Improvement Program 2010 – 2015

Present:

Island County Public Works: Bill Oakes – Director, Steve Marx – Assistant Director, Mike Morton – Transportation Director

Director Bill Oakes provided background for this agenda item. The Six-Year Plans are intermediate range capital planning tools used to identify projects and funding sources and planning construction dates for projects.

The Capital Improvement Plan is for facilities, buildings, parks, drainage, and for the largest capital asset, the road system.

The 588 miles of road system replacement cost is in the billions of dollars. Priorities are set for maintaining the road system:

1. Maintaining the existing system.
2. Safety improvements.
3. Capacity improvements.

He stated he would first like to go over the Transportation Improvement Plan as it is the largest element of the Capital Improvement Plan.

The road fund is primarily funded by gas sales tax and property taxes. Statewide gas sales taxes are down approximately 7.6% this year. Another source of funding, CAPRON comes from gas sold only on the islands which is down 13%. In the Six-Year Plan this correlates to about one million dollars a year so there is around six million dollars less revenue in the Plan than would have been projected last year.

The financial model used for the Plan assumes things will not get any worse than they are now. It holds that financial model steady for the next six years, stating he felt that it was a middle ground. It does not assume there will be a turn around, nor does it assume things will get worse.

There are no new projects funded by County money. The six million dollars referred to earlier represents a year and a half of what the Capital Program is. Out of the six years it takes the last year out. Some new projects are in the Plan, but are funded by State or Federal funds.

New Projects:

- Hastie Lake Road and Zylstra Road intersection, a sight distance improvement funded by Federal money.
- Polnell Road and Reservation Road Guardrail, also a Federal safety dollars project. Installs guardrails.
- Countywide Run-Off-Road Safety Improvements is also a Federal project. Upgrades and installs lane delineators and rumble strips.
- Glendale Road repairs, funded primarily by State funds, in essence a zero interest loan for emergency repairs. Repairs the road including the washout.
- Terry's Corner Phase – 4. Federally funded. Completes the road improvements around the Park and Ride and the business complex.

The Capital Improvement Plan funding source is REET 1 and REET 2 (Real Estate Excise Tax). It is a 1% tax on real estate transactions in the County. This revenue is off by approximately 50%. That revenue is so bad that for a funding model they have programmed in a turn around in the 2011 timeframe showing the revenues returning to some growth.

This provides funding for parks, facilities and buildings, the drainage program, and roads. For the existing year and for 2010 REET fund expenditures have been minimized as much as possible. Programs and projects have been reduced over these two years and is reflected in the 2010 year of the Plan.

There are some new projects, but those are leveraged with outside money.

- Glendale Creek Restoration

■ Jail HVAC Renovation

He asked the Planning Commission to make one amendment to what is before them. Two projects P-6 and P-7 were included in error. The Kinny /Haller Street Parking and the Nursing Services Remodel were both included as a carry over from the old Plan and they have been completed or will be completed this year and do not need to be in the 2010 Plan and will need to be stricken from the Plan.

Commissioner Joselyn asked about number 27, the Maxwellton Road Outfall.

Mr. Oakes replied that this is at the end of the County maintained system and is a partnership with the property owner that is going to build a new structure near the existing outfall pipe. The County has partnered with the property owner to build a new outfall pipe.

Chair Gabelein stated turn lanes are the answer to a lot of the safety issues where County roads intersect the State Highway and he hopes the State Department of Transportation in cooperation with the County will address as many of these as possible. He specifically mentioned Scott Road as being a real disaster.

Commissioner Yonkman spoke in support of the Chairman's comment regarding the turn-out lanes. The turn-out improvements made to the north end of the island have made a huge difference, eliminating the normal 3-4 bad accidents per year.

Mr. Oakes stated they will continue to make the case to DOT for these intersections at every opportunity possible.

Chairman Gabelein opened the hearing to public comment.

There were no public comments.

Commissioner Hillers moved to adopt the Transportation Improvement Program and the Capital Improvement Program with the deletion of P-6 and P-7, Commissioner Joselyn seconded, motion carried unanimously.

Planning Director's Report

Director Robert Pederson provided a briefing to the Planning Commission.

1. Sign Ordinance

The Board of Island County Commissioners authorized staff to move forward to amend the Sign Ordinance for Island County. There will be some outreach to the sign companies and the public, with the goal of achieving a balance between the signs necessary for business visibility and vitality and preserving the rural environment and appearance of the community.

2. Freeland Sub Area planning effort

The remaining elements of the Comprehensive Plan and the Growth Management Act for the Freeland Sub Area Plan to be completed before development regulations are put in place. The Land Use Element for the Freeland Sub Area Plan was adopted, but the Transportation Element, The Public Facilities Element,

The Housing Element, and other required elements under GMA need to be done prior to or in conjunction with actual development regulations. Work on the planning side of the equation needs to speed up while work on the regulations is being done in order for them to come together at the end.

3. The 2010 Planning Docket

Priorities need to be addressed. The wish list far exceeds current resources available. The Fish and Wildlife Element will be a major undertaking with some possible grant funding available.

4. Update to the Shoreline Master Program

Planning needs to be done in early 2010 for the 2012 amendments to the Shoreline Master Program, grant funding is available with a set schedule of very specific deliverables and timeframes for the updated Shoreline Master Program. It will be an extensive work process that will occur over the next three years.

Recess

6:30 p.m.

**JOINT ISLAND COUNTY PLANNING COMMISSION
TOWN OF COUPEVILLE PLANNING COMMISSION
Public Hearing**

UNFINISHED BUSINESS – Third public hearing

Ebey's Reserve – Proposed amendments to the standards and procedures that regulate development within Ebey's Landing National Historic Reserve.

Chair Day opened the joint meeting for Town of Coupeville Planning Commission,
Present: Chair, David Day, Commissioners Doug McFadyen, Chet Baker, Barbara Cope
Larry Kwargsick – Town Planner, Nanc Garner – Secretary

Others Present: Bob Pederson - Island County Planning Director
Mimi Sheridan – Consultant for the Design Manual
Mark Preiss - Ebey's Reserve Manager

Chairman Ray Gabelein called the Island County Planning Commission back in session.

Town of Coupeville Planning Commission

The meeting was called to order by Chair David Day

A motion was made by Commissioner Baker, second by Commissioner Cope requesting Island County Commissioner Ray Gabelein chair the public hearing. Motion passed unanimously.

Island County Commissioner Gabelein welcomed everyone and explained the procedure for the public hearing. He explained the format of the public hearing and reminded the audience who wished to speak to present their comments relating to Ebey's Reserve initiative.

Staff presentation began with Island County Planning Director Bob Pederson who explained that tonight's discussion should be about fundamental policy items. He stated that some ordinances

and codes relating to the County still need to be worked on and if there wasn't a deliberation tonight, the public hearing could continue to Oct. 13, 2009.

Town Planner, Larry Kwarsick, stated he has tried to address the public comments received during the course of the last public hearing and has put together a staff report addressing the issues that have been raised in the past. The report addresses the Public Benefit Rating System, painting, windows, communication towers, and farm cluster preservation.

Chair Gabelein declared the public hearing open at 6:45 p.m.

Mary Engle – 146 Jacobs Road, Coupeville

Stated the Reserve and the community should get involved and help sustain the farming community. There have been generations of farming since 1852 and assurance is needed to make sure farming will be around for years to come. Older farm owners are retiring and leasing their farms while younger farm owners are moving east due to regulation costs. She asked where will farmers get money to restore their old buildings and working barns? She is concerned who will be running the show and thinks the Reserve should be working with those in agriculture and not working on codes and processes.

Robert Warder – 202 9th Street, Coupeville

Stated he is a historic home owner and worked for the Post Office for 37 years. He discussed the letter he received from the Design Review Board (DRB). He feels that Ebey's Reserve has grown, and along with the creation of the DRB, there is now a lot of power. He completed a DRB application and went out of town. His application was approved but someone was on his property and he was offended he wasn't informed. He thought he should have been made aware that the DRB would be checking out his property and to make an appointment to meet with him. He said that this is how the DRB works and they go above and beyond their level of authority. He hopes the proposed town guidelines are fair for everyone and will allow him to continue to work on his home.

Albert Bowers – 705 NE 6th Street, Coupeville

Stated his comments were the same as what he said at the last public hearing.

Steve Smith – 69 South Sherman Road, Coupeville

Said he has not read the proposal but hopes it is fair. He stated this is a good idea but hopes the Reserve is not taking rights away from others. He thinks the Reserve has more rights on the property they have purchased vs. property that the Reserve has not bought. Property owners are getting shackled and he believes everyone has a right to paint their own home whatever color they want. He would like the Reserve to work with property owners.

Len Engle - 1112 West Terry Road, Coupeville

Stated he had sat on the original Historic Review Committee and the goal was that it would be an ongoing living Reserve. He wants to know what is considered historic, ex. falling down barns. He asked if something built today would be historic in 100 years. He stated that in the old days, painting was done on what people could afford and architectural beauty was in the eye of the beholder. He does not understand that the County does not have any rules for their buildings within the historic Reserve. He did not feel a one size fits all rule would work.

Chris Burton – 1049 Berchell Road, Coupeville

Stated he sent an email and has not received any answers to date. It has been a month and he has not heard from anyone. He has concerns with the manual on page 60, #3 – antennas and ham radio operators and that this is unacceptable and needs to be removed. On Page 60, #10 – he asked for clarification on what significant areas means and where they are located as well as material and color.

Chair Gabelein responded that a revision has already been made to this section.

Planner Kwarsick responded that he has tried to respond to Mr. Burtons' concerns and is working on a solution within the Reserve.

Al Lindell – 463 Coddington Road, Coupeville

Stated he has not read the manual, but that it looks overwhelming and asked if there was a final draft. Mr. Lindell asked if this was a transfer of power from Planning Commissions to the DRB and if it takes up some of the slack that the County is used to doing.

Mr. Pederson, Island County Planning Director, responded that the local planning agencies for the County can delegate the authority to the HRC as an advisory body, but couldn't issue the final decision. He said that is one of the areas that needs more work. The Town of Coupeville is different and does have a decision making body (DRB) and under this proposal there would be a unified set of standards for all areas of the Reserve.

Planner Kwarsick responded that under this proposal there would be a 3 tiered process. The commission will be responsible for overseeing the activities or major changes within the Reserve and minor changes will be dealt with administratively. Mr. Lindell asked about grand-fathering

Chair Gabelein responded any Existing Use (setback) is governed by law when it was established and would not be retroactive.

Betty Gewald – 603 NE 9th Street, Coupeville

Stated she was concerned about the code and that it would take away her property rights. She thinks the wording needs to be more definitive and with more clarification. She further stated she does not feel she is represented on the proposed commission. She stated there should be more people on the commission who have lived or are owners of historic structures and appreciate the obligation it takes to own an historic home. She thanked the Planning Commissions and commended them for taking on such an important project.

Don Sherman – 48 South Sherman Road, Coupeville

Stated he is a farmer. He said in the beginning, the process and revisions to the Code made sense for the County, but he is concerned it is becoming too far reaching. He brought attention to the demolition section and said there should be economic considerations for farmers and their buildings. He appreciated those individuals who came out to review his farm and the concerns raised earlier with regards to management and the farm cluster plan. He thought the establishment of an Ebey's fund is a great idea and hopes there will be funding available. He asked about the priority for distributing the funds and wants more thought to be given on this issue. His final comment was that the Reserve has been a great success and a lot of progress had been made to date and to stop trying to fix something that doesn't need fixing.

Tom Tack - 710 North Main, Coupeville

Said he owns a historic home and stated he was a member of the Historic Reserve Committee. He thinks the process is open and fair. He commented on color choices and painting and gave examples of the Jenne Farm and the Anchorage Inn. He said to take a look at the two structures and remember that one is historic and one is not. He also said they should take a look at the make up of the commission and make sure it is balanced. The commission should include private property owners and farmers within Ebey's Reserve. He stated he likes what Planner Kwarsick, Mark Preiss and Jeff Tate have done, with regards to the proposed amendments to the standards and procedures that regulate development within Ebey's Landing National Historic Reserve.

Joe Morgan – 700 Scenic Hits. Road, Oak Harbor

Said he has read the materials on the internet and understands what is being protected. He talked about solar energy and what is going to happen in the future and is concerned that the committee will not allow it. He discussed the transportation developing along Scenic Heights. Road, the expansion of the road shoulder and guard rails. He wants to be sure the north side of Penn Cove is represented and appreciates the work that has been done on the initiative to date.

Chair Gabelein declared the public hearing closed.

Chair Gabelein announced that the public hearing would be continued to the evening of October 13, 2009 and there may or may not be deliberations at that time. He encouraged everyone to send in any written comments.

Adjourned at 7:55 p.m.

Respectfully submitted,

By Paula Bradshaw
Administrative Assistant