SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

MEMO DATE: August 25, 2021

TO: San Juan County Council

CC: Erika Shook, AICP, DCD Director

FROM: Sophia Cassam, Planner I

SUBJECT: 2021 Docket Public Hearing

BRIEFING DATE: September 14, 2021

ATTACHMENTS:
A. Table of Staff and Planning Commission Recommendations on the 2021 Docket
B. Draft Resolution XX-2021 on the 2021 Docket
C. Draft Planning Commission Minutes, Findings, and Recommendations

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ACTION REQUESTED: Adopt a resolution on the 2021 Docket of proposed text amendments to the Comprehensive Plan and Unified Development Code (UDC). The resolution determines which requests the Council would like to add to the Department of Community Development (DCD) work program and the order of priority of those requests.

PUBLIC COMMENTS: Please send all public comments to sophiac@sanjuanco.com. Please do not copy the County Council, Planning Commission members, or other County staff. Written public comments received by noon on September 13 will be provided to the County Council before the hearing. Please focus public comments on the discussion topics contemplated in this memo. The public hearing will be held virtually on Microsoft Teams. To view the hearing or provide oral testimony, visit https://www.sanjuanco.com/341/County-Council for the agenda and meeting information.

To view the public comments submitted to date on the 2021 Docket, visit https://www.sanjuanco.com/1658/Annual-Docket

BACKGROUND: Through the Annual Docket process, interested parties submit requests for changes to the Unified Development Code, Comprehensive Plan, and Official Maps. Staff and the Planning Commission provide the County Council recommendations on whether to add the requests to the Department of Community Development (DCD) future work program. Ultimately, the County Council adopts the docket by resolution and sets the DCD work program (Attachment B). The docket resolution includes a list of requests to be added to the DCD work program in order of priority and a list of requests that do not need further action.

Past briefings and hearings for the 2021 Docket process include:

- **May 21, 2021**: Planning Commission initial briefing on 2021 Docket applications and staff recommendations

- **May 25, 2021**: County Council initial briefing on 2021 Docket applications and staff recommendations

- **June 18, 2021**: Planning Commission Public Hearing on the 2021 Docket

- **July 16, 2021**: continuation of the Planning Commission Public Hearing

- **August 10, 2021**: County Council briefing on the Planning Commission recommendation and setting a public hearing

2021 REQUESTS: A summary of the 2021 Docket requests with staff and Planning Commission recommendations is provided in Attachment A.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission held a public hearing over the course of two meetings and made a recommendation to the County Council on the 2021 Docket on July 16 (Attachment C).

The Planning Commission recommended that the following requests be added to the DCD future work program in the following order:

1. 21-0008 (Stormwater)
2. 21-0001 (Commercial Composting)
3. 21-0005 (Tree Code)
4. 21-0006 (Eastsound Development Code)
5. 21-0002 (Indoor Recreation Facilities/Tennis)

The Planning Commission recommended no further action on the following requests:

- 21-0003 (Build-out Analysis)
- 21-0004 (Floodproofing)
- 21-0007 (Drive-through windows)

PLANNING COMMISSION ALTERNATIVE FOR 21-0003: At the public hearing, the Planning Commission recommended no further action for request 21-0003, but requested that DCD put together and propose a possible scope of work for a study exploring the impacts that could occur if the County and visitor population were to double in the next 20 years. The County Council could direct staff to propose a scope of work for this alternative. Implications this alternative are described below in Alternative A.

At the August 10 County Council meeting, after being briefed on the Planning Commission alternative, the County Council expressed interest in an alternative to extend the Comprehensive Plan planning period and in understanding what is required to do so. Implications of extending the planning period are explained in Alternative B. At the County Council public hearing on September 14, DCD will require direction on whether to add one of the alternatives to the work program.

Alternative A: Planning Commission Alternative

The Planning Commission proposed a project exploring the impacts that could occur if the County's resident and visitor populations were to double in the next 20 years. Based on past population data, the County's population is unlikely to double in the next 20 years. This proposed project could benefit the County by providing more information about the implications extreme population growth would have on the aspects of the Comprehensive Plan. Alternative A would be a standalone project not associated with a future Comprehensive Plan periodic update, meaning that significant resources would be committed to studying an unlikely scenario.

Alternative B: Extending the Comprehensive Plan Planning Period

The GMA requires jurisdictions to use a planning period of a minimum of 20 years. Jurisdictions have the option to choose a planning period greater than 20 years, though the minimum planning period is most common. Since San Juan County's first comprehensive plan, we have used a 20-year planning period. To increase the planning period the County Council could direct DCD to use a longer planning period during the next periodic update of the Comprehensive Plan. The next periodic update will be in 2025.

A planning period greater than 20 years would allow the County to understand the implications of the possible population growth on a longer timeline. This could help the County to anticipate the impacts of population growth on aspects of the Comprehensive Plan farther in advance than by the current 20-year planning period. Longer planning periods yield less-firm conclusions because they are based on population projections with greater uncertainty. Extending the planning period could cause the County to plan for a population that is much higher or lower than the achieved future population because of the uncertainty of a farther projection.

Alternative C: No Action

If no action is taken no additional resources will be committed to a new project or to adjusting the planning period and the Comprehensive Plan will continue to be compliant with the GMA.

ATTACHMENT A. 2021 Annual Docket Summary Table

Request #	Keyword	Proponent	Summary of Request	Type of Amendment	SJCC/Comp Plan Sections	Request Documents	Staff Recommendation	PC Recommendation	Category
21-0001	Commercial Composting	Thomas Bennett	Allow commercial composting by Provisional/Conditional use permit in the Agricultural (AG) Resource land use designation.	UDC	Table 18.30.040	https://www.sanjuanco.com/DocumentCenter/View/22052/	Address this request after the Comprehensive Plan update. Develop performance standards for commercial composting in AG Resource land. Staff recommends allowing Commercial Composting in AG resource land *only* if performance standards are established.	Add to the DCD work program after the *Plan* update. Priority 2.	B
21-0002	Indoor Recreational Facilities	Orcas Tennis Club	In Rural Farm Forest (RFF), change Indoor Recreation Facilities from a No to a Yes (or Provisional or Conditional Use). Orcas Tennis Club is proposing this change so that they can build covered tennis courts.	UDC	Table 18.30.040	https://www.sanjuanco.com/DocumentCenter/View/22244/	Do not allow <u>all</u> indoor recreation facilities in RFF. If the County Council wishes to pursue this request, this project could be added to a future DCD work program after the Comprehensive Plan update and other higher-priority projects. Possible options:	Add to the DCD work program after the *Plan* update. Priority 5.	E
21-0003	Build-out Analysis	Joe Symons	Add an executive summary and 'build-out analysis' to the Introduction of the Comprehensive Plan.	CP	Section A, Introduction	https://www.sanjuanco.com/DocumentCenter/View/22257/	Not recommended. Previously resolved by the 2018 and 2019 dockets. The Comprehensive Plan update fulfils many aspects of the request.	No further action.	F
21-0004	Floodproofing	SJC DCD	Amend Chapter 15.12 San Juan County Code (SJCC) Flood Hazard Control Regulations to allow agricultural and accessory structures located in the Special Flood Hazard Areas (SFHA) to be wet floodproofed in lieu of the elevation or dry floodproofing requirement without a variance.	UDC	SJCC 15.12 Flood Hazard Control Regulations	https://www.sanjuanco.com/DocumentCenter/View/22316/	Not recommended at this time. As-is, property owners can use wet floodproofing if they get a variance. Requests for wet floodproofing of agricultural and accessory structures rarely occur.	No further action.	F
21-0005	Tree Retention and Protection	Miles Becker	Add a new section to the development standards for Tree Retention and Protection. The purpose of the new section is to: (1) clarify the tree regulations by consolidating the regulations into one section and (2) to add new protection standards for trees, especially during development activities.	UDC	18.35 – Critical Areas, 18.40 – Forest Practices, 18.50 – Shoreline Master Program	https://www.sanjuanco.com/DocumentCenter/View/22318/	Part 1: Do not consolidate tree regulations. Tree standards are necessary in the Critical Areas code, Shoreline Master Program, and Forest Practices code. Clarify existing standards during the next critical areas and SMP updates. Part 2: If directed by Council, undertake a public process to develop a new section for improved tree protection standards (or protection incentives) outside of critical areas and the shoreline jurisdiction.	Add to the DCD work program after the *Plan* update. Priority 3.	Part 1: D Part 2: E
21-0006	Eastsound Subarea Plan	Eastsound Planning and Review Committee (EPRC)	Various proposed changes to SJCC Chapter 18.30 Article VIII Eastsound Subarea Plan. Topics include design standards, landscaping and screening, Vacation Rentals, parking, signage, and street development standards in addition to various proposed changes to the allowed uses in the land use tables.	UDC	SJCC 18.30 Article VII. Eastsound Subarea Plan	https://www.sanjuanco.com/DocumentCenter/View/22320/	If the County Council wishes to pursue this request, add a substantial review of the development regulations for Eastsound, including the changes brought forward by the EPRC in their application, to the DCD work plan. The review project could take place after Comprehensive Plan update and other higher priority projects, in 2023-2024. Staff recommends considering the request to prohibit vacation rentals in ADUs in the Village Commercial land use designation during the Comprehensive Plan update.	Add to the DCD work program after the *Plan* update. Priority 4.	E VR issue: C
21-0007	Drive-through eating establishments	Rachelle Ericsson	Change SJCC 18.40.220 to allow restaurants as a permitted use for drive-through windows.	UDC	SJCC 18.40.220	https://www.sanjuanco.com/DocumentCenter/View/22322/	If the County Council would like to add this project to the DCD work plan, staff recommends adding it as a lower priority item to be completed after the Comprehensive Plan update is adopted and implemented and after higher-priority projects are finished.	No further action.	E
21-0008	Stormwater	Alexandra Gayek	Various changes and additions to SJCC Chapter 18.60 Development Standards related to stormwater: 18.60.060 Clearing and Grading Standards, 18.60.070 Storm Drainage Standards, and 18.60.050 Density, Dimension, and Open Space Requirements. Changes are proposed to address drinking water needs and stormwater problems and improve ecosystem sustainability. A related change to Plan Element 4, Water Resources of the Comprehensive Plan is proposed as well.	UDC	18.60.060 Clearing and Grading Standards, 18.60.070 Storm Drainage Standards, and 18.60.050 Density, Dimension, and Open Space Requirements	https://www.sanjuanco.com/DocumentCenter/View/22329/	Add a stormwater regulation update project to the DCD and Public Works work plans in 2022-2023. The update should focus on climate change, aquifer recharge, water quality, and stormwater management strategies customized for the San Juan County context. The requests and concerns brought forth in this docket application should be considered during the update. Consider the change to *Plan* Element 4, Water Resources during the *Plan* update.	Add to the DCD work program after the *Plan* update. Priority 1.	C B

Categories
Category A – Required by law for GMA Compliance or otherwise
Category B – Items needed to achieve important public policy objectives of a countywide nature
Category C – Items that can be considered as part of a larger Comprehensive Plan Update or subarea planning process
Category D – Items needed to provide clarity and certainty to the Unified Development Code or Comprehensive Plan by removing inconsistencies and/or ambiguities
Category E – Lower priority items to be considered on a future year work program
Category F – Obsolete, previously resolved or not recommended for further consideration

RESOLUTION NO. _____ - 2021

A RESOLUTION SETTING A 2021 DOCKET OF PROPOSED AMENDMENTS TO THE SAN JUAN COUNTY COMPREHENSIVE PLAN (COMPREHENSIVE PLAN) AND TITLE 18 SAN JUAN COUNTY CODE (SJCC).

BACKGROUND

A. The Growth Management Act (GMA) was passed by the State Legislature in April 1990;

B. The Board of County Commissioners voted to plan under the GMA in November 1990;

C. RCW 36.70A.470(2) states:

> "Each county and city planning under RCW 36.70A.040 shall include in its development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest plan or development regulation amendments. The suggested amendments shall be docketed and considered on at least an annual basis, consistent with the provisions of RCW 36.70A.130";

D. SJCC 18.90.020 Legislative procedures establishes the procedures for the annual docket required by RCW 36.70A.470(2);

E. 2021 Docket applications for Comprehensive Plan or development regulation amendments were accepted by the San Juan County Department of Community Development (DCD) between January 1 and March 1, 2021;

F. Eight 2021 Docket requests were received, as shown in Attachment A;

G. Staff evaluated the 2021 Docket requests and forwarded recommendations on them to the County Council and Planning Commission in a staff report dated May 6, 2021;

H. On May 21, 2021, staff briefed Planning Commission on the 2021 Docket applications;

I. On May 25, 2021, staff briefed County Council on the 2021 Docket applications;

J. The June 18, 2021 Planning Commission public hearing was duly advertised in the *Journal of the San Juan Islands* and the *Islands Sounder* on June 2, 2021;

K. On June 7, 2021, applicants were personally notified via email about the June 18, 2021 Planning Commission public hearing, with an invitation and instructions for providing testimony virtually;

L. On June 18, 2021, Planning Commission held a public hearing on the 2021 Docket applications;

M. On June 18, 2021, following the public hearing, the Planning Commission deliberated on public testimony and staff recommendations;

N. The Planning Commission recommended that the following 2021 Docket requests be added to the Department of Community Development work program after the Comprehensive Plan update in the following order of priority: 21-0008, 21-0001, 21-0005, and 21-0006.

O. The Planning Commission recommended that no further action be taken on the following 2021 Docket requests: 21-0004 and 21-0007.

P. The Planning Commission continued the public hearing on the 2021 Docket to July 16, 2021 to consider request 21-0003.

Q. On July 16, 2021, Planning Commission resumed the public hearing and deliberated on request 21-0003;

S. The Planning Commission recommended that no further action be taken on 2021 Docket requests 21-0003.

T. On August 10, 2021, staff briefed the County Council on the Planning Commission's recommended actions and asked them to set a public hearing for September 14, 2021.

U. The County Council set a public hearing for September 14, 2021;

V. The September 14, 2021 County Council public hearing was duly advertised in the *Journal of the San Juan Islands* and the *Islands Sounder* on August 25, 2021;

T. On August 31, 2021, DCD emailed letters to applicants notifying them of the County Council public hearing and inviting them to provide testimony; and

W. On September 14, 2021, following the public hearing, the County Council deliberated on the 2021 Docket applications, Planning Commission recommendations, and staff recommendations.

NOW, THEREFORE, BE IT RESOLVED by the County Council of San Juan County, state of Washington, as follows:

A. That the 2021 Docket requests shown in Attachment A be addressed as follows:

1. 21-0001: Add a code project exploring options for allowing commercial composting on Agricultural Resource lands to the DCD work program to be initiated after the current Comprehensive Plan update;

2. 21-0002: Add a code project exploring options for allowing indoor recreation facilities in the Rural Farm Forest land use designation to the DCD work program to be initiated after the current Comprehensive Plan update;

3. 21-0003: The Council declines to take further action on this request ;

4. 21-0004: The Council declines to take further action on this request;

5. 21-0005: Add project for developing a new development code section for improved tree protection standards outside of critical areas and the shoreline jurisdiction to the DCD work program after the Comprehensive Plan update;

6. 21-0006: Add a project for substantial review of SJCC 18.30 Article VII. Eastsound Subarea Plan to the DCD work program following the Comprehensive Plan update;

7. 21-0007: The Council declines to take further action on this request;

8. 21-0008: Add a stormwater code amendment project to the DCD work program following the Comprehensive Plan update: 18.60.050 Density, Dimension, and Open Space Requirements, 18.60.060 Clearing and Grading Standards, and 18.60.070 Storm Drainage Standards;

B. The above request shall be added to the DCD work program after the Comprehensive Plan update in the following order of priority:

1. 21-0008;

2. 21-0001;

3. 21-0005;

4. 21-0006; and

5. 21-0002.

ADOPTED this ____ day of_____, 2021.

ATTEST: Clerk of the Council

COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON

_____
Ingrid Gabriel, Clerk Date

_____
Cindy Wolf, Member
District 2, Orcas/Waldron

REVIEWED BY COUNTY MANAGER

_____
Michael J. Thomas Date

_____
Jamie Stephens, Chair
District 3, Lopez/Shaw

RANDALL K. GAYLORD
APPROVED AS TO FORM ONLY

By: _____
Date

_____
Christine Minney, Vice-Chair
District 1, San Juan

ATTACHMENTS
A. 2021 Docket

2021 Docket Requests and Planning Commission Recommendations

Request #	Keyword	Proponent	Summary of Request(s)	SJCC/Comp Plan Sections	Request Documents	Planning Commission Recommendation
21-0001	Commercial Composting	Thomas Bennett	Allow commercial composting by Provisional/Conditional use permit in the Agricultural (AG) Resource land use designation.	Table 18.30.040	https://www.sanjuanco.com/DocumentCenter/View/22052/	Add to the DCD work program after the *Plan* update. Priority 2.
21-0002	Indoor Recreational Facilities	Orcas Tennis Club	In Rural Farm Forest (RFF), change Indoor Recreation Facilities from a No to a Yes (or Provisional or Conditional Use). Orcas Tennis Club is proposing this change so that they can build covered tennis courts.	Table 18.30.040	https://www.sanjuanco.com/DocumentCenter/View/22244/	Add to the DCD work program after the *Plan* update. Priority 5.
21-0003	Build-out Analysis	Joe Symons	Add an executive summary and 'build-out analysis' to the Introduction of the Comprehensive Plan.	Section A, Introduction	https://www.sanjuanco.com/DocumentCenter/View/22257/	No further action.
21-0004	Floodproofing	SJC DCD	Amend Chapter 15.12 San Juan County Code (SJCC) Flood Hazard Control Regulations to allow agricultural and accessory structures located in the Special Flood Hazard Areas (SFHA) to be wet floodproofed in lieu of the elevation or dry floodproofing requirement without a variance.	SJCC 15.12 Flood Hazard Control Regulations	https://www.sanjuanco.com/DocumentCenter/View/22316/	No further action.
21-0005	Tree Retention and Protection	Miles Becker	Add a new section to the development standards for Tree Retention and Protection. The purpose of the new section is to: (1) clarify the tree regulations by consolidating the regulations into one section and (2) to add new protection standards for trees, especially during development activities.	18.35 – Critical Areas, 18.40 – Forest Practices, 18.50 – Shoreline Master Program	https://www.sanjuanco.com/DocumentCenter/View/22318/	Add to the DCD work program after the *Plan* update. Priority 3.
21-0006	Eastsound Subarea Plan	Eastsound Planning and Review Committee (EPRC)	Various proposed changes to SJCC Chapter 18.30 Article VIII Eastsound Subarea Plan. Topics include design standards, landscaping and screening, Vacation Rentals, parking, signage, and street development standards in addition to various proposed changes to the allowed uses in the land use tables.	SJCC 18.30 Article VII. Eastsound Subarea Plan	https://www.sanjuanco.com/DocumentCenter/View/22320/	Add to the DCD work program after the *Plan* update. Priority 4.
21-0007	Drive-through eating establishments	Rachelle Ericsson	Change SJCC 18.40.220 to allow restaurants as a permitted use for drive-through windows.	SJCC 18.40.220	https://www.sanjuanco.com/DocumentCenter/View/22322/	No further action.
21-0008	Stormwater	Alexandra Gayek	Various changes and additions to SJCC Chapter 18.60 Development Standards related to stormwater: 18.60.060 Clearing and Grading Standards, 18.60.070 Storm Drainage Standards, and 18.60.050 Density, Dimension, and Open Space Requirements. Changes are proposed to address drinking water needs and stormwater problems and improve ecosystem sustainability. A related change to *Plan* Element 4, Water Resources of the Comprehensive Plan is proposed as well.	18.60.060 Clearing and Grading Standards, 18.60.070 Storm Drainage Standards, and 18.60.050 Density, Dimension, and Open Space Requirements	https://www.sanjuanco.com/DocumentCenter/View/22329/	Add to the DCD work program after the *Plan* update. Priority 1.

ATTACHMENT C

San Juan County Planning Commission

FINDINGS AND RECOMMENDATIONS

HEARING DATE:	June 18, 2021 and July 16, 2021
SUBJECT:	2021 Annual Docket: Proposed Amendments to the SJC Development Regulations and Comprehensive Plan
APPLICANT:	San Juan County
LOCATION:	San Juan County
COMMISSION MEMBERS PARTICIPATING:	Camille Uhlir, Steve Rubey, Michael Pickett, David Kane, Matt Ellingson, Sheila Gaquin, Dale Roundy, Steve Smith, and Nick Knoellinger
COMMUNITY DEVELOPMENT AND PLANNING RECOMMENDATION:	Approval
PLANNING COMMISSION RECOMMENDATION:	Approval

FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS:

The San Juan County Planning Commission hereby recommends to the County Council, approval of the 2021 Annual Docket: Proposed Amendments to the SJC Development Regulations and Comprehensive Plan as outlined in the following motions:

Request 21-0001 – Commercial Composting

Moved by Steve Smith, seconded by Camille Uhlir, to move that the Planning Commission recommend that the County Council add the request 21-0001 to the Department of Community Development (DCD) future work program. Sheila Gaquin – yes, David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed unanimously.

Request 21-0002 – Indoor Recreational Facilities

Moved by Steve Smith, seconded by Camille Uhlir, to move that the Planning Commission recommend that the County Council add the request 21-0002 to the DCD future work program. Sheila Gaquin – yes, David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – no, Steve Smith – yes, and Camille Uhlir – yes. Motion passed with six yes votes and one no vote (Rubey).

Request 21-0003 – Build-out Analysis

Moved by Nick Knoellinger, seconded by Sheila Gaquin, to table request 21-0003 until the Planning Commission gets further information from DCD at the next meeting. Sheila Gaquin – yes, David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed unanimously.

Request 21-0004 – Floodproofing

Moved by Sheila Gaquin, seconded by Steve Smith, to accept the DCD staff recommendation to not put request 21-0004 on the docket. Sheila Gaquin – yes, David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed unanimously.

Request for 21-0005 -Tree Retention and Protection

Moved by Steve Smith, seconded by Camille Uhlir, to move that the Planning Commission recommend that the County Council add the request 21-0005 to the Department of Community Development (DCD) future work program, following the staff recommendation. Sheila Gaquin – yes, David Kane – yes, Nick Knoellinger – abstain, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed with six yes votes and one abstention (Knoellinger).

Request 21-0006 – Eastsound Subarea Plan

Moved by Sheila Gaquin, seconded by Camille Uhlir, to move that the Planning Commission recommend that the County Council add the request 21-0006 to the Department of Community Development (DCD) future work program. Sheila Gaquin – abstain (virtual meeting technical difficulties). David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed with six yes votes and one abstention (Gaquin).

Request 21-0007 – Drive-through eating establishments

Moved by Camille Uhlir, seconded by Nick Knoellinger, to move that the Planning Commission recommend that the County Council add the request 21-0007 to the Department of Community Development (DCD) future work program. David Kane – no, Nick Knoellinger – yes, Dale Roundy – no, Steve Rubey – no, Steve Smith – abstain, and Camille Uhlir – no. Motion failed with one yes votes, four no votes (Kane, Roundy, Rubey, and Uhlir), and one abstention (Smith).

Request 21-0008- Stormwater

Moved by Steve Smith, seconded by Camille Uhlir, to move that the Planning Commission recommend that the County Council add the request 21-0008 to the Department of Community Development (DCD) future work program. Sheila Gaquin – abstain (virtual meeting technical difficulties). David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed with six yes votes and one abstention (Gaquin).

Due to virtual meeting technical difficulties, Sheila Gaquin was unavailable for the motion vote on this request, unavailable for request 0007 and back to abstain for 0008 as she had not heard the motion

Priority of Docket Items from June 18, 2021

Moved by Camille Uhlir, seconded by David Kane, to accept the staff recommended prioritization of docket requests as listed on page 3 of the staff report dated June 3, 2021, for numbers 1 through 5 but not include number 6- Request 21-0007. Sheila Gaquin – yes, David Kane – yes, Nick Knoellinger – yes, Dale Roundy – yes, Steve Rubey – yes, Steve Smith – yes, and Camille Uhlir – yes. Motion passed unanimously.

The Planning Commission recommended the following requests be added to the DCD future work program in the order below:

- 21-0008 Stormwater
- 21-0001 Commercial Composting
- 21-0005 Trees
- 21-0006 Eastsound
- 21-0002 Indoor Recreational Facilities/Tennis

The Planning Commission recommended no future action on following requests:

- 21-0004 Floodproofing
- 21-0007 Drive -through Windows

Request 21-0003-Build-out Analysis (from continued public hearing July 16, 2021)

Moved by Michael Pickett, seconded by Camille Uhlir, to accept DCD's recommendation on request 21-0003. Matt Ellingson-yes, Sheila Gaquin-no, David Kane-no, Nick Knoellinger-yes, Michael Pickett-yes, Steve Rubey-yes, Steve Smith-yes, and Camille Uhlir-yes. Motion passes with six yes votes and two no votes (Gaquin and Kane).

Additional Recommendation to DCD

Moved by Steve Smith, seconded by Steve Rubey, that staff return to the commission with a proposal as to what the impact on vital island services might be if the County population and seasonal visitors were to double in the next twenty years. Matt Ellingson-yes, Sheila Gaquin-yes, David Kane-no, Nick Knoellinger-yes, Michael Pickett-yes, Steve Rubey-yes, Steve Smith-yes, and Camille Uhlir-yes. Motion passes with seven yes votes and one no vote (Kane).

RECOMMENDED this 18th day of June 2021, and the 16th day of July 2021 which constitutes the dates of the Planning Commission's action, per State law.

SAN JUAN COUNTY PLANNING COMMISSION

Camille Uhlir — 8.24.21

Chair or Vice-Chair — Date

8.25.21

Co-signor — Date