



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

SAN JUAN COUNTY PLANNING COMMISSION MEETING MINUTES OF THE OCTOBER 15, 2021 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Camille Uhlir, at 8:39 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, Matt Ellingson, and Michael Pickett.

Planning Commission

Members Excused:

Steve Rubey

Department of Community Development (DCD) Staff

Present:

Present in person: Lynda Guernsey, AS II.

By Microsoft Teams: Adam Zack, Planner III.

Administrative Items

- Confirm Agenda – Agenda confirmed. Matt Ellingson maybe in and out of the meeting today due to work constraints.

Public Access Time – There was no one who wished to speak so public access time was closed with the option to reopen.

Public Hearing on a Draft Ordinance Establishing a Cap on Permits for Vacation Rental of Residences or Accessory Dwelling Units (ADUs); Amending San Juan County Code (SJCC) 18.40.275 – Adam Zack, Planner III

Adam Zack gave a presentation on the draft ordinance establishing a cap on permits for vacation rental of residences of accessory dwell unit and amending San Juan County Code (SJCC) 18.40.275 and responded to questions and comments from the Planning Commission.

Public comment was opened and the following spoke:

Brent Lyles, Executive Director, Friends of the San Juans

Nathan Donnelly, Lopez Island

Diane Berreth, Orcas Island

Linda Bannerman, Orcas Island

Barb Leeming, San Juan Island

Jason Schmidt, San Juan Island

Dan Christoferson, Orcas Island

Johannes Krieger, San Juan Island

Sherri Pierson, Orcas Island

Erin Ancich, San Juan Island

Angie Krieger, San Juan Island

Norris Palmer, San Juan Island

Toni Knudson, Orcas Island

Sorrel North, Lope Island

Shannon Schiess, San Juan Island

Jim Nelson, Orcas Island

Karen Speck, Orcas Island

David Turnoy, Orcas Island

Vicki Leimback, Orcas Island

Toby Cooper, Orcas Island

Kai Sanborn, Lopez Island

Susan York for herself and Anne Pace, San Juan Island

Greg and Heather Oakesen, Orcas Island	Janet Alderton, Orcas Island	Judy Scott, Orcas Island
Mark Ruffo, Orcas Island	Camera Nelson, San Juan Island	Peter Ancich, San Juan Island
Christopher Grifo, San Juan Island	Jan Scilipoti, Lopez Island	George Schaller, Orcas Island
Brad Brown, Orcas Island	Clarissa Szabados-Mish, Lopez Island	Charles Mish, Lopez Island
Leith Templin, Orcas Island	Dave Pederson, San Juan Island	Wes Echodolm, San Juan Island

Public testimony was closed with option to re-open.

Return to Adam Zack for his response to the public comment and to respond to questions and comments from the Planning Commission.

Deliberations

Staff report dated October 1, 2021, Attachment A, Page 4. of 6. L.

By Consensus, accept the changes as shown.

L. The owners of vacation rental permits vested or approved prior to the effective date of the Ordinance 02-2018 ~~codified in this section~~ are required to comply with all subsections of this section except subsections (B), (F) and (J) of this section by December 31, 2018, in addition to the conditions of their permit.

Attachment A, Page 5. of 6. N. and O.

Moved by David Kane, seconded by Steve Smith, to adopt N. and O. with the modification of wording in N. Matt Ellingson-no, Sheila Gaquin-yes, David Kane-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhler-yes. Motion passed with six yes votes and one no vote (Ellingson).

****Note:** The modified wording is underlined below.

N. The number of vacation rental permits countywide outside of the Master Planned Resort (MPR) designation shall not exceed a total of six-hundred and fifty (650) for a period of 5 years after the adoption. Vacation rental permits shall be issued by lottery procedures established by the administrator and approved by the County Council.

O. The number of vacation rental permits shall not exceed the following caps:

1. Three-hundred and thirty-four (334) on Orcas Island;
2. Two-hundred and twenty-nine (229) on San Juan Island;
3. Eighty-five (85) on Lopez Island;
4. Vacation rentals are prohibited on Shaw Island by SJCC 16.45.180(C);
5. Vacation rentals are prohibited on Waldron Island by SJCC 16.36.060(G); and
6. Two (2) on all other islands.

By Consensus, delete the Findings from the Draft Findings and Recommendations in Attachment B.

Moved by Steve Smith, seconded by Camille Uhler, that the Planning Commissions adopts the recommendation wording in the modified Draft Findings and Recommendations. The modification was to delete the Findings. Matt Ellingson-yes, Sheila Gaquin-yes, David Kane-yes, Nick Knoellinger-yes, Michael Pickett-yes, Steve Smith-yes, and Camille Uhler-yes. Motion passed unanimously.

Return to Administrative Items

1. Many thanks and best wishes to Adam Zack as he leaves the County.
2. There will be no November Planning Commission meeting.
3. Discussion about DCD staffing issues.

Adjournment

Moved by Steve Smith, seconded by Sheila Gaquin, to adjourn the meeting at 2:05 p.m. Motion was unanimously agreed upon by the Planning Commission. The next meeting of the Planning Commission is their regularly scheduled meeting, Friday, December 17, 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