



**SAN JUAN COUNTY PLANNING COMMISSION**  
**MINUTES OF THE JANUARY 18, 2008 MEETING**

The meeting of the San Juan County Planning Commission was called to order by Chair, Karin Agosta, at 8:30 a.m. in the old Council's Hearing room, upstairs, Courthouse, Friday Harbor, San Juan Island.

Members Present: Bob Gamble, Karin Agosta, Brian Ehrmantraut, Barbara Thomas, Lovel Pratt, Stephen Adams, Mike Kaill, and Teri Williams.

Members Excused: No Absences.

Community Development  
And Planning Department

Staff Present: Ron Henrickson, Director; Colin Maycock, Senior Planner; Shannon FitzGerald, Senior Planner; and Lynda Guernsey, DAI.

**Administrative Items**

Update from Chair, Karin Agosta and new Chair, Bob Gamble –

1. Election of Officers – Nominated and moved by Lovel Pratt, seconded by Stephen Adams, to elect Bob Gamble – Chair, Barbara Thomas – Vice Chair, and Karin Agosta – Secretary. Motion passed unanimously. The meeting was then turned over to Bob Gamble to Chair.
2. Karin Agosta reminded all that Peter Fisher of the Eastsound Planning Review Committee, wanted to come and speak with the Planning Commission regarding the issues that will be coming forward to both groups involving Eastsound. Karin said she would work with Lynda to come up with meeting time in February or March.
3. Mike Kaill stated that he has been working on a “tool kit” of reference documents to help the Planning Commission. He told the Commission that he is at a point of needing some help consolidating those documents, establishing a table of contents with descriptive paragraphs stating what's available.

Update from Ron Henrickson –

1. New staff update – A new Permit Coordinator, a Plans Examiner, and a Departmental Assistant, have all been hired. Items should move through our building permit review in a smoother fashion and back logs should ease up.
2. In regards to Eastsound UGA, the Growth Management Hearing Board has given the County a 180 day extension that is up on April 17<sup>th</sup>. If no progress has been made, the County will be held in invalidity. Time has basically run out to get this done and it will be a priority coming forward.
3. There will be a presentation called Short Course on Planning put on by Washington State Department of Community, Trade, and Economic Development, on March 21, 2008, in the garden room of Key Bank, from 12:30 to 3:30 p.m. This will be for the San Juan County Planning Commission and the Town of Friday Harbor Planning Commission has been invited to attend.
4. The first meeting of the Planning Commission in the Council hearing room will be in February.
5. Ron responded to questions regarding the projects that are on the list going forward for compliance. The Eastsound UGA, Lopez UGA, CAO, etc., are on the list. He will try and update the list quarterly.

Update from Colin Maycock –

1. Orcas Village Plan – The final meeting was held on January 14, 2008 to collect information before the first draft of development standards went out. That draft should be out next week. There will be another public meeting to discuss those development standards and then a document will be made ready to go before the Planning Commission.
2. Lopez Village UGA – The upcoming hearing regarding the reduction of size to the boundaries is just one step in the process of becoming compliant. There is still work to do before going to the Growth Management Hearing Board. Colin described the proposed changes to the boundaries. He also stated that the water and sewer plans for both Lopez and Eastsound UGAs are being done by their respective districts and are due to be done by March.

Update regarding MRC –

1. Mike Kaill - A plan has been developed for the protection of bottom fish, rock fish, etc. Mike did a presentation of the plan at a Puget Sound Anglers meeting and was very well received. They would like to have a member on the Marine Resources Committee.
2. Mike and his wife are maintaining the aquarium on the Spring Street dock. Mike will start monitoring water quality in the aquarium and if any citizens would be interested in helping it would be greatly appreciated.

Minutes of November 7, 2007 –

Moved by Barbara Thomas, seconded by Lovel Pratt, to approve the minutes as submitted. Motion passed with six yes votes and two abstentions (Adams and Kaill).

**Presentation by the Marine Resource Committee (MRC) regarding available resources.**

Tina Whitman, Friends of the San Juan's Science Director, gave a presentation to the Planning Commission regarding available resources and an overview of the San Juan County Marine Stewardship Area Plan. Tina also responded to questions from the Planning Commission.

Mike Kaill will continue his liaison with the MRC and Ron Henrickson is also on the Committee. Tina will let the Planning Commissioners know when the next manager's workshop takes place.

**Public hearing and deliberations on the Henry Island Enclave Timber Open Space and Open Open Space applications, File Nos. 06TOS003 and 07OS001, Henry Island**

Disclosure of Appearance of Fairness and Conflict of Interest was given by Teri Williams and Karin Agosta. There were no objections to them participating in this hearing by Planning Commissioners or the public.

Shannon FitzGerald summarized her staff report dated January 3, 2008 in regards to the open open space application, 07OS001, and responded to questions from the Planning Commission.

Public testimony was opened and, as there was no one to speak, closed.

Shannon FitzGerald summarized her staff report dated January 3, 2008 in regards to the timber open space application, 06TOS003, and responded to questions from the Planning Commission.

Public testimony was opened and, as there was no one to speak, closed.

Shannon gave a final statement in regards to timing of applications getting through the hearing process per Randy Gaylord. That timing is six months from application to completion.

Deliberations

Moved by Barbara Thomas, seconded by Stephen Adams, to recommend approval of the Henry Island Enclave Open Open Space application 07OS001, including the findings, conclusions, and recommendations as submitted in the staff report and the handouts from Shannon FitzGerald today. Motion passed unanimously.

Moved by Barbara Thomas, seconded by Stephen Adams, to recommend approval of the Henry Island Enclave Timber Open Space application 06TOS003, including the findings, conclusions, and recommendations, and one change on page 3, which is to add a new finding #9 that would read: A wetland report would be required prior to forest harvest. Motion passed unanimously.

**Public hearing and deliberations on an ordinance amending the Unified Development Code (U.D.C.) to remove the restriction on the timing of code amendments**

Shireene Hale summarized her staff report dated January 18, 2008 and responded to questions from the Planning Commission.

Public testimony was opened and the following spoke (number in parenthesis is number of times the person spoke):

Sharon Kavisto, San Juan Islander (2)	Stephanie Buffum Field, Friends of the San Juans
Dr. Chris Clarke (2)	Jack Cory, Island Guardian (2)
Ron Henrickson, Director of CD&P	Shireene Hale, Senior Planner CD&P

Shireene Hale responded to public testimony.

Public testimony was closed.

Shireene Hale and Ron Henrickson responded to more questions from the Planning Commission.

**Deliberations**

Moved by Brian Ehrmantraut, seconded by Stephen Adams, to reject the proposed amendment. Stephen Adams – yes, Karin Agosta – yes, Barbara Thomas – yes, Bob Gamble – no, Brian Ehrmantraut – yes, Mike Kaill – no, Lovel Pratt – no, and Teri Williams – yes. Motion passed with five yes votes and three no votes (Gamble, Kaill, and Pratt).

Lovel Pratt and Teri Williams left at 1 p.m., before they left they gave their vote on the next three motions that had been made prior to them leaving. Lovel would vote no and Teri would vote yes.

Moved by Mike Kaill, seconded by Barbara Thomas, to create a Finding that would read: Concerns about the difficulty for the public to keep track of changes to the code. Stephen Adams – yes, Karin Agosta – yes, Barbara Thomas – yes, Bob Gamble – no, Brian Ehrmantraut – yes, Mike Kaill – no, Lovel Pratt – no, and Teri Williams – yes. Motion passed with five yes votes and three no votes (Gamble, Kaill, and Pratt).

Moved by Barbara Thomas, seconded by Brian Ehrmantraut, to create a Finding that would read: The Planning Commission did not find compelling reasons from Community Development and Planning that this tool would solve the problem. Stephen Adams – yes, Karin Agosta – no, Barbara Thomas – yes, Bob Gamble – no, Brian Ehrmantraut – yes, Mike Kaill – no, Lovel Pratt – no, and Teri Williams – yes. Motion failed due to a tie vote.

Moved by Barbara Thomas, seconded by Mike Kaill, to create a Finding that would read: If the Planning Commission finds that this proposed ordinance can address the extra ordinary backlog of necessary U.D.C. Amendments, the ordinance should have included a sunset clause. Stephen Adams – no, Karin Agosta – no, Barbara Thomas – yes, Bob Gamble – yes, Brian Ehrmantraut – yes, Mike Kaill – yes, Lovel Pratt – no, and Teri Williams – yes. Motion passed with five yes votes and three no votes (Pratt, Adams, and Agosta).

Moved by Barbara Thomas, seconded by Bob Gamble, to create a Recommendation that would read: The County Council pass this proposal by Community Development and Planning with the inclusion of paragraph H. 4., and with a two year sunset clause. Stephen Adams – no, Karin Agosta – no, Barbara Thomas – yes, Bob Gamble – yes, Brian Ehrmantraut – no, and Mike Kaill – no. Motion failed with four no votes and two yes votes (Gamble and Thomas).

Moved by Brian Ehrmantraut, seconded by Barbara Thomas, to create a Recommendation that would read: The County Council pass this proposal by Community Development and Planning with the inclusion of paragraph H. 4, limit to four U.D.C. reviews a year, and add a sunset clause. Stephen Adams – abstained, Karin Agosta –

no, Barbara Thomas – yes, Bob Gamble – yes, Brian Ehrmantraut – yes, Mike Kaill – no. Motion passed with three yes votes, two no votes (Agosta and Kaill), and one abstention (Adams).

**Update on the Critical Aquifer Recharge Area (CARA) portion of the Critical Areas Ordinance**

This will be put off to next month's Planning Commission meeting.

**Return to Administrative Items**

Mike Kaill brought forward that he has concerns regarding docks through eelgrass vs. conservation efforts and eelgrass. Ron explained that there is an experimental dock status going before the Shoreline Hearings Board, where eelgrass would be replaced. Mike and Ron will keep in touch regarding this issue.

Mike brought forward the issue of obnoxious weeds and the Obnoxious Weed report. Public Works has one of the largest problems with noxious weeds. A closer look will need to be taken in regards to this issue.

**Adjournment**

Moved and seconded to adjourn the meeting at 1:25 p.m. The next regular meeting of the Planning Commission is scheduled for February 15, 2008.

Respectfully submitted,

Lynda Guernsey

U:Lynda:Planning Commission: 1.18.08.min.doc