



Approved as submitted at the February 17, 2023 Planning Commission Meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE JANUARY 20, 2023 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Sheila Gaquin, at 8:41 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, and San Juan Island.

Planning Commission

Members Present: By Microsoft Teams: Sheila Gaquin, Matt Ellingson, Nick Knoellinger, Steve Smith, Rick Hoffman, and Peter Kilpatrick

Department of Community Development (DCD) Staff

Present: Present in person: David Williams, Director; Lynda Guernsey, AS II.
By Microsoft Teams: Sophia Cassam, Planner III.

Administrative Items

Confirm Agenda

No changes were made to the agenda. Matt Ellingson will be out at 11 a.m.

Election of Officers

Nominations were held and the results were Nick Knoellinger, Chair; Sheila Gaquin, Vice Chair; and Rick Hoffman, Secretary. Sheila Gaquin as Vice-Chair as the Chair, Nick Knoellinger was traveling and he might go in and out of connection.

Minutes of October 21, 2022

Moved by Rick Hoffman, seconded by Sheila Gaquin, to approve the minutes as submitted. Steve Smith-yes, Nick Knoellinger-yes, Matt Ellingson-yes, Rick Hoffman-abstain, Peter Kilpatrick-abstain, and Sheila Gaquin-yes. Motion passed with four yes votes and two abstentions (Hoffman and Kilpatrick).

Public Access Time

As there weren't any commentors for access time, public access was closed with the option to reopen.

Where we've been and where we're going— Sophia Cassam, Planner III and David Williams, Director

Sophia Cassam gave a presentation reviewing what the Planning Commission accomplished in 2022 and what will be coming before them in 2023. Sophia and David Williams then responded to question and comments from the Planning Commission.

Code Amendments Resulting from the 2036 Comprehensive Plan Update— Sophia Cassam, Planner III and David Williams, Director

Sophia Cassam gave a presentation reviewing the code amendments that will be coming forward for hearing at the Planning Commission's February 17th meeting. The UDC amendments are:

1. Allow the County to determine whether land has commercial significance for mineral resources when considering Mineral Resource Land Overlay designation applications;
2. Allow new housing units accessory to institutional uses in the Island Center LAMIRD land use designation and to allow the housing units to be detached;
3. Allow more flexibility for Rural Residential Cluster Developments by:
 - a. Increasing the allowed number of units in a development from 8 to 12 units,
 - b. Allowing any developer able to follow the development standards in SJCC 18.60.230 to develop cluster developments,
 - c. Clarifying that the 1,500 square feet per dwelling unit limitation is calculated as an average across the entire development, with a maximum of 2,000 square feet for any single dwelling including its accessory structures;
4. Align the definition of affordable housing with the definition in San Juan County Code (SJCC) 2.27 Affordable Housing Program;
5. Allow up to 50% of dwelling units counted as affordable housing for the purpose of obtaining affordable housing privileges to be for moderate income households;
6. Allow existing schools outright in the Rural Farm Forest and Natural land use designations.

Sophia Cassam, David Williams and Ryan Page, Housing Program Coordinator, responded to comments and questions from the Planning Commission.

Adjournment

Moved by Rick Hoffman, seconded by Matt Ellingson, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 10:16 a.m. The next meeting of the Planning Commission will be Friday, February 17, 2023 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