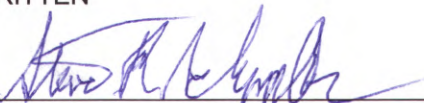


PLANNING COMMISSION

SUMMARY MINUTES

January 23, 2023

APPROVED AS WRITTEN

 2/13/2023

Steve Schwalbe, Chair

APPROVED WITH NOTED
CORRECTIONS

Steve Schwalbe, Chair

**ISLAND COUNTY
PLANNING COMMISSION SUMMARY MINUTES
JANUARY 23, 2023
PUBLIC HEARING**

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: 00:00:20/00:25:53)

Meeting called to order 2:00 pm

ROLL CALL:

(Approximate recording timestamp: 00:00:48/00:25:53)

Present:

District 1 – Margaret Andersen, Kristi Lovelady

District 2 – Steve Bristow, Darin Hand

District 3 – Steve Schwalbe, Paul McCausland, Frederick Kiga

Absent:

District 1 – William Criswell

District 2 –

District 3 –

Planning & Community Development Staff Present: Mary Engle, Director; John Lanier, Long Range Planner; Layla Tromble, Program Coordinator

APPROVAL OF MINUTES:

(Approximate recording timestamp: 00:01:35/00:25:53)

Minutes for 01/09/2023 – Motion to approve made and seconded Minutes approved 4 yay and 3 abstentions.

ITEMS FROM THE PUBLIC– UNRELATED TO TOPICS ON THE AGENDA

(Approximate recording timestamp: 00:02:13/00:25:53)

No comments were made

DIRECTOR'S REPORT

(Approximate recording timestamp: 00:02:41/00:25:53)

Director Engle updated the Commission on the Ebey's Reserve Open House that was held 1/19 in the Town of Coupeville.

DISCUSSION

(Approximate recording timestamp: 00:04:55/00:25:53)

- Commissioners requested clarification on the process the Rural Service RAID of Ebey's bowl would require under the new code based on a public comment received prior to the September 26, 2022, Planning Commission Public Hearing on Rural Service RAIDS
- Staff clarified that the Ebey's Reserve Design Guidelines and a Certificate of Appropriateness would still be required for any development on that parcel.
- Staff also indicated there would be limitations on the septic capacity on that parcel.
- Staff also indicated the parcel would be impacted by neighboring critical areas.
- Commissioners requested clarification of how the 35' building height is measured in the new code.
- Staff clarified the measurement is from average grade, and mid-point of the roof pitch.
- Commissioners requested clarification on communication towers within rural service RAIDS
- Staff clarified that within RAIDs only roof mounted communication will allowed in RAIDs but monopole towers are allowed in other zones.

PUBLIC HEARING

(Approximate recording timestamp: 00:14:42/00:25:53)

Chair opened public comment at 2:14

No public comment was received

Chair closed public comment at 2:15

PRESENTATION

(Approximate recording timestamp: 00:15:12/00:25:53)

John Lanier, Long Range Planner gave a short presentation on the Rural Service zoning code. The presentation slides can be found [here](#). Code updates include

- Footnotes in ICC 17.03.035
 - Camano Gateway Village Footnotes
 - Rural Service Garage Size
 - Renaming Liberty Market RAID
-
- Staff also discussed that each Rural Service RAID is also subject to the other layers of permitting that exist, including Ebey's, critical area code, transportation impacts. Planning decisions are not made based solely on Rural Service RAID code.

VOTE ON FINDINGS OF FACT

(Approximate recording timestamp: 00:22:24/00:25:53)

- Commissioners requested point of clarification on the findings of fact to ensure the memo was intended to refer to the Growth Management Act (RCW 36.70a) rather than the Planning Enabling Act (RCW 36.70) Staff confirmed the document was correct as written with RCW 36.70a.

Motion was made and seconded to approve the Findings of Fact as written. Motion passed unanimously.

ADJOURNMENT

(Approximate recording timestamp: 00:25:28/00:25:53)

Meeting Adjourned 2:25 pm