

**JOINT ISLAND COUNTY PLANNING COMMISSION
TOWN OF COUPEVILLE PLANNING COMMISSION
SUMMARY MINUTES,**

Coupeville Recreation Hall, 901 NW Alexander Street, Coupeville Washington
Tuesday July 28, 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	
	Bill Lippens	
	Scott Yonkman	

Roll Call

Terry Reynolds, Bill Lippens, Val Hillers, Ray Gabelein, Mahmoud Abdem-Monem, Wayne Havens, Scott Yonkman

Present: Jeff Tate - Island County Long Range Planning Consultant, Larry Kwarsick - Town of Coupeville Planner, Mark Preiss - Ebey's Reserve Manager

Approval of Minutes

May 26, 2009

Commissioner Yonkman moved to approve the minutes as written, Commissioner Hillers seconded, motion carried unanimously.

Motion to authorize the Chair to sign Findings of Fact on Essential Public Facilities, Utility Segregations and Mini-Storage amendments. Commissioner Hillers so moved; Commissioner Yonkman seconded, motion carried unanimously

Joint Hearing of the Town and County Planning Commissions

Hand-outs:

- July 21, 2009 Transmittal letter from Larry Kwarsick, Town Planner and Jeff Tate, County Consultant Planner (Former County Planning Director)
- 16.12.080 Historic Preservation (Proposed)
- Draft Design Standards and Guidelines Manual for Property Owners
- Appendix A, Island County Historic Sites
- Exhibit B, 3.40.020 (Proposed changes to PBRs)
- Map identifying the two areas affected by these changes

Town of Coupeville Planning Commission Chairman David Day opened the meeting for the Town of Coupeville Planning Commission.

Present: Barbara Cope, Chet Baker, Doug McFadyen, David Day

Chet Baker moved to have Ray Gabelein chair the joint meeting, Commissioner Barbara Cope seconded, motion carried unanimously.

Chair Gabelein provided an outline of the proceedings. It is a legislative public hearing to obtain public input on Ebey's Landing National Historic Reserve changes to the existing County & Town of Coupeville Comprehensive Plans. This is the first of two hearings, the second will be held on August 25th at a time to be discussed at this meeting. An evening meeting is being considered to have as many people as possible be able to attend.

Commissioner Hillers asked about the mailer that stated the August 25th meeting would be at 1:00 p.m.

Mr. Tate replied a mailer had been sent out and schedule the hearing based on venue availability. Since then there has been feedback that an evening meeting was needed at it is planned to have the hearing at the Coupeville Recreation Hall. The group meeting there on that day has agreed to allow the Planning Commissions to hold their hearings and that group will reschedule.

Mark Preiss, Reserve Manager at Ebey's Landing National Historical Reserve. Thanked the Island County Planning Commission and the Town of Coupeville Planning Commission for their thoughtful leadership and participation through this important process. The end product will be better through their input and perspective.

He thanked those present, stating he knew it was hard to participate during the day, but that it was critical to the health of the community and the Reserve that their voices be heard and reflected in this renewed design review program for Ebey's Reserve.

He thanked the Mayor for her vision and leadership in bringing the partners together. He thanked the Island County Board of Commissioners and the Town Council of Coupeville for their leadership and commitment to the Reserve and for their encouragement.

Additional thanks went to the Historic Review Committee (HRC) and the Design Review Board (DRB) for their countless hours of input on the draft materials.

He thanked the project consultant, Mimi Sheridan, for sharing her 30 plus years of experience in historic preservation, planning and policy work, stating she had been an invaluable resource to this process, and the lead in putting the design manual draft together. He further extended his thanks and appreciation to Larry Kwarsick and Jeff Tate for their tremendous attention to detail, for their professionalism and insight in putting these materials together.

Why Now? Leverages Partner Resources, More Effective Protection of Reserve's Distinct Resources, Establishes Predictable and Consistent Process:

- The partners recognized that Ebey's at 30 was a time for re-engagement, a time to better leverage their resources as partners

- Consensus that a better job could be done at protecting the Reserve’s heritage and at engaging applicants, residents, and the community in the design review process.
- Develop a predictable process for property owners and builders
- A process that includes ongoing training for staff and commission members, and a process that is fully supported by staff.
 - It includes accountability.
 - An annual review of program to fine tune as needed.
 - Features “One Play Book” that is objective and is staff and partner assisted.
- One process that reflects the Reserve’s Partner commitment and Trust Board management of Reserve
 - One that is integrated with incentives.
 - A streamlined process.
 - PBRS, future grants program.
- A balanced approach with something for everyone.

Reserve Background

As the first Historical Reserve in the United States, Ebey’s Landing protects an important part of America’s rural character. It is a national model for sustainable development in rural communities. It is the only remaining area in the Puget Sound region where a broad spectrum of Northwest history is clearly visible on the land and protected within a landscape that is lived in and actively farmed. It is a place that is sustained using contemporary conservation strategies, local stewardship, and leaves the land primarily in private ownership while preserving its historic, cultural, and rural character.

The Reserve is a rich mosaic of people, land, history, and tradition that form the only unit of the National Park Service in the country to be managed by a Trust Board comprised mainly of local residents.

A comprehensive design review approach for Ebey’s Reserve has been developed over the last year. One that avoids duplication of services, is consistent, practical, streamlined where it makes sense, more stringent where appropriate, and one that contains incentives to support the efforts of private property owners trying to preserve their historic properties and buildings.

It is a working draft that needs public input and perspective. There are several areas that need further work. Does this process give the 17 working farms of Ebey’s Reserve the flexibility they require to respond to the changing Ag markets? Are there topics or important items missing? Is it too strict or too loose?

The resources of Ebey’s Reserve are important learning opportunities for the next generation and they are irreplaceable. He asked that everyone remember that as they strengthen the planning and design review safety net and give our citizens the tools they need to more effectively protect the heritage of this remarkable place.

He ended by thanking the Planning Commission members and community members for their role in helping to make that happen.

Larry Kwarsick, Coupeville Town Planner

He stated his role in this joint session was to present part of a three part proposal that the two Planning Commissions and the Town and the County are considering. He discussed the proposed Unified Code that will be applicable to all areas of the Town and the entire unincorporated portion of Island County within the Reserve. The Unified Code would result in modifications to the County Code and elements of the Town Code. It will not be an amendment to the Town or County's zoning regulations. It will not change the uses allowed or the densities within the reserve area.

On a parallel path, the Town of Coupeville has a number of other related Code amendments that will not be dealt with in joint session. The Planning Commission of the Town and the Town Council will be addressing these and at the end of that will merge with the conclusion of joint deliberations of these two bodies.

The Unified Code will establish a single process for design review throughout the Reserve. It established a Reserve Commission and will replace the current County Historic Reserve Committee (HRC) and the Town Design Review Board (DRB). The body will be appointed consistent with the procedures laid out in the draft Unified Code by the Town Council and the Board of County Commissioners in partnership with the Trust Board of Ebey's Reserve. It establishes review authorities and responsibilities that are tied to specific locations within the Reserve. It also establishes process and standards that relate to the nature of the proposal, especially as the proposal relates to a historic structure.

For the County it establishes a new process with regard to demolition or relocation of historic structures, for the Town it amends and modifies the current process and standards for considering the demolition or relocation of historic structures.

Both within the Town and County this ordinance would designate historic structures. Structures that were designated as contributing in building a landscape inventory that was prepared for the Ebey's Landing National Historic Reserve.

In the Town it will add a significant number of historic structures that were designated as contributing in that inventory, but weren't identified by the Town in their Comprehensive Plan as historic structures. There is also a disclosure requirement to make sure individuals that acquire property will be aware prior to purchase of these design guidelines and process requirements relating to protection of historic structures.

Jeff Tate, Long Range Planning Consultant

Public Benefit Rating System: Owning and maintaining historic structures can be very expensive. The County has had a program since 1998 that is authorized under State law for counties to adopt whereby a point values is assigned to different types of resources or attributes of a piece of property. The point value equate to property tax reductions.

There are lots of different point values assigned in the current program related to environmental features like wetlands and streams. If you have those types of features on your property and you do more than what the County Code requires, you can get points assigned and the more points the greater tax reduction you would be eligible for. Historic Preservation concepts and goals will now be inserted into that same program.

Exhibit B outlines the pertinent section of the Public Benefit Rating System relevant to Historic Preservation.

Page 6 outlines the goals and the eligibility requirements for historic preservation and restoration.

Draft Design Manual, July 21 2009

Provides an illustrative element of the concepts related to architectural features.

It is divided into three sections:

- Part I introduction and Guidelines
 - It takes what is in Code that defines the process, the procedures and criteria and pulls it out of Code language and puts it into something that is more user-friendly. There are charts that attempt to make it easier to understand what rules apply to projects and how the process works.
- Part II Design Standards and Guidelines
 - Gets into a more illustrative set of guidelines. It also explains what the goals are and what principles relate to each of the different aspects of a development proposal. There are nine or ten different aspects of development by subject that describe things people should think about or look at prior to submitting the application.
- Part III Appendices
 - Lists the properties that are on the Historic Register and provides a glossary of terms and definitions.

Chair Gabelein opened the Hearing for Public Comment

Ted Clifton, 460 Kenneth Pt. Place, Coupeville, WA

Generally he wanted to say he supported the premise of what was being done. To a greater extend it takes it out of the hands of an appointed board that might change members every few months and puts in a process that would be more consistent.

There is one page of which he has concern. Page 61 of the Design Guidelines, where it talks about energy conservation and sustainability. There are some things that are just plain wrong. Where it says the greenest building is an existing building that is well maintained and remains in use. To some extent that may be true, however there are many historic buildings, one of which he owns and if it were rehabilitated as a home it would use five times the energy of a new code built home. There is no way that building could ever be made to be half as efficient as today's code built home, without destroying the building.

The amount of energy required to make all of the lumber in that house takes about the same amount of energy as driving a pick up from here to San Francisco and back. There is not much energy that is embodied in that house. When people talk about the embodied energy in an old home, it is not in the lumber, it is not in wood frame structures. That same amount of energy would heat that house for less than two weeks in the winter time. We are talking about an enormous waste of energy to preserve all of these structures just for the sake of preserving structures. There needs to be something very special and technologically preserve-able about the structure before we take those moves.

The most important thing about history is not that you can look at what happened five hundred or a hundred or two hundred years ago, but what we do with what we learn from it. One of the things we are learning very quickly in this century is what we did two hundred years ago and one hundred years ago is not sustainable and we have to change how we do things.

Commissioner Lippens suggested if information is presented, stating facts and figures it would be nice to have written documentation on where those facts and figures were obtained.

Constance Wolfe, 565 Olympic Dr. Coupeville, WA

On page 5 of the document labeled, Replaces Review Process and Standards (16.12.080) the portion that addresses the commission appointments is what she would like to address. "Four members would be appointed by the Board; one of these four appointments would be based on the recommendation of the Trust Board of Ebey's Reserve. Four members would be appointed by Coupeville Town Council; one of the four would be based on the recommendation of the Trust Board. One member would be appointed jointly by the County Commission and the Town Council, upon the recommendation of the Trust Board." To her the Reserve Trust Board is really the primary entity tasked with preserving this area for the national interest. It is not Coupeville's Reserve, it is not even Island County's Reserve, although we are privileged enough to be part of it. It is a National Reserve. She suggested the members be appointed by the Trust Board.

Frank Schorwat, 13322 SR 20, Coupeville, WA

His first observation is that only one more meeting might not be sufficient to get the public's input. The current Historical Committee in his opinion is the tail wagging the dog. He believes the County; the professional people that are in the every day stream of working on these issues know what works and what doesn't. To have this committee of individuals who profess to be professionals making the decisions is wrong, recommendations yes, but not final decisions that overrule the County.

If this historical site belongs to the government, then the government should be involved and not the County. It is the County's problem it is the County's taxes, it is the County's people. If you leave it up to an appointed committee he has a problem with that. It seems to him the County people whom he believes in have their hands tied and a blindfold on.

He further stated he is all for this if this removes that blockhead and puts in place a more uniform code, ethics, and decisions by the public through its' elected officials and puts it back in the hands of the County.

Don Sherman, 48 S South Sherman Rd., Sherman Farms, Coupeville, WA

Thinks we all have a great and wonderful thing here in the Reserve; a working living area in which they get to live in this park and it is a good thing. He stated his background is in agriculture and he farms here in the County.

When the idea of having some guidelines put together for the Reserve to address some of the problems that came forward it looked like a pretty good idea, stating however he is a little less supportive today after having briefly looked at this.

As an operator of a business in the Reserve his focus is having the ability to continue operating as a business. So much time is spent looking back historically, trying to make sure these important features are saved, and he hopes as much time or more is spent looking forward.

Regarding the process under discussion, an appointed commission has merits. They are a decision making body, it is more authority than the Planning Commission has; it is a big step and a big change. It is a consideration when bringing applications forward for projects, it looks like the scope of authority that is there related to land use and permitted and conditional uses within the County is not only advisory but can be direct decision making bodies. He would like that to be clarified.

There was a lot of work that went into the County's Comprehensive Plan and he thinks they need to honor that work. There are areas within this, such as the demolition portion that has some serious teeth in it. He hoped that private property owners take a look at that and really fundamentally ask themselves if they can live with what is in here when applied to their own personal situation. Does it make sense, is it reasonable. The idea was to create a process that was simpler for residents, so they could go in with certainty in what they were doing. He did like the disclosure portion, so people will understand.

The demolition portion has a lot of factors to consider. Does the County National Parks and the City want to assume liability for structures the property owner may not be able to afford or believe is in the best interest of their future plans for the company? The document states the property owner bears the burden of proof by hiring a structural engineer to prove that is an unsafe structure. You move from that point to step two where it gets even more teeth in it, where you're getting appraisals, property values, could it be sold to somebody else, what is that market price? Moving on to the next phase of that where it even requests financials from individuals as to again, what are your alternatives, what is your financial position basically, unless he is misinterpreting this.

A few things he saw that he was disappointed in include the restrictions built into wind energy. As we are trying to be forward looking and coming up with alternative energy there is wind turbine language in there but it is scaled far back from what he would like to

see. In his view of how this is constructed, the tax incentives and tax credits that are created there are basically taken away from owners to pursue it.

For people who live in the Reserve, this is an important issue long term. People in the Reserve need to know what is going on and the Planning Commission needs to make sure that they do. There are some pretty impactful things in here for people who may have a historic home and not be in a position to deal with it. The Public Benefit Rating System and the tax incentives are good ideas, but everyone's situation is a little bit different. He really hopes the public gets involved in and reviews these documents in detail and make sure it's something when applied to their own personal situation they can live with and that it is going down the road we all want for the Reserve.

Mary Engle, A senior appraiser in the Island County Assessor's Office.

Stated she handles Current Use programs throughout Island County as well as all the historical exemptions and new construction exemptions. One of her concerns is the Public Benefit Rating System, before that amendment is actually brought forward, she would ask the Planning Commission to review the fact that the State already gives a ten year exemption for historic structures. There are properties within Ebey's Reserve that use this and currently have this exemption. She asks that they review that first before asking the legislative authority to bring in a portion of this new amendment to the PBRs. She said she had a feeling they would be countering each other when maybe just one could be made use of.

Jan Pickard, 1075 Burchell Rd. Chair of the Trust Board

Read a statement into the record from the Chair of Ebey's Landing National Historical Reserve Design Review Committee, and owner of Cascade Custom Homes, Jon Roberts, who could not be present.

"I am pleased to read Jon's statement for him today. As for myself, while I am not a professional in the area of design review and ordinances I do have ideas, and senses of direction, concerning this process and the outcome.

I know without hesitation that the partnership between the Trust Board, Town of Coupeville and County is the right thing at the right time. I know that the Reserve, and Reserve citizens, will be best served by a transparent, seamless, up-front, well articulated set of procedures and ordinances that is consistent Reserve wide. I believe that the Reserve must be treated as the national treasure it is, guided and guarded to the fullest extent possible, as a result of this ambitious process.

I thank the Town and the County for their commitment to assume leadership in developing this proposal, and for the many hours of staff time that has been dedicated to bringing the proposal to today, the first public hearing. I believe that with continued input and hard work we will see a unified Design Review process to serve the Reserve and its' citizens.

Now, the statement from Jon Roberts.

‘As the Chair of the Ebey’s Landing National Historical Reserve Design Committee I bring great enthusiasm with this letter, Due to prior scheduling commitments I am unable to be personally present to read this, however I know it will be communicated in a manner that reflects the spirit with which I write.

The design review process that we are discussing today reflects in many ways upon each one of us as citizens and stewards of the great Reserve. As we wind closer to having a better understanding on how this process will benefit all parties I want to clearly state that I have been a proponent for this and a skeptic of how it would work.

Clearly the work produced to date has taken the skeptic out of me and gives me great hope that the outcome will be a balanced approach to design using consistent standards that create an easy process for our customers. This process makes tremendous sense for both the public and private sectors all the while maintaining a stronger protection mechanism that is badly needed.

I am a home builder by trade and naturally these processes look like more government interference with the work that needs to be completed. However, having worked with the Historical Review Committee on many occasions during the permit process I look forward to seeing the implementation of this manual and standards. I see this as the win-win we all hope to be a part of.

Finally, I know and understand that this document is still rough and in draft form. It has several issues that are in need of public input and wrinkle straightening, but overall I know that the committee will in the end prove a clear, consistent, sensible and easy to use document that I look forward to using form nay years to come.

Thank you for allowing me to speak in front of your today. – Jon Roberts”

Paula Spina, 1025 Crockett Farm Rd. in the Reserve, also a member of the HRC Stated her understanding of how the structure was done in the original ordinance with the HRC, the County format for the review committee was to have your neighbors, volunteers who lived in the Reserve and not professionals, specifically not professionals, review the property. So it was the people you lived with and deal with and not bureaucrats and she personally feels that is the preferred way.

Not to have professionals wheeling and dealing as has been seen over the course of time among different County political parties, but to have your neighbors, volunteers, the people who live and work in the Reserve with you work with you to make the decisions to both enable all of us to live peacefully and to protect the Reserve.

Her one major concern is the way in which the members will be appointed to the committee may be illegal. Her concern is that in our representational form of government it forms two classes of citizens. One class of citizens, people who live in the county get to vote for the County Commissioners and the County Commissioners will get to choose

four commissioners. Those people who live in the county will have representation with regard to those four members. The people who live in the Town get to vote for the County Commissioners and the Town Council and they will get to vote for the people who will choose eight of the commission members. She feels it is a violation of the law, a violation of the equal protection clause of the U.S. Constitution and the Washington Constitution. It gives more representation to Town residents than County residents. One way to rectify that is to have the Trust Board appoint all of the members. Another way would be to directly elect all of the members to the commission.

On the whole she urges the citizens to get behind this process and support it.

Steve Foster 547 Scenic Heights Rd.

There is way too much information provided today for people to make an intelligent comment today. He feels more meetings are needed. Something lacking in the documentation is maps of the areas. Some don't understand where zone 1 or zone 2 are located, there needs to be some education for those not familiar with the area. He feels there needs to be substantially more public input. One more meeting is insufficient.

Larry Ford, 1054 NE Summit Loop, Coupeville, WA

He stated he is hearing that we are protecting the Reserve, but who are we protecting the Reserve from. The documentation is very confusing in some areas.

Tom Tacks, North Main, Coupeville, WA

He has participated on this process as a member of the HRC, but would like to discuss the disclosure piece. He stated he is a historic home owner and this change does not affect him very much. He has been under historic design review for some time. It will however greatly affect those people that live both within the Town and in the unincorporated areas that have not seen significant review. Disclosure is key to getting this passed without a large uproar, perhaps a couple more meetings will be needed for all of those in the Reserve footprint to understand what they will be subject to under the new rules.

People tend to focus on the historic properties, this change really doesn't change anything for those properties, they will still have the same review guidelines, although better defined, but it is really for the person who does not have a historic house but lives within the Reserve and has never thought about this process.

Chair Gabelein reminded all to submit public comments in writing to the Department.

Commissioner Hillers stated she is unsure if this is applicable to every house. Does this cover every home in the Reserve that wants to paint their house? Do they come to an approved color? Do they come to Planning Department to get approval?

Jeff Tate replied the standards would apply to every property in the Reserve. There are different standards for historic sites or structures, but this is not a change, they are currently under those standards.

Commissioner Hillers stated in looking at page 10 of the Design Review Manual, “Exterior painting with approved colors in the entire Reserve” and asked if the staff had to review that on every building that comes through the County, is that feasible?

Mr. Tate stated that every building, every home that comes through the County right now, whether it is a new home or a rehab or remodel of a historic structure, every one of those permits goes through this review now. Color is one of those things that is discussed or debated about new structures, so the question comes up if it is an issue that is dealt with when the structure is built should it not be an issue for the life of the structure. It doesn't mean you will need a permit to paint your house, but there is a color palate that is appropriate in the reserve and that palate will be made available for people to know what colors they can choose from when painting their house.

Commissioner Hillers stated those colors were listed as appendix D, but it has not been included. Her basic question is whether or not the Planning Department staff can do the things that are listed in this manual. It seems to increase their responsibility.

Mr. Tate stated that it formalizes things that are already being done now. If someone builds a house and the approved color is dark green and next year they paint it pink, people come to the Department and then it must be addressed after the fact. It shapes it differently, but these are issues the County is already dealing with.

Larry Kwarsick stated the Town already has a Design Review Board and that Design Review Board is a decision making body. The Town already has a set of community design standards. Tom is correct, he and other property owners within the Town have been subject to these community design standards and processes since the establishment of the Design Review Board.

A couple of changes that happen within the Town that are important are:

1. Creating some administrative decision making opportunities that don't exist currently. So a proportional tiered system is created to allow staff, either the joint staff of the Reserve and the County to make a quicker decision based upon design standards.
2. What does change in the Town is that not all areas of the Town right now are subject to a design review process. This will change that. The entire Town would be subject to some form of review. It would be graduated based upon the significance of what was being proposed and its location relative to historic structures.

Chair Gabelein asked about a scenario of a twenty year old structure of a garage or outbuilding or house not on the list of historic structures in unincorporated Island County and whether that landowner would be required to go through a process to paint that structure.

Mr. Tate stated the way this is intended to be designed is that if you pick the color you want to paint your house from the hundred colors that are on the list all you would need

to do is verify it over the front counter. They would only need to approach the County in some way to see what those colors are.

Chair Gabelein stated he would have to be clear what the process is.
Commissioner Yonkman asked if the appointment process had been legally reviewed.

Larry Kwarsick stated his understanding is that the authority to establish the commission as laid out in this draft has been reviewed by the Prosecuting Attorney's Office and the Town's counsel.

Larry Ford asked about future meetings and whether they would be evening meetings.

Larry Kwarsick stated there would be a Town Planning Commission workshop dealing with these related Town Code changes next week that deal with signage, parking, and zoning and Comprehensive Plan amendments that are supportive, but not part of the Unified Code. On August the 11th the Town will have an open house to talk about those same changes and then again on August 18th another open house will be held to talk about the unified process and the design guidelines. It will be a less formal setting to meet with staff and hear first hand exactly what the proposals are.

The Board of County Commissioners and the Town Council have entered into a Memorandum of Understanding in terms of this unified process. Staff and the members of the Planning Commissions are pursuing a course of action that was initiated by the two legislative bodies.

Mr. Ford asked specifically if there would be other evening meetings for those who could not make a 1:00 p.m. meeting.

Mr. Kwarsick stated there was one additional public hearing scheduled, but that does not mean that the Planning Commissions could not extend the public hearing process.

Mary Engle said as all are aware there are huge budget cuts in the County and as Jeff was explaining the painting in particular she is concerned about the amount of responsibilities that are going to be placed on the Planning Department with the budget cuts that have taken place. The review board as it works now alleviates some of that responsibility and it sounds as if a lot more is being put back on the Planning Department. People are already complaining about the amount of time since June 1st that it takes to get permits and she can only assume it is going to continue to get worse and if more responsibility is placed on them there will be lots of complaints.

Commissioner Hillers asked about the joint memo received by the Planning Commissions. On page two it talks about review areas and then it talks about zones and she asked for clarification.

Mr. Kwarsick stated it was a typo, there are no zones. There are only two review areas.

Mr. Tate stated there are some aerial printouts on the back table showing where the review areas are. The yellow areas are review area two, the rest is review area one.

Commissioner Day stated he was speaking not only as a Commissioner, but as someone who lives in the review area as well. If anyone has questions or comments, please put them in writing. If you have friends, acquaintances or neighbors who are not aware of these, please tell them. Someone said something about the government; the truth is we are the government. Everyone in this room is the government; you get to participate in this. It is real important from his perspective that you do.

This process is trying to be transparent and open to the public and as a body that is what they are looking for. He stated they are representing the people and the people have to help to the best of their ability in order to make this work.

Mr. Kwarsick stated he was willing to talk to anyone about any part of what is being proposed.

Mr. Preiss stated the intention behind this is to really streamline this where it makes sense and if it doesn't make sense then it needs to be clarified. Folks have talked about the demo ordinance that has been strengthened, but there are other areas where they are really trying to make it a practical process. There is a subtle resource here, these are not the gates of Yellowstone that you enter into and all of a sudden you are in Federal Government property. This is a different kind of National Park and as David just said, you are the government. This is the only unit of the National Park Service in the country that is managed by a Trust Board. Seven of those nine Trust Board members are citizens just like you. We need your input to have this make sense. We are all responsible to help maintain and protect this resource for future generations.

Chairman Gabelein reminded the public to send written comments to Island County Planning Department and they will be distributed to both bodies of Planning Commissions. The next joint hearing of these two bodies will be August 25th at the Coupeville Recreational Hall at 6:30 p.m.

Joint motion to continue hearing to August 25th at 6:30 p.m. made by Commissioner Wayne Havens, Commissioner Chet Baker seconded, the motion carried unanimously.

Meeting adjourned at 2:37 p.m.

Respectfully submitted,

By Paula Bradshaw
Administrative Assistant