



Approved as submitted at the March 19, 2021 PC Meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE FEBRUARY 19, 2021 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Camille Uhlir, at 8:34 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; Adam Zack, Planner III; and Sophia Cassam, Planner I.

Administrative Items

Confirm Agenda – No changes to agenda.

Minutes of January 29, 2021

Moved by David Kane, seconded by Steve Smith, to approve the minutes as corrected with the addition of Commissioner Steve Smith in attendance. Steve Rubey– yes, Michael Pickett–yes, David Kane – yes, Sheila Gaquin – yes, Dale Roundy – yes, Steve Smith–yes, Camille Uhlir – yes, and Nick Knoellinger–yes. Motion passed unanimously.

DCD Update – Erika Shook, Director

1. The company that was hired to update the County's website went live with the update before changes could be reviewed by all the departments. It is being reworked where needed.
2. DCD is behind in permitting but looking for ways to catch up.
3. County Council will be holding a public hearing on February 23rd regarding the vacation rental moratorium.
3. Adam Zack mentioned that he would be taking Planning Commission recommendations to the County Council on February 23rd regarding farm worker accommodations, rural residential cluster development, accessory dwelling units, and the vision statement.

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

Public Access Time – The following spoke:

Andrew Fleming, San Juan Island
Brent Lyles, Executive Director for Friends of the San Juans

Public access time was closed with the option to reopen.

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

Planning Commission Collaboration Options – Erika Shook, AICP, Director

Erika Shook updated the Planning Commission as to her conversation with the Prosecuting Attorney's (PA) office about using Google Doc as a collaborative tool and the Open Public Meeting Act (OPMA). The PA stated that the tool can't be used outside of public meetings. The Planning Commissioners could use it during their meetings and all comments would need to be visible to the public. The DCD staff is not quite ready to take on a new technology at this time as they are still trying to assimilate Microsoft Teams. Public comment could be incorporated into the documents as they have been, or they could be posted on the agenda for the meetings.

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

Discussion was held on whether to stay the course of how things have been done going forward. There was general consensus to stay the course for now.

By Consensus, the Planning Commission would like Erika Shook to go back to the PA with a request for written confirmation of the PA's opinion on why the Planning Commission can't use Google Doc and advice on the technology that can be used to accommodate the public.

Climate Change in the Comprehensive Plan - Sophia Cassam, Planner I

Sophia Cassam gave a presentation on the text in the different goals and policies within the Comprehensive Plan that reference climate change and to determine whether climate change is adequately addressed. Also, is there a need for a separate Climate Change element or address the issue in the Plan elements.

Discussion was held by the Planning Commission with general consensus to address climate change in the elements. Also discussed was the possibility of forming a sub-committee of the Planning Commission on this topic.

Erika Shook will review the planning Commission operating rules about sub-committees and bring the information back to the Planning Commission at their next meeting.

By Consensus, the Planning Commission instructs staff to modify the elements to include extended discussion of climate change.

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

Adam Zack explained to the Planning Commission that for today's meeting the discussion would return to Agricultural Resource Lands that began at their last meeting. The documents used for the discussion were Adam Zacks staff report dated February 5, 2021 and the Agricultural Resource Committee (ARC) comment documents dated February 16, 2021 and February 18, 2021.

ARC Recommended 2-16-21 - Policy 3. Adopt a policy of no net loss of Agricultural Resource Land (ARL).

Moved by Nick Knoellinger, seconded by Sheila Gaquin, to accept the ARC recommended policy 3. Steve Smith – no, Dale Roundy – yes, Sheila Gaquin – yes, Steve Rubey – yes, Nick Knoellinger – yes, Michael Pickett – yes, David Kane – yes, and Camille Uhlir – yes. Motion passed with seven yes votes and one no vote (Smith).

ARC Recommended 2-16-21 - Revised Policy 4.

By Consensus, accept recommended Revised Policy 4. Develop incentives for agricultural activities that could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, Voluntary Stewardship Program, or similar programs.

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Policy 8.

By Consensus, accept Policy 8. with the deletion of the word "conservation".

ARC Recommended 2-18-21 – Policy 14.

By Consensus, accept the recommended Policy 14. Allow year round and seasonal housing for agricultural workers, including tiny homes, bunkhouses and other low cost and low impact solutions.

ARC Recommended 2-16-21 – Revised Policy 17.

Moved by David Kane, seconded by Dale Roundy, to accept the ARC recommendation for a Revised Policy 17. This reads: Allow agricultural accessory uses, such as farm stands, direct sales of agricultural products, agrotourism and farm-based businesses where agriculture is allowed. Establish comprehensive definitions for agricultural accessory uses. Steve Rubey– yes, Michael Pickett–yes, David Kane – yes, Sheila Gaquin – yes, Dale Roundy – yes, Steve Smith–yes, Camille Uhlir – yes, and Nick Knoellinger–yes. Motion passed unanimously.

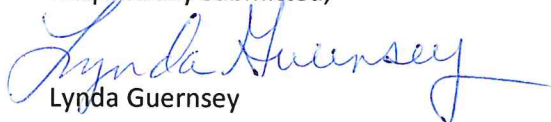
Staff Report 2-5-21, All other Policies in the staff report other than those stated above.

By Consensus, the Planning Commission agrees to the staff recommendation on the remaining policies.

Adjournment

Moved by Michael Pickett, seconded Camille Uhlir, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 12:50 p.m. The next meeting of the Planning Commission is scheduled for Friday, March 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

Attachment A: Staff Report Dated 2-5-21.