



Approved at the May 17, 2019 meeting as corrected with the addition of adjournment time. *YF*

**SAN JUAN COUNTY PLANNING COMMISSION SPECIAL MEETING**

**MINUTES OF THE MAY 17, 2019 MEETING**

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:32 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, and San Juan Island.

**Planning Commission**

Members Present: Tim Blanchard, Pete Moe, Camille Uhler, Michael Pickett, Victoria Compton, Dale Roundy, Georgette Wong (By Phone), Steve Rubey and Brent Snow.

**Department of Community Development (DCD) Staff**

Present: Erika Shook, Director; Linda Kuller, Planning Manager; Adam Zack, Planner III; and Lynda Guernsey, AS II

**Administrative Items**

DCD Update – Erika Shook, Director

1. The County Council's continued hearing on the Lopez Village Subarea Plan will be held June 3, 2019 in the Council's hearing room.
2. The County Council will hold a public hearing on the moratorium on marijuana licenses on May 21, 2019 in the Council's hearing room.
3. The Planning Commission will have a briefing on the Land Capacity analysis at their next meeting on June 21, 2019. It was explained how the document will aid in the development of various elements of the comp plan update and build out analysis, etc.
4. In regards to the new SMARTGov permitting system, there will be classes for public training on the system in a few weeks.
5. Fred Schaller, Building Official, will be retiring in June and the department has been recruiting for the position. Two new planners have been hired, one to replace planner Lee McEnery and the other to handle the vacation rental project.
6. Rick Hughes has gone through and entered the vacation rental compliances into a spreadsheet for the department. Erika gave an update on statistics on vacation rentals and will give updates to the Planning Commission and public going forward. The Planning Commission requested that Erika email to them the vacation rental statistics that she had given today.
7. Other topics brought forward by the Planning Commission:
  - a. GMA compliance and will we make the deadlines.
  - b. Request by the Planning Commission that there be a briefing with them at some point regarding the Open Space Tax Program. New Planning Commission members would benefit from having that information and it would be a refresher for others.

## Minutes of April 19, 2019

Moved by Victoria Compton, seconded by Dale Roundy, to approve the April 19, 2019 minutes, with clerk to review the audio for a potential correction as submitted with or without correction. Motion passed with eight yes votes, zero no votes, and one abstention (Snow).

Citizen Access Time – There was no one present to speak.

### **Public hearing on the 2019 Docket of Proposed Text Amendments to the Comprehensive Plan and Unified Development Code (UDC) – Adam Zack, Planner III**

Adam Zack gave a presentation and update on the docket process leading up to today's hearing. He also described how the comments that were received were handled and available for the public and Planning Commissioners to view.

Public testimony was opened and the following spoke:

Stephanie O'Day, Representative for docket requests 19-0004, 19-006

Public testimony was closed and the hearing returned to Adam Zack for further comments. He responded to questions and comments from the Planning Commission.

### Deliberations

Moved by Michael Pickett, seconded by Camille Uhlir, to approve the staff recommendations for the 2019 Docket as submitted in the April 25, 2019 staff report and with the recommendation that the Council ensure staff address the issues raised in docket requests 1, 2, 4, 5, and 6 during the comprehensive plan update. Brent Snow – no, Dale Roundy – yes, Victoria Compton – yes, Michael Pickett – yes, Pete Moe – yes, Steve Rubey – yes, Camille Uhlir – yes, Georgette Wong – yes, and Tim Blanchard – yes. Motion passed with eight yes votes and one no vote (Snow).

### **SJC Fairgrounds Master Plan - Recommendation/Comments to County Council**

Moved by Tim Blanchard, seconded by Victoria Compton, that the Planning Commission recommend that the County Council approve the San Juan County Fairgrounds Master Plan with the understanding that our recommendation does not express any opinion regarding potential permit applications or code revisions that may be necessary to implement some of its provisions. Brent Snow – yes, Dale Roundy – yes, Victoria Compton – yes, Michael Pickett – yes, Pete Moe – yes, Steve Rubey – yes, Camille Uhlir – yes, Georgette Wong – yes, and Tim Blanchard – yes. Motion passed unanimously.

### **Return to Administrative Items**

Tim Blanchard brought forward that he had met with Colin Huntemer, County Engineer, regarding the issues over the Orcas road project that had members of the public upset. He had mentioned these issues during citizen access time at the last planning commission meeting. They both agreed that this seemed to be an opportunity to better incorporate the road projects with the Scenic Roads Manual. A few Planning Commissioners could work with Public Works to do that. Victoria Compton, San Juan Island; Tim Blanchard, Orcas Island; and Steve Rubey, Lopez Island, volunteered to meet with Public Works.

Other general comments:

Victoria Compton – Moratorium on Vacation Rentals

Steve Rubey – Marijuana Issue

Michael Pickett – Update the dates under the Comprehensive Plan Update on the website

**Adjournment**

Moved by Victoria Compton, seconded by Steve Rubey, to adjourn the meeting at 10:55 a.m. and the motion passed unanimously. The next meeting of the Planning Commission will be Friday, June 21, 2019, 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