The meeting of the San Juan County Planning Commission was called to order by Chair, Barbara Thomas, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Planning Commission
Members Present: Mike Carlson, Bob Gamble, Karin Agosta, Barbara Thomas, Tom Starr, Michael Pickett, Tim Blanchard, and Brian Ehrmantraut (telephonically).

Community Development And Planning Department (CD&P) Staff Present: Shireene Hale, Planning Coordinator, Lee McEnery, Planner III, and Lynda Guernsey, AS II.

Public Works Staff Present: Rachel Dietzman, County Engineer

Administrative Items

Update from Chair, Barbara Thomas

No update at this time.

Update from Planning, Shireene Hale

1. The Critical Areas Ordinance effective date is March 31, 2014. Implementation materials are being prepared.

2. Economic Development Element hearing is scheduled with the Planning Commission on April 18, 2014. Materials should be available to the public approximately a week and a half prior to the hearing. The materials will be coming from Victoria Compton, Executive Director of the Economic Development Council.

3. The Shoreline Master Program is on hold with the Prosecuting Attorney’s office for review.

4. CD&P is using a new approach on planning projects in planning that we may not have the expertise in. We are going to bring in agencies with expertise take the lead in those particular projects and CD&P staff would take on a supportive role. The Economic Development Element and the road vacation today are examples of that.

Minutes of February 21, 2014

Moved by Bob Gamble, seconded by Karin Agosta, to approve the minutes as submitted. Motion Prosecuting Attorney’s Officessed with seven yes votes and one abstention (Carlson).
New Business

1. Tim Blanchard brought forward to the Planning Commission that during the review of the Shoreline Master Program they had not reviewed the sections dealing with the Critical Areas Ordinance, as there were outstanding issues undecided with the Critical Areas Ordinance at that time. Tim had written a draft memo to the County Council requesting that they send the Shoreline Master Program back to the Planning Commission for their review of the Critical Areas Ordinance provisions. After some discussion, this issue was tabled until after today’s hearings.

Public hearing and deliberations on the Goodwin Current Use Farm and Agriculture Conservation Land application, Lopez Island, File No. POPNSP-12-0003

Lee McEnery summarized her staff report dated February 25, 2014 and responded to questions from the Planning Commission. Brett Goodwin, applicant, spoke and responded to questions also.

Public testimony was opened, and as there wasn’t anyone to speak, closed and deliberations began.

Deliberations

Moved by Mike Carlson, seconded by Bob Gamble, to approve the Goodwin Current Use Farm and Agriculture Conservation Land application, POPNSP-12-0003, as submitted including Findings and Recommendations. Mike Carlson – yes, Bob Gamble - yes, Karin Agosta - yes, Barbara Thomas - yes, Tom Starr - yes, Michael Pickett - yes, Tim Blanchard - yes, and Brian Ehrmantraut – yes. Motion Prosecuting Attorney’s Office passed unanimously.

Public hearing and deliberations on the Garrison Bay Plantation, LLC proposal to vacate a portion of the unopened County road right-of-way known as Cross Drive, which crosses their property, San Juan Island

Rachel Dietzman, County Engineer, summarized the staff report dated March 6, 2014 and responded to questions from the Planning Commission. Stephanie O’Day, representative for the Garrison Bay Plantation, Inc. (Michael and Richard Shorett) spoke and responded to questions also. Michael and Richard Shorett, applicants, also spoke.

Public testimony was opened, and as there wasn’t anyone to speak, closed and deliberations began.

Deliberations

Moved by Mike Carlson, seconded by Tom Starr, to approve the Garrison Bay Plantation LLC proposal to vacate a portion of the unopened County road right-of-way known as Cross Drive, which crosses their property, with Recommendation conditions 1, 2, 3, 6, & 7 (deleting conditions 4 & 5) as shown in the staff report. Mike Carlson – yes, Bob Gamble - yes, Karin Agosta - yes, Barbara Thomas - yes, Tom Starr - yes, Michael Pickett - yes, Tim Blanchard - yes, and Brian Ehrmantraut – yes. Motion passed unanimously.
Return to Administrative Items

1. Return to tabled discussion regarding the proposal to send a memo to the County Council regarding review by the Planning Commission of the Shoreline Master Program with regards to the new Critical Areas Ordinance regulation sections pertaining to the shoreline.

   Moved by Tim Blanchard, seconded by Tom Starr, to finalize the memo as modified by deleting the words “in light of the Hruby report” where it occurs in the memo, Tim Blanchard to sign for the Planning Commission as Secretary, and send it to the County Council. Mike Carlson – yes, Bob Gamble - yes, Karin Agosta - yes, Barbara Thomas - yes, Tom Starr - yes, Michael Pickett - yes, Tim Blanchard - yes, and Brian Ehrmantraut – yes. Motion passed unanimously.

2. Items for April’s Planning Commission meeting

   In addition to the Economic Development Element hearing, to add a discussion of what areas of the Shoreline Master Program would be reviewed in regards to the Critical Areas Ordinance. Documents needed for that discussion would be: the latest draft of the Shoreline Master Program (if the Prosecuting Attorney’s office is finished with its review), a list of the sections of the Shoreline Master Program that would not be necessary to change, the Hruby report, and the latest iteration of the Critical Areas Ordinance. Shireene Hale will check with Amy Vira in the Prosecuting Attorney’s office to see if the Shoreline Master Program draft is ready for the Planning Commission to review with the Critical Areas Ordinance.

Adjournment

The meeting of the Planning Commission was adjourned at 11:00 a.m. The next meeting of the Planning Commission will be Friday, April 18 at 8:30 a.m. for administrative items and at 8:45 a.m. for any hearings, in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

Lynda Guernsey