The meeting of the San Juan County Planning Commission was called to order by Chair, Barbara Thomas, at 8:32 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, Barbara Thomas, Tom Starr, Michael Pickett, Tim Blanchard, and Brian Ehrmantraut.

Planning Commission
Members Excused: Karin Agosta

Community Development
And Planning Department
(◻D&P) Staff Present: Shireene Hale, Planning Coordinator; Julie Thompson, Planner III; and Lynda Guernsey, AS II.

Public Works Staff
Present: Shannon Wilbur, Senior Project Engineer

Administrative Items

Update from Chair, Barbara Thomas

No update at this time.

Update from Planning, Shireene Hale

1. The June 20th Planning Commission meeting may or may not have Open Space applications.

2. The July 18th meeting of the Planning Commission will include, at this time, the Eastsound Subarea Plan Amendments and the Thurmond Redesignation.

3. Community Development and Planning is busy with the influx of permits turned in prior to the effective date of the Critical Areas Ordinance. Training is still ongoing for staff in all areas. A half time person is helping go through the building permit applications.

4. A “Planner of the Day” approach is a new in CD&P at this time.
Minutes of April 18, 2014

Moved by Bob Gamble, seconded by Brian Ehrmantraut, to approve the minutes as submitted. Motion passed unanimously.

Public hearing and deliberations on the Perine Current Use Farm and Agriculture Conservation Land application, Lopez Island, File No. POPNSP-14-0001

Julie Thompson summarized the staff report dated May 2, 2014 and responded to questions from the Planning Commission.

Public testimony was opened, and as there was no one to speak, it was closed.

Deliberations

Moved by Mike Carlson, seconded by Bob Gamble, to approve the POPNSP-14-0001 Perine application as submitted in the May 2, 2014 staff report, including Findings and Recommendations. Mike Pickett – yes, Bob Gamble – yes, Mike Carlson – yes, Brian Ehrmantraut – yes, Tim Blanchard – yes, Tom Starr – yes, Barbara Thomas – yes. Motion passed unanimously.

Public hearing and deliberations on the Warren Road Associates Current Use Open Space application, San Juan Island, File No. POPNSP-12-0008

Julie Thompson summarized the staff reports dated May 1, 2014 and responded to questions from the Planning Commission. Jim Nowadnick, agent for applicant, spoke and responded to questions also.

Public testimony was opened, and as there was no one to speak, it was closed.

Deliberations

Moved by Bob Gamble, seconded by Mike Carlson, to approve the “C” application for POPSNP-12-0008 Warren Road Associates, LLC, with Findings and Recommendations as modified by including versions with and without a conservation easement. Mike Pickett – yes, Bob Gamble – yes, Mike Carlson – yes, Brian Ehrmantraut – yes, Tim Blanchard – yes, Tom Starr – yes, Barbara Thomas – yes. Motion passed unanimously.

Moved by Bob Gamble, seconded by Mike Carlson, to approve the “D” application for POPSNP-12-0008 Warren Road Associates, LLC, with Findings and Recommendations as modified by including versions with and without a conservation easement. Mike Pickett – yes, Bob Gamble – yes, Mike Carlson – yes, Brian Ehrmantraut – yes, Tim Blanchard – yes, Tom Starr – yes, Barbara Thomas – yes. Motion passed unanimously.

Public hearing on Road Vacation - Cattle Point on San Juan Island

Shannon Wilbur, Public Works Senior Project Engineer, summarized the project and responded to questions.
Public testimony was opened and the following spoke:

Jim Hooper, Representative for the Cape San Juan Homeowners Association and the Cattle Point Estates Homeowners Association, San Juan Island

Public testimony was closed and deliberations began.

**Deliberations**

Moved by Tom Starr, seconded by Mike Carlson to approve the request for the Cattle Point Road Vacation as submitted including Findings and Recommendations. Mike Pickett – yes, Bob Gamble – yes, Mike Carlson – yes, Brian Ehrmantraut – yes, Tim Blanchard – yes, Tom Starr – yes, Barbara Thomas – yes. Motion passed unanimously.

**Public hearing on Adoption of Economic Development Element of the Comprehensive Plan**

Victoria Compton, Economic Development Council Executive Director, summarized the project to-date and responded to questions.

Public testimony was opened and the following spoke:

Bill Appel, Waldron Island  Pat Roe, Lopez Island
Stephanie Buffum, Executive Director, Friends of the San Juans
Gordon Petersen, San Juan Island  Nancy DeVaux, Executive Director, San Juan Community Home Trust
Janet Alderton, Orcas Island  Jim Hooper, Board Member of the Economic Development Council

Public testimony was closed and questions were directed to Shireene Hale.

**Deliberations**

Discussion was held on how to proceed and it was decided to have the Planning Commissioners come up with a list that would include items needing to be added, clarified, or deleted from the draft Economic Development Element. A list was then developed. It did not include any deleted items but did have items to be expanded, clarified, and added. Barbara Thomas, Chair, will supply Lynda Guernsey the list as it was developed so that it can be added to the minutes and reviewed by the Planning Commissioners. The list supplied by Barbara Thomas, is as follows:

**Subject of Comments:** Section B, Element 10 of Comprehensive Plan Economic Development Element

**A. New Sections**

1. A policy for off grid power particularly for the islands not served by Orcas Power and Light. One of the goals for this policy is to provide enough legislative flexibility to make alternative power installations feasible in those parcels having tall trees to contend with.

2. A policy for the protection of San Juan County’s cultural heritage.
3. A policy to provide flexible parking requirements to encourage walking villages.
4. Discuss the potential for jobs related to oil spill preparedness and prevention and the impacts of oil spills on economic development in the County.

B. Expanded and Clarification of existing subjects of discussion
1. Ports offering land and perhaps incubator building spaces for entrepreneurial businesses.
3. Expand discussion of affordable housing and include guest houses and vacation rentals. Include the chart illustrating the gap between wages and cost of houses.
4. Inventory lands available for commercial and industrial activities in Village and Rural areas to determine if additional lands need to be added to Village Commercial, Village Industrial, Rural Industrial and Rural General Use categories. Review Use tables in these areas to determine if more development could be evaluated with impact tables rather than Conditional Use Permits.
5. Expand discussion of retirement community as job generator.
6. Expand the discussion of all communication systems and the relationship of communication systems to entrepreneurial business development.
7. Expand the discussion of education to include training in the building, repair and maintenance trades.
8. Expand the discussion of how important it is to encourage the expansion of existing local businesses.
9. Expand the discussion of Rural Character to include the importance of agriculture and the threat to agriculture with the loss of pastures. Perhaps explore some infrastructure that could support agriculture such as cold storage. Discuss the threat of suburbanization and the concept that rural character also means an attitude of self-reliance.
10. Expand the discussion of what additions to the transportation systems are needed and why.
11. Discussion of water availability as a requirement for development.
12. Discussion of the impacts of permitting upon development.

C. Other items discussed during the review
1. Any “Plans” referred to in the document should have been reviewed by the Commission for appropriateness and relevancy.
2. Terms requiring more definition include “island scale”, “quality of life” and “living wage.
3. Goals and Policies should be as specific and measurable as possible.

Victoria Compton will create a track changes draft of the Economic Development Element with the inclusion of the above.

Moved by Bob Gamble, seconded by Tim Blanchard, to continue the hearing on the Economic Development Element to June 20th, in the County Council hearing room, on or after 8:45 a.m.
Mike Pickett – yes, Bob Gamble – yes, Mike Carlson – yes, Brian Ehrmantraut – yes,
Tim Blanchard – yes, Tom Starr – yes, Barbara Thomas – yes. Motion passed unanimously.
Adjournment

Moved by Bob Gamble, seconded by Michael Pickett, to adjourn the meeting at 1:37 p.m. Motion passed unanimously. The next meeting of the Planning Commission will be Friday, June 20th 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