



Approved as submitted at the July 15, 2022 Planning Commission Meeting.

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SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE JULY 1, 2022 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Sheila Gaquin, 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: Sheila Gaquin, Steve Smith, Nick Knoellinger, Matt Ellingson (in at 8:43 a.m.), Rick Hoffman, and Steve Rubey.

Planning Commission

Member Absent:

Peter Kilpatrick

Department of Community Development (DCD) Staff

Present:

Present in person: Lynda Guernsey, AS II.

By Microsoft Teams: David Williams, Director; and Sophia Cassam, Planner II.

Administrative Items

Confirm Agenda

Agreed upon to add the draft minutes of June 17, 2022 to the agenda.

Minutes of June 17, 2022

Moved by Nick Knoellinger, seconded by Steve Rubey, to approve the minutes as submitted. Steve Rubey-yes, Nick Knoellinger-yes, Steve Smith-yes, Sheila Gaquin-yes, and Rick Hoffman-abstain. Motion passed with four yes votes and one abstention (Hoffman).

Public Access Time

James McCubbin, Legal Representative, Friends of the San Juans Lee McEnery, San Juan Island

Public access was closed with the option to reopen.

Note: The discussion on the Clear Water Advisory Committee comments were moved up as Sophia Cassam was having technical difficulties.

Clean Water Advisory Committee Comments – David Williams, Director

David Williams introduced Kimball Sundberg, Chair of the Clean Water Advisory Committee, to go through the comments with the Planning Commission and respond to questions and comments.

Moved by Steve Rubey, seconded by Sheila Gaquin, that the Planning Commission approve the recommendations to the Goals and Policies of Draft Section B, Element 4 Water Resources.

Amendment Motion – Moved by Steve Smith, seconded by Nick Knoellinger, that the Planning Commission approves the recommendations to the Goals and Policies of Draft Section B, Element 4 Water Resources, with the exception of Policy 4. Rick Hoffman-yes, Steve Rubey-no, Matt Ellingson-yes, Nick Knoellinger-yes, Steve Smith-yes, and Sheila Gaquin-no. Motion passed with four yes votes and two no votes (Rubey and Gaquin).

Return to original motion as amended:

Moved by Steve Rubey, seconded by Sheila Gaquin, that the Planning Commission approve the recommendations to the Goals and Policies of Draft Section B, Element 4 Water Resources with the exception of Policy 4. Rick Hoffman-yes, Steve Rubey-yes, Matt Ellingson-yes, Nick Knoellinger-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Whole Plan Review Part II – Sophia Cassam, Planner II

Sophia Cassam gave a presentation of the 2036 Comprehensive Plan Update – Whole Plan Review II and responded to questions and comments from the Planning Commission.

Eastsound Density Candidate Areas Briefing – Sophia Cassam, Planner II

Sophia Cassam gave a presentation on the Eastsound Density Candidate Area and responded to questions and comments from the Planning Commission.

Section B, Element 2, Land Use and Rural – Orcas Island Airport Overlay – David Williams, Director

David Williams gave the Planning Commission background on the reason for bringing this forward for discussion and recommendation today. He also responded to questions and comments from the Planning Commission.

By Consensus, the Planning Commission agrees to adding a new Policy 5. In 2.6.C Airport Overlay District which will read: Conduct a review of land densities and allowable uses within the Orcas Island Airport Overlay Area for the Eastsound Airport (KORS) to ensure that land use and development regulations are consistent with Washington State Department of Transportation (WSDOT) standards.

Adjournment

It was agreed upon unanimously by the Planning Commission to adjourn the meeting at 11:42 a.m. The next meeting of the Planning Commission will be Friday, July 15, 2022, 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