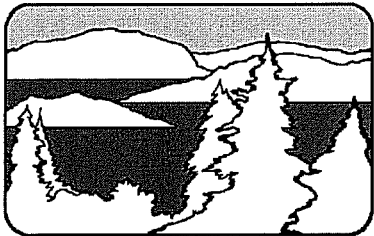


*Approved as submitted at the
6/17/10 PC Mtg. JZ.*



SAN JUAN COUNTY PLANNING COMMISSION

MINUTES OF THE APRIL 16, 2010 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Susan Dehlendorf, at 8:34 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Members Present: Susan Dehlendorf, Barbara Thomas, Brian Ehrmantraut, Bob Gamble, John Lackey, and Stephen Adams

Members Excused: Karin Agosta, Bruce Orchid, and Mike Carlson

Community Development
And Planning Department

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

Administrative Items

Update from the Chair – Susan Dehlendorf

1. Questionnaire from County Council – Susan drafted responses to the County Council questionnaire regarding the Planning Commission’s role. There are four items and the Planning Commission went through each of them with the following results:
 - Item 1. – Add RCW language.
 - Item 2 – Agree with analysis concept.
 - Item 3 – Okay
 - Item 4 – Delete reference to Tapes and Minutes

Moved by Bob Gamble, seconded by John Lackey, to send forward to the County Council the questionnaire as amended. Motion passed unanimously.

Update from Planning – Shireene Hale

1. Update on the Comprehensive Plan Docket – The Docket will be going forward for final approval from the County Council on April 27, 2010. Thank you to the Planning Commission for all of their hard work on this. A meeting is being set up between the Prosecuting Attorney’s office, the County Administrator, County Council staff, CD&P staff, and a Planning Commission representative, to discuss ways to make the process a little easier on docket items. Barbara Thomas will be the representative and Bob Gamble will be the back up. Lynda will work on getting a copy of the short course on planning to Susan.
2. CAO – The County Council has made the Critical Areas Ordinance a priority and wants the process completed by the end of the year. Staff will be focusing on this and that said, the Planning Commission will be seeing a lot of this also. A draft work plan is being put together and it will need to be flexible due to the nature of the issue. Dr. Adamus has been hired for BAS review and summary. A wetland study has been started that will look at samples of San Juan County wetlands and characteristics to see what may be unique to certain areas. There a still a lot of questions to be answered regarding this process.
3. Joint Workshop – A joint workshop with the County Council and the Planning Commission has been tentatively scheduled for May 12 regarding the Critical Areas Ordinance. Part 1 would involve the Prosecuting Attorney’s Office and Tim Gates from the Department of Commerce, to discuss new legislation etc. It is hoped to come out of the day with a hearing draft of general items. The general section would then have a hearing date with the Planning Commission of June 10th with a continuation date of June 17th.
4. Move Planning Commission regular meeting date – The Prosecuting Attorney likes the idea of the Planning Commission moving their regular meeting date from Fridays to Thursdays. He thought he might make more of the meetings that way. There was more than one Planning Commissioner that had conflicts with that. The Planning Commission asked Shireene to ask the Prosecuting Attorney why Fridays don’t work for him.

5. New set of U.D.C. amendments – There are a new set of Unified Development Code amendments set to start coming forward. The first item is the Rural Residential Clusters on the agenda for today. Staff will be working on the items as time allows. Barbara Thomas suggested a library for the public be set up in the department that has the documents that we refer to on a regular basis and that are too large to be reviewed in the hearing setting.

Update from Housing Bank – None.

Update from the EPRC –

Patty Miller, EPRC member, stated that they had requested that the County Council let the Planning Commission know, prior to their hearings, if they have strong feelings or questions they want addressed.

Minutes of February 19, 2010 –

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

Minutes of March 5, 2010 –

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

Discussion of first set of U.D.C. amendments for 2010 – Colin Maycock

Colin gave an explanation of the process and it was decided to have more discussion after the day's hearings.

Public hearing and deliberations on the Warren Road Associates Limited Partnership Open Open Space application, San Juan Island, File No. POPNSP-09-0001

Julie Thompson summarized her staff report dated April 6, 2010 and responded to questions from the Planning Commission. The applicant did not wish to speak.

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

Deliberations

Moved by Barbara Thomas, seconded by Stephen Adams, to recommend approval of the application, including Findings and Recommendations. Motion passed unanimously.

Public hearing and deliberations on proposed amendments to the San Juan County Development Code Regulations for Rural Residential Clusters

Colin Maycock summarized his staff report dated April 5, 2010 and responded to questions from the Planning Commission.

Public testimony was opened and the following spoke:

William Weissinger, San Juan Island

John Campbell, Orcas Island

Nancy DeVaux, Executive Director
San Juan Island Home Trust and
San Juan County Alliance of Home
Trust

Patty Miller, Orcas Island

Sharon Kavisto, San Juan Island

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

Deliberations

There was discussion of the proposed amendments before the Planning Commission.

Moved by Susan Dehlendorf, seconded by Stephen Adams, that the Planning Commission has issues regarding this matter:

1. The Planning Commission believes that there are a number of changes that should be made to San Juan County Code 18.60 regarding Rural Residential Clusters and for that reason are unwilling to approve the ordinance before us.
2. The Planning Commission believes it would be appropriate to review the entire code of 18.60 regarding Rural Residential Clusters.

And based on those issues, the Planning Commission will continue this hearing to a duly advertised date and time. In the meantime, the Planning Commission will review the code and get any changes they would like to see to Barbara Thomas before that next meeting and make sure there is an agreed upon draft for that meeting. Barbara Thomas - yes, Brian Ehrmantraut - yes, Bob Gamble - yes, John Lackey - yes, Stephen Adams - yes, and Susan Dehlendorf - yes. Motion passed unanimously.

Items to be addressed in the draft of 18.60.230 and 260:

1. Draft out two kinds of Rural Residential Clusters:
 - a. Adjacent to Villages, Towns, MPRs, Hamlets, etc.
 - b. In Rural Rural Residential Clusters leave code as is.
2. Add Rural Residential Cluster change of duration of affordability from 50 years to 99 years.
3. Rural Rural to have a density of 2
Rural adjacent to have a density of 3
4. Look at screening in both Rural Rural and adjacent and make screening requirements more explicit.
5. Ask Colin to research different models in regards to assets in qualification for affordable housing.

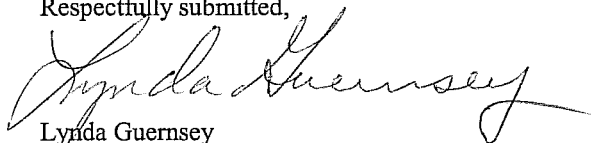
Return to Administrative Items

Return to discussion of first set of U.D.C. amendments for 2010 – Colin reviewed the proposals with the Planning Commission and responded to questions.

Adjournment

The meeting was adjourned at 11:48 a.m., the next meeting will be on May 12th, 2010 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

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