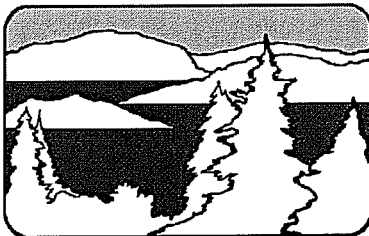


*Approved as submitted at the  
August 20, 2010 PC mtg. LG.*



**SAN JUAN COUNTY PLANNING COMMISSION**

**MINUTES OF THE JUNE 17, 2010 MEETING**

The meeting of the San Juan County Planning Commission was called to order by Chair, Susan Dehlendorf, at 8:32 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Members Present: Susan Dehlendorf, Barbara Thomas, Bob Gamble, John Lackey, Karin Agosta, and Mike Carlson (in at 8:40 a.m.)

Members Excused: Brian Ehrmantraut, Bruce Orchid, and Stephen Adams

**Community Development  
And Planning Department**

Staff Present: Shireene Hale, Planning Coordinator; Colin Maycock, Senior Planner; Janice Biletnikoff, Senior Planner; Lee McEnery, Associate Planner; Julie Thompson, Associate Planner; Lisa Brown, Office Manager; and Lynda Guernsey, DAI.

**Prosecuting Attorney Staff**

Present: Karen Vedder, Deputy Prosecuting Attorney

**Public Works Staff**

Present: John Van Lund, County Engineer

**Administrative Items**

Update from the Chair – Susan Dehlendorf

1. Susan stated she was sorry to miss the June 10 joint meeting with the County Council and she will review all information presented.

Update from Planning – Shireene Hale

1. A new planner was hired to do long range and current planning and to assist with the CAO process. Her name is Janice Biletnikoff.
2. Shoreline Master Program Update – A request for proposals (RFP) is being prepared for a consultant to aid with the update. Once the costs are established, negotiations with Department of Ecology will start. The County Council will discuss perhaps, as part of the RFP, the consultant assisting with Critical Areas Ordinance.
3. Critical Areas Ordinance – Dr. Adamus will be training interns in the field beginning Monday, June 21, 2010. Colin Maycock has been working with Dr. Adamus and the interns to ensure they are prepared with the necessary equipment for the field work.
4. Best Available Science – The County Council requested that a call for Best Available Science be put out to the public. This request will be out in the newspapers next Wednesday, June 23, 2010.
5. Work Plan – The County Council will be discussing the Community Development and Planning Department work plan and prioritizing them on July 13, 2010. The draft work plan was handed out to the Planning Commission. If the Planning Commission has comments regarding the plan, they can be given to Shireene or the County Council.

Return to Chair – Susan Dehlendorf

1. Susan stated that she has not yet gotten a letter out to the Prosecuting Attorney regarding sequencing of the Docket but she will be doing so.

Introduction of New Employee – Lynda Guernsey

1. Lynda introduced the new Office Manager for CD&P, Lisa Brown.

Update from Housing Bank – Colin Maycock

1. Colin stated that the Housing Bank would like more time with the issue of Rural Residential Clusters. They won't be meeting again until September. The Planning Commission will wait to revisit the issue until after the Housing Bank has finished their review.

Regular Monthly Meetings – It was agreed that there had been no change to the regular meetings being held the third Friday of the month.

Update from the EPRC – Colin Maycock

There was no report at this time.

Minutes of April 16, 2010 –

Moved by Bob Gamble, seconded by Barbara Thomas, to approve the minutes as submitted. Motion passed with three yes votes and two abstentions (Agosta and Carlson).

**Public hearing and deliberations on the Wallenberg Timber Open Space application, Orcas Island, File No. PTOSOP-10-0001**

Lee McEnery summarized her staff report dated June 7, 2010 and responded to questions from the Planning Commission. Jeff Otis, applicant representative, spoke and also responded to questions.

Public testimony was opened and the following spoke:

Greg Hertel San Juan Island

Public testimony was closed and the Planning Commission returned to staff for further information and questions.

Deliberations

Moved by Bob Gamble, seconded by John Lackey, to approve of Findings 1, 2, 4 through 14. Motion passed unanimously.

Moved by Bob Gamble, seconded by Karin Agosta, to approve Finding 3 as amended. Finding 3 now reads: A forest management plan was prepared by the applicant in consultation with Will Hamilton and Carson Springer and is attached. The Forest Management Plan includes: the 1988 Forest Management Plan, the 1999 Forest Stewardship Plan, the 2001 Forest Stewardship Plan and Addendum, the 2010 Forest Management Plan and Addendum, and the Rain Shadow letter of April 29, 2010. The plan addresses replanting, noxious weeds, further dividing the stands into west and east halves and noted that recent harvests place the next harvest near 2024, which is consistent with the Forest Management Plan. Motion passed unanimously.

Moved by Barbara Thomas, seconded by Bob Gamble, to amend the recommendation given in the staff report to now read: Approval subject to adherence to the Forest Management Plan with the addition of a clause that Scotch Broom and Tansy Ragwort is to be addressed annually as appropriate to the species, in consultation with the San Juan County Noxious Weed Control Board starting in 2010. This addition shall be in place prior to approval of this application. Motion passed unanimously.

Moved by Karin Agosta, seconded by Barbara Thomas, that the Planning Commission further recommends that all applications for current use programs be referred to the San Juan County Noxious Weed Control Board for review and recommendation. Motion passed unanimously.

## Public hearing and deliberations on the Six Year Transportation Improvement Program 2011-2016

Colin Maycock gave an introduction of the Six Year Transportation Improvement Program and summarized his staff report dated June 2, 2010. He then turned the hearing over to John Van Lund, County Engineer. John summarized the Public Works department financial situation and how that corresponds to the transportation program. He also introduced the other Public Works employees present who worked on the program, Guard Sundstrom, Office Engineer and Rachel Dietzman, Senior Project Engineer. John noted that Jon Shannon, Director of the Public Works department would be making a presentation in front of the County Council on June 27, 2010 that will show where there will need to be cuts to projects in 2010/2011. He pointed out his suggested recommendations for the Planning Commission from a handout today titled San Juan County Public Works Department 2009 Construction Projects Planning Commission Public Hearing dated June 17, 2010. John also responded to questions from the Planning Commission.

Public testimony was opened and, as there was no one to speak, closed, and the Planning Commission returned to staff for further information and questions.

### Deliberations

Moved by Bob Gamble, seconded by Mike Carlson, to adopt the Six Year Transportation Improvement Program from the June 2, 2010 staff report with the amendment to Finding #2. The amendment was to delete the words "are two" and replace with "is one", delete the "s" from the word projects, and add the words "one renamed project" between "and" and "the Roche Harbor Dock...". Motion passed unanimously.

Moved by Barbara Thomas, seconded by Bob Gamble, to add the recommendations from John Van Lund's handout, San Juan County Public Works Department 2009 Construction Projects Planning Commission Public Hearing dated June 17, 2010, page 11, omitting #1. as that has been stated in the previous motion, and renumbering as follows: number 4. would become 2, number 2. would become 3, and number 3. would become 4. These would become part of the Planning Commissions Findings and Recommendations. They are now :

2. The Planning Commission asks the County Council to support and be advocates for the maintenance, preservation, and construction of our transportation infrastructure because it is necessary for the safety and future economic viability of our community.
3. The Planning Commission supports the County Council's efforts in maintaining an in-house professional engineering capability because it is the County's long-term financial interest with respect to obtaining outside grant funding and delivery of construction projects.
4. The Planning Commission encourages the County Council to utilize revenues from the road levy for road purposes.

Motion passed unanimously.

### Return to Administrative Items

#### Introduction of the Public Benefit Rating System for Farm and Ag Conservation Land current use tax program

Karen Vedder, Deputy Prosecuting Attorney, gave a presentation to the Planning Commission on the Farm and Ag Conservation Land current use tax program how it fits in to the other current use programs. She included background information to where we are today. She mentioned that she had worked with Julie Thompson, Associate Planner, and Peggy Bill, Ag Resource Coordinator on this. Questions were asked and discussion was held.

Moved by Karin Agosta, seconded by John Lackey, to defer discussion of this Farm and Ag Conservation Land current use tax program until the Planning Commission can look at it in conjunction with the other current use tax programs and to ask the Community Development and Planning department staff to come back to the Planning Commission with an appropriate staff report at the earliest possible date. To further recommend to the County Council, to place this matter on the docket and provide the resources to accomplish it. Motion passed with four yes votes, one no vote (Thomas), and one abstention (Gamble).

Introduction of Janice Biletnikoff, Senior Planner

Discussion of 18.90 amendments regarding legislative procedures

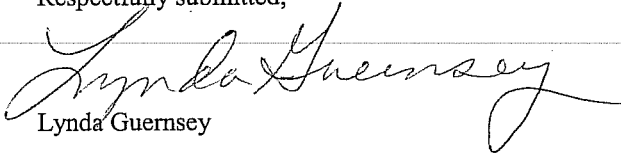
Colin Maycock summarized his staff report dated June 17, 2010 and responded to questions. Discussion was had with the Planning Commission.

The Planning Commission gave suggestions to Colin and Susan Dehlendorf, Chair of the Planning Commission, specified when asked by the clerk, Lynda Guernsey, that those were not necessary to be recorded in the minutes as this was just a discussion item at this time.

**Adjournment**

The meeting was adjourned at 12:38 p.m., the next meeting will be on July 16th, 2010 at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

  
Lynda Guernsey

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