



Approved as corrected at the February 19, 2021 PC Meeting.
The correction was to add Planning Commissioner Steve Smith as attending.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE JANUARY 29, 2021 SPECIAL MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Camille Uhlir, at 8:38 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: Camille Uhlir, Michael Pickett, David Kane, Steve Rubey, Sheila Gaquin, Dale Roundy, **Steve Smith**, and Nick Knoellinger.

Department of Community
Development (DCD) Staff
Present:

Present in person: Lynda Guernsey, AS II.
By Microsoft Teams: Erika Shook, Director and Adam Zack, Planner III.

Administrative Items

Confirm Agenda – No changes to agenda.

Minutes of January 15, 2020

Moved by Sheila Gaquin, seconded by Steve Smith, to approve the minutes as submitted. Steve Rubey– yes, Michael Pickett–yes, David Kane – yes, Sheila Gaquin – yes, Dale Roundy – yes, Steve Smith– yes, Camille Uhlir – yes, and Nick Knoellinger–abstain. Motion passed with seven yes votes and one abstention (Knoellinger).

DCD Update – Erika Shook, Director

1. The Shoreline Master Program has been approved by the Department of Ecology and is in effect on February 2, 2021.
2. The vacation rental moratorium that went into effect on January 13, 2021 means that no new vacation rental permit applications can be accepted. It does not affect those permit applications that are already in the process. A vacation rental data report went to the County Council and will be sent to the Planning Commission. A work plan will be discussed with the County Council on February 8, 2021 and will include items such as a cap on vacation rentals by island, a cap for the county, and whether or not the permits should run with the land or have an expiration date.
3. An idea for handling public comment would be to give all the information in a staff report in a briefing meeting, then have a comment period and then come back for discussion. There will be a more comprehensive workplan process for the maps. Things will slow down a bit.
4. In regard to collaborating on documents, through something like google doc, the Planning Commission can send their ideas to Lynda Guernsey and we can discuss them at the next meeting and how those ideas mesh with the Open Public Meetings Act. Erika Shook will follow up with the Prosecuting Attorney’s office.

Discussion was held about having meetings in the evening, different times of day, etc., so the public that works would have more of an opportunity to comment. After the discussion it was felt that staying the course for meetings the way they are held now was good and to ask Erika Shook to perhaps check into some of different approaches.

Erika Shook responded to questions and comments from the Planning Commission.

Public Access Time – The following spoke:

Faith Van De Putte, Coordinator for the Agricultural Resource Committee (ARC)
Brent Lyles, Executive Director for Friends of the San Juans

Public access time was closed when all that requested to had spoken.

Briefings about the San Juan County Comprehensive Plan 2036 Update Project:

Status of Comprehensive Plan process

Adam Zack gave a presentation on the status of the Comprehensive Plan Update from when the work started through to tentative completion dates for the future. He then responded to questions and comments from the Planning Commission.

Element B.2, Land Use and Rural, Natural Resource Land Goals and Policies – Adam Zack, Planner

Adam Zack guided the Planning Commission through the January 15, 2021 Draft Comprehensive Plan, Section B, Element 2 Landuse and Rural Element, 2.4 Resource Lands section.

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Goal – By Consensus, to add a comma and the word “including ” after the word “lands” in the second line

Policies:

1. By Consensus, delete the word Comprehensive, staff recommendation.
2. By Consensus, delete the words “and benefits” from the end of the sentence.

New 3. Staff will bring back clarifying wording regarding social and economic benefits.

Old 3. New 4. No action taken.

Old 5. New 6. By Consensus, put a comma after “forest lands, delete the word “and”, put a comma after “associated uses” and add the words “and benefits.”

New 6. a. Agricultural Resource Lands

Goal - No action taken.

Policies: Page 31 to Page 32

1. i, ii, iii, iv, and v. – No action taken at this time. This will be brought forward again for more discussion after the Planning Commission has had a chance to review the map (Map refers to

the *Natural Resource Land Designation Review Analysis* staff is currently working on).

Staff will send the map methodology for criteria used to the Planning Commission. (The methodology describes the steps used to conduct the *Natural Resource Land Designation Review Analysis*).

2. No action taken.
3. No action taken.
4. No action taken.
5. No action taken.
6. By Consensus, change the words “roadside stands” to “farmstands”.
7. By Consensus, delete the word “agricultural”.
8. No action taken.

New 6. b. Forest Resource Lands

Goal – By Consensus, the language presented would be made Goal 1.

By Consensus, the suggested language, as modified by deleting the words “maintaining adequate aquifer recharge areas” and “supporting tourism and”; and adding the word “provide” after “fire risks”. This language as modified would become Goal 2.

Policies: Page 33 and 34

- (1). i, ii, iii, iv, and new v. and (2) – No action taken at this time. This will be brought forward again for more discussion after the Planning Commission has had a chance to review the map (Map refers to the *Natural Resource Land Designation Review Analysis* staff is currently working on).
- (3). No action taken.
- (4). No action taken.
- (5). By Consensus, to keep this policy for now and staff will bring back further information and examples.
- (6). Moved by David Kane, seconded by Sheila Gaquin, to strike this policy.
Steve Rubey – yes, Michael Pickett-yes, David Kane – yes, Sheila Gaquin – yes, Dale Roundy – yes, Steve Smith-yes, Camille Uhler – yes, and Nick Knoellinger-yes. Motion passed unanimously.
- (7). By Consensus, add the word “Strongly” to the beginning of the phrase and add the words “and incentivize” after the word “encourage”.

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New 6. c. Mineral Resource Lands

Goal – By Consensus, accept as stated.

Policies:

1. By Consensus, accept as stated.
1. a., b., c., and d. By Consensus, accept as stated.
2. By Consensus, accept as stated and with the idea of creating a new policy for mineral succession.

3. By Consensus, accept as stated with the addition of the words “and potential” after the word “Existing”.
4. By Consensus, accept as stated with the addition of the words “and the environment” to the end of the sentence.
5. By Consensus, a new policy to be developed for mineral succession.

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2.2 N Agriculture

Goal – By Consensus, accept as stated.

Policies:

1. No action taken.
2. No action taken.
3. By Consensus, to have staff expand on two ideas for continued discussion of this policy, conversion to uses and quantity designated.
4. and 9. Discussion on incentives.

Discussion was held that ideas about the policies here be thought about and brought to a future meeting when the Agriculture section comes forward again.

Adjournment

Moved by Michael Pickett, seconded Camille Uhlir, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 4:00 p.m. The next meeting of the Planning Commission is scheduled for Friday, February 19, 2021, 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