

Approved as submitted at the February 19, 2010 PC mtg. LG.



SAN JUAN COUNTY PLANNING COMMISSION
MINUTES OF THE JANUARY 15, 2010 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Bob Gamble, at 8:35 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island. The new Chair, Susan Dehlendorf, took over the meeting after the election of officers.

Members Present: Susan Dehlendorf, Barbara Thomas, Brian Ehrmantraut, Bob Gamble, Mike Carlson, John Lackey, Bruce Orchid (out at 1:55 p.m.), and Karin Agosta

Members Excused: Stephen Adams

Community Development
And Planning Department

Staff Present: Colin Maycock, Senior Planner; Shireene Hale, Planning Coordinator; Lee McEnery, Associate Planner; and Lynda Guernsey, DAI.

Administrative Items

Update from the Chair – No update at this time.

Calendar update –

- Bob Gamble will be away mid-March through April 7, 2010.
- Mike Carlson will be away February 19 through February 25, 2010.
- John Lackey will be away soon through February 9, 2010.
- Karin Agosta will be away January 20 through February 9, 2010.
- Barbara Thomas will be away January 28 through February 9, 2010.

Update from Planning – Shireene Hale

1. CD&P is in a reorganization phase. René Beliveau is now Director (and still Chief Building Official).
2. Handed out 2010 Planning Tasks document.
3. Personal Wireless Facility workshop is to be held, the CD&P staff is not involved, it is more of a County Council function. Patty Miller and David Cable addressed the Planning Commission with the date of the workshop, February 22, 2010, and the time, 12:15 – 1:45 p.m.

Update from Housing Bank – Colin Maycock stated that he had missed the last meeting.

Update from the EPRC – Colin Maycock stated that:

1. The EPRC had a discussion regarding the CAO and the effects it might have on Eastsound and the Country Corner LAMIRD.

Minutes of December 11, 2009 – Postponed until the February 19, 2010 meeting.

Election of Officers –

Moved by Karin Agosta, seconded by John Lackey, to appoint Susan Dehlendorf as Chair of the Planning Commission. Motion passed unanimously.

Moved by Karin Agosta, seconded by Barbara Thomas, to appoint Bob Gamble Vice-Chair, and Karin Agosta to remain as Secretary. Motion passed unanimously.

Continued public hearing and deliberations on the Gerard Redesignation, Orcas Island, File No. 09RED002

Shireene Hale explained that Julie Thompson, planner assigned to this project, could not make it to the meeting due to the weather. Shireene stated she would be taking over for Julie today.

Brian Ehrmantraut stated that he might have a conflict of interest since he owns property bordering on the applicant's property and is on a Board that owns property adjacent. He also knows the applicants. Mike Carlson stated that he knew the applicants also. There were no objections raised from the Planning Commission, applicant's representative, or the public.

Francine Shaw, applicant's representative, with the help of Stephanie O'Day, gave a presentation representing the applicant's proposal. Francine and Shireene Hale both responded to questions from the Planning Commission.

Public testimony was opened and the following spoke:

Larry Hendel, Lopez Island Jack Cory, San Juan Island

Public testimony was closed and the Planning Commission returned to Shireene Hale and Francine Shaw for further discussion and questions.

The Planning Commission requested the following items be supplied:

1. Non-conforming explanation from the Prosecuting Attorney's office.
2. Flight pattern information.
3. Comparative measurement used to determine airport overlay and how they relate to the runway.
4. A better map of the parcel.
5. Confirmation of the staff report being current to the revised proposal.

The hearing was continued to February 19, 2010, 8:45 a.m., in the County Council hearing room, Legislative Building, Friday Harbor.

Public hearing and deliberations on the Orcas Quail Farm Timber Open Space application, Orcas Island, File No. 09TOS002

Lee McEnery summarized her staff report dated December 31, 2009, and responded to questions from the Planning Commission. The applicant was not present.

Public testimony was opened and, as there was no one to speak, closed and the Planning Commission returned to Lee for further questions.

Deliberations

Moved by Bob Gamble, seconded by Barbara Thomas, to approve the Orcas Quail Farm Timber Open Space application as submitted including Findings and Recommendations. Mike Carlson – yes, Brian Ehrmantraut – yes, John Lackey – yes, Karin Agosta – yes, Bob Gamble – yes, Bruce Orchid – yes, Barbara Thomas – yes, and Susan Dehlendorf – yes. Motion passed unanimously.

Continued public hearing and deliberations on the Land Use element of the San Juan County Comprehensive Plan

Shireene Hale updated the Planning Commission of the process to-date. She confirmed that public testimony should be in regards on Land Use element and not the draft CAO ordinance or the vision statement. She then responded to questions from the Planning Commission.

Public testimony was opened and the following spoke, number in parenthesis is the number of times an individual spoke:

Patty Miller, Orcas Island (2) Mindy Kayle, Orcas Island Laura Gibbons letter read by Mindy Kayle

Tim Blanchard, Orcas Island (3) Steve Ludwig, Lopez Island Beth L. Anderson, OPALCO (2)
Barbara Rosenkotter, Lead Entity Coordinator for Salmon Recovery, San Juan County (2)
Pierrette Guimond, Orcas Island (2) Ed Kilduff, Lopez Island Jerry Gance, Lopez Island
Dave Cable, San Juan Island (3) Larry Hendel, Lopez Island (2) Karrie Cooper, San Juan Island
Jack Cory, San Juan Island Letter from Fire Chief of District #2 read by Dave Cable

Public testimony was closed and the Planning Commission broke for lunch.

The Planning Commission returned to Shireene for further information.

Deliberations

It was decided to go through the November 23, 2009 Draft Comprehensive Plan Section B, Element 2, Land Use document by page.

Page 32 – Section 2.6.B.7 Personal Wireless Communication Service Facilities Subarea Plan

Moved by Barbara Thomas, seconded by Bob Gamble, to retain the Personal Wireless Communication Service Facilities (PWCSF) Subarea Plan as is and make a strong recommendation to the County Council that they begin to immediately look at revisions in regards to where we are now, where we need to go and how to get there in regards to PWCSFs in order to satisfy the demands and needs we've heard in public testimony. Mike Carlson – no, Brian Ehrmantraut – no, John Lackey – no, Karin Agosta – no, Bob Gamble – yes, Bruce Orchid – yes, Barbara Thomas – yes, and Susan Dehlendorf – no. Motion fails with three yes votes and five no votes (Ehrmantraut, Lackey, Agosta, Carlson, and Dehlendorf).

Moved by Brian Ehrmantraut, seconded by John Lackey, to move this legislation, Personal Wireless Communication Service Facilities (PWCSF) Subarea Plan, into the Unified Development Code (U.D.C.). Mike Carlson – yes, Brian Ehrmantraut – yes, John Lackey – yes, Karin Agosta – yes, Bob Gamble – no, Bruce Orchid – no, Barbara Thomas – no, and Susan Dehlendorf – yes. Motion passes with five yes votes and three no votes (Gamble, Orchid, and Thomas).

Moved by Brian Ehrmantraut, seconded by Karin Agosta, to include this Finding regarding the above motion that passed: Make a strong recommendation to the County Council that they begin to immediately look at revisions in regards to where we are now, where we need to go and how to get there in regards to PWCSFs in order to satisfy the demands and needs we've heard in public testimony. Mike Carlson – yes, Brian Ehrmantraut – yes, John Lackey – yes, Karin Agosta – yes, Bob Gamble – abstain, Bruce Orchid – yes, Barbara Thomas – yes, and Susan Dehlendorf – yes. Motion passes with seven yes votes and one abstention (Gamble).

No changes to the following pages:

1, 2, 3, 4, and 5.

Page 6 – Section 2.2.D Essential Public Facilities, Policy 2.a and 2.e

Moved by Bob Gamble and seconded by Karin Agosta, in Policy 2.a, to add the words "critical area" between the words "program," and "and"; Also, in Policy 2.e, to add the words "and residential neighborhoods." to the end of the sentence. Mike Carlson – yes, Brian Ehrmantraut – yes, John Lackey – yes, Karin Agosta – yes, Bob Gamble – yes, Bruce Orchid – yes, Barbara Thomas – yes, and Susan Dehlendorf – yes. Motion passed unanimously.

Page 7 – Section 2.2.F Natural Resource Conservation, Policy 2.

By consensus, delete "3, 4, and 5" and replace with "1 through 5".
By consensus, add the word "and" between "Protect" and "preserve".

By consensus, to combine Policy 2., 3., and 4. into a new policy 2. that would read: “Encourage sustainable forest management in order to conserve forest lands in grades 1 through 5 (as classified by the Washington Department of Natural Resources) for long-term timber production and to promote the retention and preservation of forest stands that are particularly important to visual aesthetics, wildlife habitat, groundwater retention and/or site stability.

No changes to the following pages:

8, 9, and 10

Page 11 – Section 2.3.A Growth Areas, Policy 8

By consensus, add the word “ minimum” between “have” and “densities”; add the word “of” between “than” and “4”; delete the words “be high enough to”.

No changes to the following pages:

12, 13, 14, and 15

Page 16 – Section 2.3.B Activity Centers (including Limited Areas of More Intensive Rural Development), Policy 13.e

By consensus, delete the words “and enhancement”

No change to the following page:

17

Page 18 – Section 2.3.C Rural Lands, Policy 10.a. Rural General Use(1).i and ii.

By consensus, under 10.a.(1) i., add the word “and” after the semi-colon, and in 10.a.(1) ii., replace the word “ten” with “20”.

Section 2.3.C Rural Lands, Policy 10.b. Rural Farm Forest (1) i., ii., iii., and iv.

By consensus, under 10.b.(1) i., add the word “and” after the semi-colon; in ii., delete the word “generally” and add the word “and” after the semi-colon; in iii., delete the word “and” and replace with the word “or” and delete the semi-colon and word “and” at the end of the sentence and replace with a period; and delete iv.

Page 19 and 20 – Policy 10.d. Rural Industrial (1) i. and ii.

By consensus, under 10.d. (1) i. and ii., add the word “and” after the semi-colon.

Page 21 – Section 2.3.D Resource Lands, Policy 5.a Agricultural Resource Lands (1) i.

By consensus, under 5.(1) i., add the words “or adjacent to agricultural resource lands” between the words “larger” and “with” in the first sentence, and change the period at the end of the second sentence to a semi-colon and add the word “or”.

Page 22 – Policy 5.b. Forest Resource Lands (1) i.

By consensus, under 5.(1) i., delete “3,4, or 5” and replace with “1 through 5”, and add the word “and” after the semi-colon.

Page 23 – Section 2.4.B Natural, Policy 2

By consensus, under Policy 2, delete “rare or unusual plant or animal species and associated ecosystems which are relatively intolerant of human use.” And replace with “indigenous plant and animal species and relatively intact ecosystems in a natural state.”

Page 24 – Section 2.5.A Mineral Resource Lands, Policy 1. a. b. c.

By consensus, in Policy 1.a., b., and c., add the word “and” after the semi-colons.

Page 25 – Section 2.5.B Upland Critical Areas (those Critical Areas not subject to the provisions of the WA Shoreline Management Act), Introduction paragraph, Goal 2, Goal 3, Policy 2, Policy 4, a. and b., and Policy 5.

By consensus, at the top of the page, and part of the introduction of this section, in the sentence that starts “The Washington Growth Management Act...”, add the words “scientifically defined” between “other” and “programs”; delete the words “achieve no net loss of” and replace with “protect and conserve”; add the words “current and future” between the word “the” and “functions”.

By consensus, in Goal 2, delete the words “for reasonable use of land” and replace with “use of property to the greatest extent possible” ; delete the “s” at the end of the word “Area”; and add the words “functions and values” to the end of the sentence.

By consensus, in Goal 3, delete the words “roughly proportional” and replace with “balanced”.

By consensus, in Policy 2, in the first sentence, delete “achieve no net loss of” and replace with “protect and conserve”; delete the “s” on the word “Area”; delete the words “by protecting their” and replace with “values and”. Delete the second sentence.

By consensus, delete Policy 4. a. and b.

By consensus, in Policy 5., delete the words “To the greatest extent possible”.

Page 26 – New Policy 5., Change to Policy 8.

By consensus, Shireene to develop a new policy (to be 5.) that addresses consideration of all state and local environmental programs.

By consensus, in Policy 8., delete the words “(migratory)”.

No change to the following page:

27

Page 28 – Policy 4. e Fish and Wildlife Habitat Conservation Areas, Goal 2 and New Policy 5.

By consensus, in Goal 2, delete the word “endangered” and add the words “listed as endangered, threatened, or sensitive” to the end of the sentence.

By consensus, Barbara Rosenkotter supplied language for a new Policy 5, that reads: Adopt regulations prohibiting the blockage of fish passage in F type streams.”

No change to the following pages:

29, 30, and 31

Moved by Karin Agosta, seconded by Barbara Thomas, to approve editorial changes to the November 23, 2009 Draft Comprehensive Plan Section B, Element 2, Land Use document. Mike Carlson – yes, Brian Ehrmantraut – yes, John Lackey – yes, Karin Agosta – yes, Bob Gamble – yes, Barbara Thomas – yes, and Susan Dehlendorf – yes. Motion passed unanimously.

Adjournment

The meeting was adjourned at 3:14 p.m., the next meeting will be on February 19th, 2010 at 8:30 a.m. in the Islander's Bank Annex, 225 Blair Avenue, Friday Harbor, San Juan Island.

Respectfully submitted,



Lynda Guernsey

U:Lynda:Planning Commission: 1.15.10 min.doc