

ANDERSON ISLAND CITIZENS' ADVISORY BOARD

October 10, 2024 MEETING SUMMARY MINUTES

This meeting was a conducted at the American Legion Community Center and via ZOOM.

Call to Order and Verification of Quorum: Chair Jacob Anderson called the meeting to order at approximately 6:30 pm. Present were Jim Cook, Bob Bedoll, Rick McPhearson, Kristan Kennedy, Larry Nelson, Jeremy Kamel, and Jan Koslosky. Absent were Tiffany Waggoner (excused due to surgery), Heather Rankos, and Gabe Sachwitz. The Pledge of Allegiance was recited. Guests were welcomed including Congresswoman Marilyn Strickland, Councilmember Jani Hitchen, Elizabeth Grasher from the Town of Steilacoom, LJ Rohrer from the Steilacoom School Board, Robert Perez from Planning & Public Works (PPW), and Glenn Kasman from the AI Healthcare Advocates.

Approval of July 2024 minutes

It was moved, seconded, and unanimously approved to approve the July 2024 minutes as presented

Approval of Agenda Items:

It was moved, seconded, and unanimously approved to adopt the agenda.

Appointment of Officers:

It was moved, seconded, and unanimously approved to appoint the AICAB Officers for the upcoming term as follows: Jeremy Kamel, Chair; Jim Cook, Vice Chair; Tiffany Waggoner, Secretary; Jacob Anderson, Treasurer

Update of Key Bank signers

It was moved, seconded, and unanimously approved to add Jeremy Kamel and Jacob Anderson as the authorized signers on AICAB's Key Bank account, replacing Dave Albertson and Eric Cunningham who are no longer on the board.

Old Business:

- **Comprehensive Plan Update:** Robert Perez, Long Range Planning Officer with PPW, provided an update on the Community Plan Consistency Review for the Comprehensive Plan. When the county started this process they had to look at the different levels of planning. The county is updating this to be consistent with the direction from the council and integrating public input from environmental comment period. Flows from State -> Puget Sound Regional Council. Pierce County comprehensive plan addresses 20-year growth plan for unincorporated Pierce County. Community Plans are optional but PC does this to further tailor the comprehensive plan. Each level needs to be consistent with the levels above it. PC is towards the end of the process and acknowledged our feedback. They aren't doing a full update of the community plan due to budget. Conflicts that were identified: 1) ADUs: per state law had to remove any prohibitions on ADUs in urban areas. 2) Transportation – limiting of curb cuts had to be removed and 3) Zones that were compiled or deleted throughout the county. Rural land uses: identified in comprehensive plan. Zoning designation – land uses fall under these. Process requires council action to change zoning. What was proposed- we compiled several of the uses under Rural Reserve in order to protect resource lands, primarily ARL, RF. A question was raised from AICAB on if compiling several rural zones under "Rural Reserve" does it change allowable uses. Mr. Perez stated that these would not change. The comprehensive plan is where they identify the land use designation, which is a "broad brush" approach. The Zoning is where we regulate the uses. The Zoning is not changing. Rural 20 is still Rural 20, Rural Farm is still Rural Farm etc – but how these are displayed on the map would now be Rural Reserve vs. Rural Residential and then the Zoning is underneath that. Jim Cook asked to clarify -all the county has done is consolidated these for the ease of mapping? Mr. Perez: yes for example if you wanted to change your Rural 20 to Rural 10 it requires council action. Bob Bedoll asked if there are population growth targets? Mr. Perez responded that back in 2008 there were some growth targets in the community plan, but this comprehensive plan update does not include that in the scope. Jacob mentioned the letter received from the health advocates about healthcare being allowed under Rural 10. Mr. Perez noted that this would require a council amendment and it might be out of the scope of the comprehensive plan. If it's a long term plan it would be more appropriate for it to be under the periodic updates that happen every two years. If it needs to happen immediately it would require a council amendment and then PC would be instructed to implement it. It might take six months and be handled after the comprehensive plan was finished and would require changing the policy and use tables. Rep. Leavitt asked about the timeline of the comprehensive plan updates. Mr. Perez responded that they are working

with the council to complete updates by Dec 31 2024. State law gives six months to implement the comprehensive plan. During that, any policies that were changed would be looked at and then looking at the implementing regulations.

- **Villa Beach erosion:** Jacob provided an update received from the PPW Director. The consultant has completed the geotechnical analyses and is now working with the contracted structural engineer to evaluate design options. PPW's team is hoping to receive concept drawings at the end October and then will make a recommendation to the Director regarding a future project scope and strategy. In the meantime, M&O will continue to monitor the road and stormwater system to ensure there are no issues for travelers over the rainy season.
- **Ferry update:** Jacob provided an update from the Ferry Administrator. S2 underwater inspection in lieu of dry dock will be completed before peak season next year, probably at the start of May 2025. PC will start the preparations soon for this. We have an extension from the coast guard on the Dry Docking of the Christine and it must be completed by February 2025. Right now, it is looking like it will take place in December, but the county is still working out the details with Everett Ship Repair. Purchase of trailerable boat as backup approved in the most recent county budget – no update on this yet. Since Bill and Raymond started, they are looking at the system in its entirety, looking at our options with many different types and styles of boats and uses. So, they are working to figure out what our need is and how to best utilize resources. Then will be working to put together an outlined package for their director team for the direction they want to go. Bob Bedoll mentioned the ferry service has been quite reliable lately. Jeremy mentioned that the county hired a maintenance coordinator that was a journeyman diesel mechanic from the port. Also HMS hired a new port engineer this year and she is a very experienced licensed engineer and has been doing well with maintenance along with the crew. The county has apparently allowed HMS to do more maintenance so Tacoma Diesel is coming in less. The people that know the boats are doing more of the work and the deck crew is more experienced QMEDs that know more about boats. All these things have really helped our reliability and Jeremy commended the county for this.
- **Disaster Plan Committee update:** Jim Cook provided an update from this committee which has had three meetings now as well as a subcommittee for mapping. They have mapped the Zones that have zone leaders for each one that will be finding the neighborhood coordinators. We are trying to find volunteers within the neighborhoods to do this, and then we will start the list of resources. Rick Anderson added Division Chief Reynolds is responsible for coordinating with county, state and federal officials but we are coordinating the volunteer angle. We've been mentored by Scott James who is leading these efforts on Bainbridge. Chief Reynolds has been focusing on the shelters in the scenario that we're without power and food. Archival building plus a few others – Chief Reynolds asked the Historical Society to develop a plan for how the archival building would be used to shelter 200 people for 30 days. Each shelter should do the same thing including staff that would operate the facility. Scott James will be coming out to have a meeting to educate the island on Bainbridge's efforts.

New Business

- **Federal update – Congresswoman Strickland.** Rep. Strickland – at Federal level she serves on the transportation committee and is focused on Broadband access. Efforts around healthcare for veterans were highlighted. Jeremy mentioned that the Riviera was having conversations with Verizon – they ran a fiber cable to a tower that will increase available bandwidth. Several water towers are being offered for repeaters. Sounds like Verizon is going to mount repeaters on two out of three towers. Rep. Strickland said that the infrastructure bill emphasizes the quality of internet.
- **AI Healthcare advocates (AIHA) request.** They have submitted a formal letter to AICAB asking that we request Pierce County to allow healthcare in Rural 10. Glenn Kasman from AIHA was present and took questions from the board. A discussion was held on the merits of “permitted” vs “conditional” use. Conditional use might require difficult and expensive hurdles but AIHA might favor conditional use if it is faster. AIHA understood that a conditional use permit would be a different route that might not work as there is really no precedent for it. Jim Cook mentioned that any action from our side necessitates a reply from the county and that this could unlock progress for them and that we should ask the county to do a benefit analysis based on our need. Mr. Perez highlighted that sooner is better to receive a letter and he recommended we look at 18a.33.220 specifically the civic use category and that there are three levels and that “permitted outright” might have some unintended consequences (e.g. level 3 is supervised drug consumption sites). Councilmember Hitchen agreed to be supportive our effort and said a good way forward would be a letter from AICAB. She needs to find out 1) have other islands done this and 2) looking at any other part of the code that could run into problems, like requiring sprinkler systems, and trying to find a way to do this without building new buildings. It was motioned, seconded, and unanimously approved to draft a letter to the county in support of AIHA's request for healthcare to be allowed in Rural 10 Zoning.

Adjournment

The meeting was adjourned at approximately 8:30 pm