



Approved as submitted at the September 20, 2019 PC Meeting.

## SAN JUAN COUNTY PLANNING COMMISSION MEETING

### MINUTES OF THE AUGUST 16, 2019 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:33 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, Michael Pickett, Steve Rubey, Victoria Compton (out at 12:20 p.m.), and Camille Uhlir.

#### Planning Commission

Members Excused: Dale Roundy, Georgette Wong, 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

#### Public Works Department

Staff Present: Colin Huntmer, County Engineer

#### Administrative Items

Confirm Agenda – No changes made to the agenda.

#### Minutes of July 19, 2019

Moved by Camille Uhlir, seconded by Steve Rubey, to approve the July 19, 2019 minutes as submitted. Motion passed with five yes votes, zero no votes, and one abstention (Compton).

#### DCD Update – Erika Shook, Director

1. Erika Shook demonstrated to the Planning Commission how the new permitting software portal for public access to permits works.
2. A new tentative County Council and Planning Commission schedule was handed out for the Comprehensive Plan update and other long-range projects. Erika Shook responded to comments and questions from the Planning Commission.

#### Public Access Time – And the following spoke:

Faith Van DePutte, Lopez Island

#### Public Hearing: PREDES-19-0001 Cornelius Holdings, LLC site-specific redesignation for TPN 351444005000 - Adam Zack, Planner III

Adam Zack gave a presentation on the proposed redesignation and responded to questions and comments from the Planning Commission.

Stephanie O'Day, representative for the applicant, and Bill Cornelius, applicant, addressed the Planning Commission and responded to questions and comments.

Public testimony was opened and the following spoke:

Michael Barnes, San Juan Island          Scott Lommel, San Juan Island

Public testimony was closed with the option to re-open.

The Planning Commission returned to the applicant's representative and the applicant to respond to the public testimony.

Public testimony was re-opened and the following spoke:

Guy Timmons, San Juan Island

Public testimony was closed with the option to re-open.

The Planning Commission returned to Adam Zack and Linda Kuller, Planning Manager, for response to questions and comments brought forward by the public and the Planning Commission.

#### Deliberations

Moved by Michael Pickett, seconded by Camille Uhler, that subject to concerns raised around sound and view abatement, and for further consideration of that by the County Council, the Planning Commission recommends approval of the staff recommendation. Victoria Compton – no, Michael Pickett – no, Pete Moe – no, Camille Uhler – no, Steve Rubey – no, and Tim Blanchard – no. Motion failed unanimously.

Moved by Tim Blanchard, seconded by Pete Moe, that the Planning Commission adopts the preliminary staff recommendation on page 15 of the staff report dated July 3, 2019, with the further recommendation that the County Council consider potential agreement with the Town of Friday Harbor regarding retention of the grove of trees which currently separates the residential use from the western portion of the subject parcel. Victoria Compton – yes, Michael Pickett – yes, Pete Moe – yes, Camille Uhler – yes, Steve Rubey – yes, and Tim Blanchard – yes. Motion passed unanimously.

#### **Briefing: Economic Development Element update – Victoria Compton, Economic Development Council (EDC ) Director, Mickey von Dassow, EDC**

Mickey von Dassow, Programs and Data Analyst for the EDC, was present to respond to any questions and/or concerns that the Planning Commission might have on the latest draft of the Economic Development Element. Staff, both of the DCD and the EDC, will take the Planning Commission comments and incorporate them into a redraft of the element. Faith Van DePutt, Agricultural Resource Committee (ARC) Coordinator, spoke to clarify the ARC's position on the element. The Planning Commission thanked the EDC board and staff for their continued hard work on the Economic Development Element.

#### **Briefing: Draft Six-Year Transportation Improvement Program (TIP) 2020-2025– Colin Huntmer, County Engineer**

Colin Huntmer gave a presentation of the Six-Year Transportation Program (TIP) 2020-2025 and responded to questions and comments from the Planning Commission. There was also a brief conversation concerning the subcommittee of the Planning Commission that will be working with the Public Works department on the Transportation Element and trails documents.

**Briefing: Response to Comments on the Land Capacity Analysis Methodology and Gross Developable Land Inventory (GDLI) – Adam Zack, Planner III**

Adam Zack gave a presentation on response to public comment regarding the Land Capacity Analysis Methodology and Gross Developable Inventory (GDLI). There were three key issues unresolved by the Methodology on which Adam wanted the Planning Commission's input.

The three issues were:

1. Are parcels developed with a parking lot "fully developed"?

By Consensus, the Planning Commission agrees with the staff recommendation Parking Lot Option B.

"Parking Lot Option B. Do not categorize parking lots as fully developed."

2. Are parcels with single-family residences (SFR) in commercial areas "re-developable"?

By Consensus, the Planning Commission agrees with the staff recommendation SFR Option B.

"SFR Option B. Do not change the SFR assumptions in commercial, industrial, and mixed-use areas."

3. Are parcels with conservation easements fully developed?

By Consensus, the Planning Commission agrees with the staff recommendation Easement Option B.

"Easement Option B. Remove Assessor's use codes that refer to easements used to categorize public, utility, and conservation lands from the draft LCA Methodology Table 1."

**Adjournment**

Moved by Michael Pickett, seconded by Pete Moe, to adjourn the meeting at 1:01 p.m. and the motion passed unanimously. The next meeting of the Planning Commission will be Friday, September 20, 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