SAN JUAN COUNTY PLANNING COMMISSION
MINUTES OF THE JANUARY 16, 2015 MEETING

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: Brian Ehrmantraut, Bob Gamble, Karin Agosta, Barbara Thomas, Tom Starr, Tim Blanchard, and Mike Carlson (in at 8:34 a.m.).

Planning Commission
Members Excused: Michael Pickett

Community Development
And Planning Department
(CD&P) Staff Present: Sam Gibboney, Director; Colin Maycock, Planner IV; and Lynda Guernsey, AS II

Administrative Items

Update from Chair, Barbara Thomas

1. Lopez Village Plan Review Committee is making progress; they are working on the maps at this time.

Update from Department of Community Development (DCD), Sam Gibboney

1. Shoreline Master Program Update discussions coming up with County Council.

2. The work plan for 2015 is being developed in the next couple of weeks with the County Council.

3. Essential Public Facilities language will also be addressed in the Shoreline Master Program Update.

4. Sample regulations for marijuana will be going forward to the County Council on January 26th.

5. January 27th will be the next hearing on the Critical Areas Ordinance regulation amendments with the County Council.

6. An ordinance will be coming forward that will have a definition of living areas for clarification purposes in regard to Accessory Dwelling Units (ADUs).
Minutes of October 17, 2014

Moved by Bob Gamble, seconded by Brian Ehrmantraut, to approve the minutes as submitted. Motion passed with six yes votes, zero no votes, and one abstention (Carlson).

Public hearing and deliberations on two proposed ordinances amending and clarifying the administrative procedures for all legislative actions taken by the County:

1. An ordinance regarding legislative and site specific amendments to the Comprehensive Plan Official Map, amending San Juan County Code Chapter 18.90 (title) and sections 18.30.020, 18.30.250, 18.30.310, 18.80.100, 18.90.010, 18.90.020, 18.90.025, 18.90.030, 18.90.050 and 18.90.060. This ordinance contains the approval criteria for legislative map changes and notification procedures in section 7 recommended by the Planning Commission on October 17, 2014.

2. An ordinance regarding legislative actions including Comprehensive Plan Official Map amendments, docket identification and notification procedures, amending San Juan County Code sections 18.30.020, 18.30.250, 18.30.310, 18.80.100, 18.90.010, 18.90.020, 18.90.025, 18.90.030, 18.90.050 and 18.90.060. Section 6 of this ordinance includes docket identification, notification procedures and approval criteria for legislative map amendments not previously considered by the Planning Commission, that vary from those recommended by the Planning Commission.

Colin Maycock gave a presentation explaining why the 18.90 amendments had come back to the Planning Commission and an overview of the two drafts. Colin responded to questions from the Planning Commission.

Public testimony was opened and the following spoke:

John Campbell, Orcas Island

Public testimony was closed and the Planning Commission returned to staff for any further questions and information.

Deliberations

Staff Draft #4, January 6, 2015

By Consensus, page 15, Section 6. SJCC 18.90.020 and Ord. 32-2010, 18.90.020 Legislative Procedures, D. County Council, 1. Docket Procedures, b. – Change title word “Requests” to “Applications”; in the first sentence delete the word “request” and replace with the words “an application for”; in the last sentence replace the word “Requests” with “Applications”.

Discussion of ideas for reorganizing and clarifying the Docket Procedures section regarding site-specific amendments and legislative amendments for better understanding.

Moved by Brian Ehrmantraut, seconded by Karin Agosta, that staff prepare a new 18.90 amendments draft with new docket procedures section developed from listening and observing what has been presented at this hearing. Mike Carlson – yes, Bob Gamble – yes, Karin Agosta – yes, Barbara Thomas – yes, Tim Blanchard – yes, Brian Ehrmantraut – yes, and Tom Starr- yes. Motion passed unanimously.

Moved by Bob Gamble, seconded by Mike Carlson, that the highlighted wording (from the Planning Commission in the Draft #3 Planning Commission approved version) on page 16 of that draft, Section 7. 18.90.020 Legislative Procedures, E. Public Notice, “Mail notice should be provided to owners of parcels proposed to be changed and owners of parcels within 300 ft. of the boundaries of parcels to be changed.”, be added to the next version. Mike Carlson – yes, Bob Gamble – yes, Karin Agosta – yes, Barbara Thomas – yes, Tim Blanchard – yes, Brian Ehrmantraut – yes, and Tom Starr- yes. Motion passed unanimously.

Moved by Tim Blanchard, seconded by Bob Gamble, that the double underlined wording (from the Planning Commission in the Draft #3 Planning Commission approved version) on page 17 of that draft, Section 7. 18.90.020 Legislative Procedures, G. Comprehensive Plan Amendments, 1., d. That the Planning Commission endorses the staff’s recommendation that this standard (d.) 2be removed with respect to legislative Comprehensive Plan amendments. Mike Carlson – yes, Bob Gamble – yes, Karin Agosta – yes, Barbara Thomas – yes, Tim Blanchard – yes, Brian Ehrmantraut – yes, and Tom Starr- yes. Motion passed unanimously.

Moved by Barbara Thomas, seconded by Bob Gamble, that the 18.90 Amendments hearing be continued to the Planning Commission’s regularly scheduled meeting of February 20, 2015 at 8:45 a.m. in the County Council hearing room, Legislative Building, Friday Harbor. Mike Carlson – yes, Bob Gamble – yes, Karin Agosta – yes, Barbara Thomas – yes, Tim Blanchard – yes, Brian Ehrmantraut – yes, and Tom Starr- yes. Motion passed unanimously.

Return to Administrative Items

Election of Officers

Moved by Mike Carlson, seconded by Tom Starr, to nominate Tim Blanchard as Chair. Tim Blanchard declined the nomination.

Moved by Bob Gamble, seconded by Brian Ehrmantraut, to nominate Barbara Thomas as Chair, Michael Pickett as Vice-Chair, and Tim Blanchard as Secretary. Mike Carlson – yes, Bob Gamble – yes, Karin Agosta – yes, Barbara Thomas – yes, Tim Blanchard – yes, Brian Ehrmantraut – yes, and Tom Starr- yes. Motion passed unanimously.
Adjournment

Moved by Tom Starr, seconded by Mike Carlson, to adjourn the meeting at 11:10 a.m. Motion passed unanimously. The next meeting of the Planning Commission will be Friday, February 20, 2015 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