



Approved with correction to adjournment information as marked.

**SAN JUAN COUNTY PLANNING COMMISSION MEETING  
MINUTES OF THE JUNE 18, 2021 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, Steve Rubey, Sheila Gaquin, Dale Roundy, Steve Smith, and Nick Knoellinger (out at 1:56 p.m.).

**Planning Commission**

Member Excused: Michael Pickett and Matt Ellingson

**Department of Community Development (DCD) Staff**

Present: Present in person: Lynda Guernsey, AS II.  
By Microsoft Teams: Erika Shook, Director; Adam Zack, Planner III; and Sophia Cassam, Planner I.

**Administrative Items**

- Confirm Agenda – There was no change to the agenda.
- Minutes of May 21, 2021  
Moved by Sheila Gaquin, seconded by Steve Rubey, to approve the minutes as submitted. Steve Rubey– yes, David Kane–yes, Sheila Gaquin–yes, Dale Roundy–abstain, Steve Smith–yes, Nick Knoellinger–yes, Camille Uhlir–yes. Motion passed with six yes votes and one abstention (Roundy).
- DCD Update – Erika Shook, Director
  1. Building permits have slowed down.
  2. Review of the tentative long-range Planning Commission project calendar.
  3. Eight vacation rentals have come in in May and June.
  4. In person meetings will be coming up perhaps in the next month or so. Planning Commission was asked to think about type of meeting, i.e. hybrid – in person and virtual.

Erika then responded to question and comments from the Planning Commission

**Public Access Time** – The following spoke:

- |   |  |
|---|--|
| Brent Lyles, Executive Director, Friends of the San Juans | Sadie Bailey, Orcas Island   |
| Leith Templin, Orcas Island                               | Ben Bama, San Juan Island Kai Sanborn, Lopez Island                    |
| Fred Klein, Orcas Island                                  | Michelline Halliday, San Juan Island Darren Olshefsky, San Juan Island |
| Anne Whirledge-Karp, Lopez Island                         | Sharon Abreu, Orcas Island   |
| Julie Greene, San Juan Island                             | Morgan Meadows, San Juan Island Andrew Fleming, San Juan Island        |

Public access time was closed with the option to reopen.

## Public hearing on the 2021 Annual Docket – Sophia Cassam, Planner I

Sophia Cassam gave a presentation on the 2021 Annual Docket. She went through each of the docket items and staff recommendations in her presentation.

Public testimony was opened and the following spoke:

Sharon Abreu, Orcas Island	Joe Symons, Orcas Island	Sue Bauer, Orcas Island
Anne Whirledge-Karp, Lopez Island	Sadie Bailey, Orcas Island	Brent Lyles, Executive Director, Friends of the San Juans
Morgan Meadows, San Juan Island	Leith Templin, Chair, EPRC	Michelline Halliday, San Juan Island
Fred Klein, Orcas Island	Ben Bama, San Juan Island	Kai Sanborn, Lopez Island

Public testimony was closed with the option to reopen.

The hearing returned to Sophia Cassam for follow up from the public testimony and to respond to question and comments from the Planning Commission.

### Deliberations

By Consensus, to go through each docket request individually and not as a whole package.

#### 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 Nick Knoellinger, that DCD return to the following Planning Commission meeting with a recommendation on how to allow existing outdoor recreational facilities to provide all-weather shelters. This includes scheduling options. Sheila Gaquin – yes, David Kane – no, Nick Knoellinger – yes, Dale Roundy – no, Steve Rubey – no, Steve Smith – yes, and Camille Uhlir – no. Motion failed with three yes votes and four no votes (Kane, Roundy, Rubey, and Uhlir).

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 to the July Planning Commission meeting. After discussion, the motion was withdrawn by the motioner and the seconder.

Public testimony was reopened and the following spoke:

Sadie Bailey, Orcas Island	Joe Symons, Orcas Island	Michelline Halliday, San Juan Island
Joe Symons, Orcas Island (2 <sup>nd</sup> time)	Brent Lyles, Executive Director, Friends of the San Juans	
Ben Bama, San Juan Island	Leith Templin, Chair, EPRC	Sharon Abreu, Orcas Island

Public testimony was closed again with the option to reopen.

The Planning Commission then went to Erika Shook for clarification on public comment.

Discussion of the Planning Commission and the public using the chat feature on Microsoft Teams versus the rules of the Open Public Meeting Act.

#### Return to 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      \*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\*

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

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).

#### Priority of Docket Items

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. **\*\*Note – A link to the June 3, 2021 staff report is attached to these minutes as Attachment A.\*\***

The hearing was then continued to the July 16<sup>th</sup> meeting to return to docket item 21-0003 with public comment reopened.

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

#### **Element B.2 Land Use and Rural, Natural Resource Land Designation Review, Follow Up Questions– Adam Zack, Planner III**

Adam Zack gave a presentation outlining the land use review requests and let the Planning Commission know he was looking to get preliminary recommendations on the requests at today's meeting. He acknowledged that the process might continue to next month's Planning Commission meeting. Adam then responded to questions and comments from the Planning Commission.

**Preliminary Recommendations** – **\*\*Note – A link to the presentation is attached as Attachment B to these minutes.\*\***

Request 16-0001 – By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

Request-16-0003 - By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

Request-18-0007 – By Consensus, the Planning Commission is accepting the staff recommendation.

Request-18-0008 - By Consensus, the Planning Commission accepts the Eastsound Planning Review Committee's (EPRC) recommendation.

Request-18-0009 – By Consensus, the Planning Commission accepts the staff recommendation.

Request-18-0010 - By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

Request-18-0011 - By Consensus, the Planning Commission accepts the staff recommendation.

Request-18-0013 - By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

Request-18-0014 - By Consensus, the Planning Commission accepts the Eastsound Planning Review Committee's (EPRC) recommendation.

Request-18-0015 - By Consensus, the Planning Commission accepts the staff recommendation.

Request-18-0015 – Alternative - By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

Request-18-0018 - By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

Request-19-0001 - By Consensus, the Planning Commission accepts the staff recommendation.

Request-19-0003 - Moved by Dale Roundy, seconded by Steve Smith, to accept the staff recommendation. Sheila Gaquin – yes, David Kane – no, Dale Roundy – yes, Steve Rubey – no, Steve Smith – yes, and Camille Uhlir – no. Motion failed with three yes votes and three no votes (Kane, Rubey, and Uhlir).

\*\*Note – this request will go to the July Planning Commission meeting.\*\*

Request-19-0005 - By Consensus, the Planning Commission accepts the staff recommendation.

Request-20-0003 - By Consensus, the Planning Commission accepts the staff recommendation.

Request-21-0002 - By Consensus, the Planning Commission tables this request to the July Planning Commission meeting.

### **Return to Admin Items**

1. The Planning Commission requested that Erika Shook check with the Prosecuting Attorney's office on the Open Public Meeting Act and how it effects the use of the chat feature on Microsoft Teams.
2. The Planning Commission was advised that discussion on Mineral Resource lands, Urban Growth Areas (UGAs) including Eastsound , will be covered later in the process.

### **Adjournment**

~~Moved by Michael Pickett, seconded Matt Ellingson, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 1:21 p.m. The next meeting of the Planning Commission is scheduled for Friday, June 18, 2021, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.~~

Moved to adjourn and unanimously agreed upon by the Planning Commission. The meeting at 3:13 p.m. The next meeting of the Planning Commission is scheduled for Friday, July 16, 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