

**ISLAND COUNTY PLANNING COMMISSION  
SUMMARY MINUTES  
COMMISSIONERS HEARING ROOM  
TUESDAY, APRIL 24, 2007**

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

**MEMBERS ABSENT:**      Alan Schell                      Bill Massey  
                                 Deb Eidsness

**ELECTION OF OFFICERS**

*Ray Gabelein moved to nominate Val Hillers as Chair of the Planning Commission. The motion was seconded by Sheilah Crider and carried unanimously.*

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

**APPROVAL OF THE MINUTES**

*Ray Gabelein moved to approve the minutes of January 9, 2007 & February 27, 2007 as written. The motion was seconded by Scott Yonkman and carried unanimously.*

**ITEMS FROM THE PUBLIC**

Mitch Streicher, Freeland, inquired as to when the public would be able to comment on the present draft Freeland Sub-Area Plan, the updated plan and the final plan.

The Freeland Sub-Area Plan took 5 years and 5 months to produce and has 137+ pages. The public needs plenty of time to read and absorb the draft plan and any proposed changes.

Steve Shapiro, Freeland, noted that the zoning and density map submitted by the Freeland Sub-Area Committee is only a draft. The committee wanted the map to be fine-tuned and completed, with local input, nearer to the time that the plan was going to be adopted.

In retrospect that was the correct strategy given that so much time has passed and so much has happened in Freeland. As the committee’s letter of transmittal to the Board of County Commissioners states the committee’s recommendation that Freeland be designated an NMUGA is contingent upon substantial local control over the creation, implementation, and enforcement of design standards. Once Freeland becomes an NMUGA the rate of growth and development will depend on sewer, zoning, density and economics. Most people understand these realities. The people of Freeland and the surrounding areas are deeply concerned about preserving the rural character of our community. Those people, your constituents, as represented by the Freeland Sub-Area Committee long for local control over the types, sizes and appearance of the commercial buildings to be built in the future. To this end the Planning Commission must insist on design standards for Freeland that are created with significant local input and rigorously enforced. Anything less would be an affront to those of us who spent hundreds of hours creating the draft Freeland Sub-Area Plan, worse it would be an affront to the people, we and you represent. Fortunately there are plenty of volunteers who are willing to contribute their considerable expertise, time and love for the community to the effort. We are willing to be part of a local design review board however if there is a better way to achieve the goals of stringent local control then we are all for it.

Eric Winter, Freeland, noted that he was the owner of a small commercial parcel that is being proposed to change from Rural Center zoning to Low Density.

Phil Bakke indicated that “Items from the Public” is intended for items that are not part of the agenda. There will be time during the public workshop for comments on the Freeland Sub-Area Plan.

***PLANNING DIRECTOR’S REPORT***

Phil Bakke, Planning Director, updated the Commission on the County’s Wetlands update and proposed new CAO regulations. An informational mailer will be sent to all property owners on May 11th. It will provide a brief overview of the process, proposed regulations, frequently asked questions and ways for citizens to be involved in the update process. Public workshops are being conducted on the following dates:

May 21	6-8 pm	South Camano Grange Hall	Camano Island
May 30	6-8 pm	Race Road Fire Station	Central Whidbey
May 31	7-9 pm	Taylor Road Fire Station	North Whidbey
June 2	10-noon	Four Springs Lake Reserve	Camano Island
June 6	6-8 pm	Race Road Fire Station	Central Whidbey
June 7	6-9 pm	Trinity Lutheran	South Whidbey

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In addition to the County wide mailer all members of the public who have requested to be provided with information on the wetland update, approximately 1,100, will receive additional information as well as a CD containing the proposed regulations, comprehensive plan changes and other supplemental materials. Hardcopies will be available upon request and the materials will be on the County's website.

The Freeland incorporation process is dependent upon the Non-Municipal Urban Growth Area (NMUGA) process being completed and Freeland being designated an NMUGA.

In an effort to move this process along the County signed an amendment to the Interlocal Agreement with the Freeland Water and Sewer District that allows the County to fund the next stage of the Freeland Sewer Study.

The Department intends to conduct some community meetings in Freeland to gather input on the Freeland Sub-Area Plan. To aid the Planning Department in this process the County has retained the services of Roger Wagoner of BHC Consultants.

***NEW BUSINESS – Public Workshop - Briefing on the Freeland Sub-Area Plan***

Roger Wagoner, BHC Consultants, noted that his firm has been retained by Island County to complete the Freeland Sub-Area Plan for adoption by the Board of County Commissioners in October 2007. The intent of the completion is to honor all of the good work done by the Freeland Sub-Area Committee. The completion process will include:

- ✓ Review of the draft plan and draft environmental impact statement as well as all materials in the County record that were generated during the previous planning process;
- ✓ Reinstatement of the SEPA scoping process and conduct an open house and EIS scoping meeting in Freeland to listen to community issues, concerns, and comments (end of May);
- ✓ Updating of the planning database to reflect actions and activities that have occurred since the planning process stopped in 2004;
- ✓ Preparation of a revised/updated Draft Plan and EIS based on the public comments, Planning Commission suggestions, new information, and changes to the Growth Management Act.
- ✓ Planning Commission workshops (June/July) and public hearings (August) on the Draft;
- ✓ Preparation of the revised Draft Plan and Final EIS;
- ✓ Review by state agencies (60 day review);
- ✓ Board of County Commissioners workshops and public hearing (September) on the Planning Commission recommendations;
- ✓ Final Adoption.

Any changes to the vision, goals, policies or content of the current draft will be carefully considered and clearly expressed based on the process described above. Throughout the process, the record will remain open for public comments.

### ***PUBLIC COMMENT***

Dean Enell, Chair of Freeland Incorporation Committee, asked if the consultant's scope of work included any kind of financial feasibility study of the Freeland area with regard to the cost of sewers or property and sales tax.

Robert Wagoner explained that the sewer analysis is being done by a separate consultant. With regard to property and sales tax they will collect any information that is easily available to them.

Dean Enell asked if they would be publishing a time line.

Robert Wagoner noted that they plan on publishing the schedule on the County's website along with when they expect to have products generated and ready for public and Commission review.

Cliff Bjork, Langley, asked when in the process was the appropriate time to provide property specific input.

Robert Wagoner indicated that if someone has comments on the draft land use map regarding the zoning on their property they need to do that as soon as possible. He pointed out that it is very important that they look at the rationale that produced the map and explain why they feel that rationale is wrong.

Cliff Bjork submitted a letter into the record regarding the proposed zoning for two parcels in Freeland. (Growth Management Record # 9303)

Bill Frederick, Freeland, worked as a Citizen Volunteer with the Freeland Sub-Area Committee, is currently Chair of the Freeland 2025 Vision Committee for Trails, Walkability and Pedestrian Safety and is also on the Board of Friends of Freeland. He wanted to make sure that all the work done by the volunteers makes it into the final product.

Ron Ward, Freeland, noted that he was on the subcommittee charged with defining boundaries for possible Freeland incorporation. One issue that has come up is the boundaries of the Joint Planning Area (JPA). He asked if the JPA was part of the process of the NMUGA study.

Phil Bakke recalled that the Freeland Sub-Area Committee recommended a broad JPA boundary knowing that is an area, which in the future, Freeland can potentially grow into.

A JPA operates under the overall planning scheme of the County. The goal of the Freeland Sub-Area Committee was to get a plan ready that represented the local interests of the area that would be immediately affected. The finished product will go through plenty of annual review additions and subtractions over time.

Ron Wells asked if it would be appropriate to provide suggestions for the JPA boundary during this process.

Phil Bakke felt it was appropriate to do so.

Robert Wagoner said it would help if they explained not just where they want the boundary to be but also why people want an area to be “not urban” now but “urban” someday.

Ron Ward said he thought the concern was how to maintain the rural character of the Freeland area.

Steve Erickson, WEAN, asked if a land capacity analysis was going to be conducted.

Robert Wagoner indicated that they will try to update the previous analysis.

Steve Erickson, WEAN, noted that one of his concerns which will come up during the scoping process is in regards to urban development cutting off wildlife migration and movement through that portion of the island, points south and north.

Eric Winter, Freeland, provided a letter and maps regarding Parcel #S8290-00-00061-5 for the record. (Growth Management Record # 9304)

Herb Hunt noted that he owns property in the Freeland JPA at 5936 & 5924 Cedar Street. He was a member of the Freeland Sub-Area Committee and prior to that was on various organizations helping the Freeland volunteers put together and support the process.

One of his concerns is how thick the dust is that has collected on the Freeland Sub-Area Plan. It is sometimes hard to read through all that dust and not lose something in the translation. A lot of discussion went into design standards and design review and he hoped that does not get lost.

The meeting adjourned at 2:03 p.m.

Respectfully submitted,

Pam Dill  
Administrative Assistant