



Approved as submitted at the May 21, 2021 PC Meeting.
SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE APRIL 16, 2021 MEETING

The meeting of the San Juan County Planning Commission was called to order by Vice-Chair, Michael Pickett, at 8:30 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: Michael Pickett, David Kane, Steve Rubey, Sheila Gaquin, Dale Roundy, Steve Smith, Nick Knoellinger, and Matt Ellingson.

Planning Commission
Members Excused:

Camille Uhrir

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 – There was no change to the agenda.
- Minutes of March 19, 2021

Moved by Steve Smith, seconded by Sheila Gaquin, to approve the minutes as submitted. Steve Rubey– yes, Michael Pickett–yes, David Kane–yes, Sheila Gaquin–yes, Dale Roundy–yes, Steve Smith–yes, Nick Knoellinger–yes, and Matt Ellingson–yes. Motion passed unanimously.

- DCD Update – Erika Shook, Director

1. Building permit volume is high, and the department is trying to keep up as best they can.
2. The vacation rental moratorium is still in effect. The update to the County Council on the count is eight vacation rental permits approved since January 13th through the end of March. Seven were on San Juan Island and one on Orcas.
3. The Planning Commission’s recommendations on farm worker housing, ADUs, and rural clusters were brought forward to the County Council and the Council agreed with them. The idea of reopening the vision statement was also brought forward but the County Council did not agree.
4. Erika mentioned that staff has training to attend at noon today. The plan for staff is to do the briefing on the Natural Resource Land Designations and respond to questions but then have the discussion and get recommendations at the Planning Commission’s meeting in May. This would also allow the comment period for the public to continue. Comment period notices were sent out to the members of the public who had already suggested changes to designations.

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

Public Access Time – The following spoke:

Kyle Loring, Representing Friends of the San Juans

Brent Lyles, Executive Director for Friends of the San Juans

Alexandra Gayek, Orcas Island

Public access time was closed with the option to reopen.

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

Element B.2 Land Use and Rural, Natural Resource Land Designation Review – Adam Zack, Planner III

Adam Zack gave a presentation on the Natural Resource Land Designation process and responded to questions and comments from the Planning Commission. There was a request by the Planning Commission for periodic examples of what is being described.

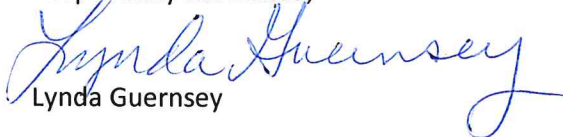
Additional questions/information requested by the Planning Commission were:

1. Provide more information about the long-term commercial significance index (LCSI) threshold used in Phase One of the analysis. Specifically, what is the justification for setting the long-term commercial significance index threshold at 38?
2. What is the process for designating more lands either agricultural resource or forest resource lands? What are the pros and cons of undertaking that project? What is the scope of work for undertaking that project?
3. What will the process be for the Planning Commission to propose preliminary changes to natural resource land designations?
4. Please answer Sheila Gaquin's questions.

Adjournment

Moved by Sheila Gaquin, seconded Dale Roundy, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 11:03 a.m. The next meeting of the Planning Commission is scheduled for Friday, May 21, 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