

**PLANNING COMMISSION**

**SUMMARY MINUTES**

**January 9, 2023**

APPROVED AS WRITTEN



---

Steve Schwalbe, Chair

APPROVED WITH NOTED  
CORRECTIONS

---

Steve Schwalbe, Chair

**ISLAND COUNTY  
PLANNING COMMISSION SUMMARY MINUTES  
JANUARY 9, 2023  
WORKSHOP**

*To hear the Planning Commission's full discussion of a specific topic, or the complete meeting listen to the audio stream available [HERE](#)*

**CALL TO ORDER:**

(Approximate recording timestamp: 00:00:03/00:20:23)

Meeting called to order at 2 p.m.

**ROLL CALL:**

(Approximate recording timestamp: 00:00:28/00:20:23)

**Present:**

District 1 – William Criswell, Kristi Lovelady  
District 2 – Steve Bristow,  
District 3 – Steve Schwalbe, Paul McCausland

**Absent:**

District 1 – Margaret Andersen  
District 2 – Darin Hand  
District 3 – Frederick Kiga

**Planning & Community Development Staff Present:** Mary Engle, Planning Director; Jonathan Lange, Assistant Director; John Lanier, Long Range Planner; Lucas Clark, Long Range Planner; Layla Tromble, Program Coordinator

**APPROVAL OF MINUTES:**

(Approximate recording timestamp: 00:01:22/00:20:23)

Minutes for 11/14/2022 – Motion to approve made and seconded Minutes approved unanimously.

**ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA**

(Approximate recording timestamp: 00:00:00/00:00:00)

No Public Comment

**DIRECTOR'S REPORT**

(Approximate recording timestamp: 00:02:00/00:20:23)

Assistant Director Jonathan Lange delivered the directors report letting the Commission know the first meeting in February would be annual training and election of new officers

as well as review of the 2023 work plan and Docket. Welcome Commissioner Frederick Kiga to the Planning Commission. Welcome Lucas Clark to the Long Range planning team.

## **WORKSHOP**

(Approximate recording timestamp: 00:03:51/00:20:23)

Long Range Planner John Lanier delivered the workshop presentation on updates to the ICC 17.03.035 Table C, use table as well as other minor code section updates. The slides of the presentation can be found [here](#).

- This code section was initially reviewed by the Planning Commission July 11, 2022 (workshop) and Sept 26, 2022 (public hearing).
- The legal department requested some additional updates to the original review of the code section in 2022 and staff also noted a few inconsistencies in the code language that could be cleared up under this additional review step.
- Review revealed errors in footnotes in ICC 17.03.035
  - Rural Residential will consistently be referred to as (RR)
  - Footnote corrections will allow ease of reference in the code for Staff and the public.
- Staff requested input from the Planning Commission on garage size within rural service RAIDS the current code proposes a 420 square foot garage allowance.
- Should the new code allow for a 480 square foot garage size?
- Commissioners offered that 480 square foot would mean a 20 foot width and 24 feet deep which accommodates newer model larger vehicles more easily.
- Staff agreed to update the new proposal to 480 square feet of garage space per dwelling.
- Staff proposed renaming the Rural Service RAID currently called “Midget Market” to “Liberty Market”
- The Director inquired as to why Rural Service RAIDS are named after businesses.
- Staff clarified that all Rural Service RAIDS are named after specific businesses due to their size and locations within Rural Zoned areas to easily denote the purpose of the parcel zoning.
- Staff clarified next steps for this proposed code update
  - Incorporate changes from today’s discussion
  - Bring back to Planning Commission for a Public Hearing
  - Department of Commerce Review
  - Ordinance Review by Legal Team
  - Board Approval Process

## **ADJOURNMENT**

(Approximate recording timestamp: 00:19:41/00:20:23)

Meeting Adjourned at 2:20 p.m.