



Approved as submitted at the January 21, 2022 Planning Commission Meeting.

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SAN JUAN COUNTY PLANNING COMMISSION MEETING MINUTES OF THE OCTOBER 8, 2021 SPECIAL MEETING

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

Planning Commission

Members Present:

By Microsoft Teams: Camille Uhlir, David Kane, Sheila Gaquin, Steve Smith, Nick Knoellinger, and Michael Pickett.

Planning Commission

Members Excused:

Matt Ellingson, Steve Rubey and Dale Roundy.

Health and Community

Services Staff Present:

Ryan Page, Affordable Housing Coordinator.

Department of Community

Development (DCD) Staff

Present:

Present in person: Lynda Guernsey, AS II.

By Microsoft Teams: Adam Zack, Planner III and Sophia Cassam, Planner II.

Administrative Items

- Confirm Agenda – Agenda confirmed. Steve Smith mentioned bringing up housing discussion after presentations. It was announced that Dale Roundy has resigned from the Planning Commission and he was thanked for his service.
- Minutes of September 17, 2021
Moved by Sheila Gaquin, seconded by Camille Uhlir, to approve the minutes as submitted. Sheila Gaquin-yes, David Kane-yes, Steve Smith-yes, Michael Pickett-yes, Nick Knoellinger yes, and Camille Uhlir-yes. Motion passed unanimously.

Public Access Time – The following spoke:

Caitlin Hardy, San Juan Island Brent Lyles, Executive Director, Friends of the San Juans

Julie Curley, San Juan Island Kyle Loring, Friends of the San Juans Ben Bama, San Juan Island

Public access time was closed with the option to reopen.

Briefing: County Affordable Housing Programs – Ryan Page, Affordable Housing Coordinator

Ryan Page, Affordable Housing Coordinator, gave a presentation of affordable housing programs and responded to questions and comments from the Planning Commission.

Discussion was held about the housing report of Steve Smith's, staff's availability for the discussion of that report, and what will be going forward to the Town Hall meetings.

Moved by Nick Knoellinger, seconded by Sheila Gaquin, to request the County Council direct the DCD staff to partake in conversations regarding housing. Motion was withdrawn.

Briefings about the San Juan County Comprehensive Plan 2036 Update Project:

Element B.5 Housing loose Ends – Sophia Cassam, Planner II

Sophia Cassam gave a presentation on the Housing Element loose ends and responded to questions and comments from the Planning Commission. Ryan Page was part of this discussion for clarification purposes. DCD will make available the density map.

Docket Request 20-0002

Moved by Steve Smith, seconded by David Kane, that 75 percent of dwelling units counted as affordable housing for the purpose of obtaining affordable housing privileges should be allowed for moderate-income households. Sheila Gaquin-yes, David Kane-yes, Steve Smith-yes, Michael Pickett-yes, Nick Knoellinger yes, and Camille Uhlir-yes. Motion passed unanimously.

Docket Request 20-0004

Moved by Michael Pickett, seconded by David Kane, to recommend Option B., the staff recommendation, which reads: Ensure consistency between the UDC and Affordable Housing Program definitions of Affordable Housing. Sheila Gaquin-yes, David Kane-yes, Steve Smith-yes, Michael Pickett-yes, Nick Knoellinger yes, and Camille Uhlir-yes. Motion passed unanimously.

Comprehensive Plan and Climate Change: Loose Ends – Sophia Cassam, Planner II

Sophia Cassam gave a presentation on the Climate Change loose ends and responded to questions and comments from the Planning Commission.

Section A, Introduction Preliminary Recommendation

Moved by David Kane, seconded by Michael Pickett, to recommend Option A, which reads: Add the proposed new “Climate Change Mitigation and Resilience Strategies in the Plan” to Section A, Introduction. Sheila Gaquin-yes, David Kane-yes, Steve Smith-abstain, Michael Pickett-yes, Nick Knoellinger yes, and Camille Uhlir-yes. Motion passed with five yes votes, zero no votes, and one abstention (Smith).

Element B.1 Governance Preliminary Recommendation

Moved by David Kane, seconded by Michael Pickett, to recommend Option A, which reads: Add the proposed policy stating, “Consider climate change resilience and mitigation planning a high priority when amending County goals, policies, and regulations.” Sheila Gaquin-yes, David Kane-yes, Steve Smith-yes, Michael Pickett-yes, Nick Knoellinger yes, and Camille Uhlir-yes. Motion passed unanimously.

Comprehensive Plan Public Participation Discussion Questions and Prompts – Adam Zack, Planner III

Adam Zack gave a presentation reminding the Planning Commission on how the public participation plan was going to work going forward and responded to questions and comments from the Planning Commission.

Pop Ups - The pop ups will be held:

- October 26, 2021 on San Juan Island
- October 27, 2021 on Orcas Island
- October 28, 2021 on Lopez Island

Town Halls – the Town Halls will be delayed until after the holidays. Staff will be checking back with the Planning Commission on the dates in early 2022.

Planning Commission Work Sessions – will be held incorporating the information from the Town Halls.

Discussion was then held regarding the timeline and the hiring of a new Director for DCD.

Return to Administrative Items

Adam Zack announced that he will be leaving the DCD for another position off island, and he will be departing at the end of October. Adam was thanked for his hard work and professionalism.

Adjournment

Moved by Michael Pickett, seconded by Camille Uhlir, to adjourn the meeting at 12:41 p.m. Motion was unanimously agreed upon by the Planning Commission. The next meeting of the Planning Commission is their regularly scheduled meeting, Friday, October 15, 2021, 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