



**DRAFT
SAN JUAN COUNTY PLANNING COMMISSION MEETING**

MINUTES OF THE May 21, 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 (out at 11 a.m.), Sheila Gaquin, Dale Roundy (out at 11:30 a.m.), Steve Smith, Nick Knoellinger, and Matt Ellingson (in at 9 a.m.).

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 – There was no change to the agenda.
- Minutes of April 16, 2021
Moved by Dale Roundy, 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, Nick Knoellinger–yes, Camille Uhlir–abstain. Motion passed with seven yes votes and one abstention (Uhlir).
- DCD Update – Erika Shook, Director

1. Building permit statistics were presented, land use permitting volume is stable, and vacation rental numbers were provided as of May 2, 2021. The County Council and the department will be working on coming up with a cap number for vacation rentals.

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

These items were discussed: Forest Practices/logging questions, the elected officer in regard to climate change that the Charter Review Commission is talking about, and how more of the issues that have been brought forward to the Planning Commission might be resolved through adjustment of their agenda. Erika Shook stated she will supply the long-term calendar of work items at the next meeting.

Public Access Time – The following spoke:

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| Miles Becker, Lopez Island | Alexandra Gayek, Orcas Island | Ben Bama, San Juan Island |
| Chom Greacen, Lopez Island | Gregory Hancock, Orcas Island | Kyle Loring, Representing Friends of the San Juans |
| Michelline Halliday, San Juan Island | Rick Hughes, Orcas Island | Donna Laslo, Orcas Island |
| Sharon Abreu, Orcas Island | Brent Lyles, Executive Director, Friends of the San Juans | |
| Megan Stocklin, Orcas Vision Preserve | | |

Public access time was closed with the option to reopen.

Annual Docket Initial Briefing – Sophia Cassam, Planner I

Sophia Cassam gave an initial briefing on the eight items in the Annual Docket. She went through each of the docket items and the implementation timeline in her presentation and responded to questions and comments from the Planning Commission.

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

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

Adam Zack gave a presentation responding to questions supplied by the Planning Commission at their last meeting. He also wanted to get preliminary recommendations from the Planning Commission on five designation requests presented today, with more requests to be discussed at the June meeting.

A request by a Planning Commissioner was made to know how many building permits were issued in UGAs vs Rural areas, for the next meeting.

Discussion items to have going forward were:

1. How long term rentals, land use densities, land use designations, and rural clusters all work into the plan designations.
2. Census Data
3. Information about water usage

Review of submitted designation requests:

18-0017

Moved by Michael Pickett, seconded by Camille Uhlir, to agree with the staff recommendation to not de-designate this property. Matt Ellingson-yes, Sheila Gaquin-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhlir-yes. David Kane was unavailable for this vote. The motion passed with six yes votes.

18-0019

Moved by Michael Pickett, seconded by Sheila Gaquin, to recommend the de-designation of the parcels but not to modify the density as requested. Matt Ellingson-yes, Sheila Gaquin-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, David Kane-no (as he did not hear the motion), and Camille Uhlir-yes. Motion passed with six yes votes and one no vote (Kane).

19-0004

Moved by Michael Pickett, seconded by Camille Uhlir, to accept the staff recommendation to not de-designate this parcel. Matt Ellingson-yes, Sheila Gaquin-yes, David Kane-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhlir-yes. Motion passed unanimously.

20-0002

Moved by Sheila Gaquin, seconded by Steve Smith, to accept the staff recommendation on 20-0002 as requested. Matt Ellingson-yes, Sheila Gaquin-yes, David Kane-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhlir-yes. Motion passed unanimously.

20-0004

Moved by Steve Smith, seconded by Sheila Gaquin, to accept the staff recommendation on 20-0004 as requested with no change to the density of the parcels. Matt Ellingson-yes, Sheila Gaquin-yes, David Kane-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhlir-yes. Motion passed unanimously.

Return to Admin Items

Discussion of ideas regarding the agenda for meetings and accomplishment of projects. Erika Shook restated that she would bring the long-term calendar of work items to the next meeting. She also stated that agenda ideas could be sent to her by email through Lynda Guernsey.

Other items discussed that were brought forward for as ideas for future meetings or for general discussion were: a generic discussion of housing, vacation rentals, priorities, and the economics of the County in regard to the Department of Community Development (DCD).

Moved by Michael Pickett, seconded by Camille Uhlir, that the Planning Commission recommend to the County Council an increase in budget funds for DCD in order to adequately deal with the challenges of the department and its future outlook with increases in building permits for example. Matt Ellingson-yes, Sheila Gaquin-yes, David Kane-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhlir-yes. Motion passed unanimously.

Adjournment

Moved by Michael Pickett, seconded Matt Ellingson, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 1:21 p.m. The next meeting of the Planning Commission is scheduled for Friday, June 18, 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