



Approved as submitted at the August 19, 2022 Planning Commission Meeting.
SAN JUAN COUNTY PLANNING COMMISSION SPECIAL MEETING

MINUTES OF THE AUGUST 5, 2022 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Sheila Gaquin, at 8:31 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, Rick Hoffman, Peter Kilpatrick, and Steve Rubey.

Planning Commission

Member Absent:

Matt Ellingson

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

Sheila Gaquin, Chair, shared how the public hearing from July 15th was continued to today and public testimony would be reopened.

Minutes of July 15, 2022

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

Public Access Time

Patty Miller, Orcas Island

Public access was closed with the option to reopen.

Comprehensive Plan Update

Continued public hearing on the Draft 2036 Comprehensive Plan Update Excluding the Official Maps – Sophia Cassam, Planner II and David Williams, Director

Public testimony was opened and the following spoke:

James McCubbin, Legal Representative for Friends of the San Juans

Patty Miller, Orcas Island

Vince Dauciuas, San Juan Island

Morten Boyd, Orcas Island

Public testimony was closed with the option to reopen.

Deliberations

Discussion of public comment, staff comments, and Planning Commission comments.

Moved by Rick Hoffman, seconded by Steve Rubey, to accept the text of the Draft 2036 Comprehensive Plan Update as modified. Steve Smith-no, Steve Rubey-yes, Sheila Gaquin-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, and Rick Hoffman-yes. Motion passed with five yes votes and one no vote (Smith).

Discussion of the Findings that will be going forward to the Official Maps hearing for completion.

Moved by Rick Hoffman, seconded by Steve Rubey, to add new items 3., 4., and 5., under G. on page 4 of the Findings, as presented by staff, regarding the Land Capacity Analysis Methodology. Steve Smith-abstain, Steve Rubey-yes, Sheila Gaquin-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, and Rick Hoffman-yes. Motion passed with five yes votes and one abstention (Smith).

Moved by Peter Kilpatrick, seconded by Sheila Gaquin, to tentatively accept the Findings as modified with the addition of staff changes to G. adding items 3., 4., and 5. Steve Smith-no, Steve Rubey-yes, Sheila Gaquin-yes, Peter Kilpatrick-yes, Nick Knoellinger-no, and Rick Hoffman-yes. Motion passed with four yes votes and two no vote (Knoellinger and Smith).

Moved by Steve Smith, seconded by Nick Knoellinger, that at the earliest convenience of the Planning Commission, DCD staff, and County Council, they consider reviewing the LCA methodology, Housing Needs Assessment methodology and address the housing demand for the following but not limited to the following.

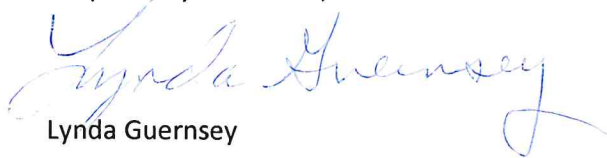
- a. People wanting to move to the County;
- b. People who have a year-round job with an existing employer in the County;
- c. People who have a seasonal job with an existing employer in the County, and;
- d. An age-related segment of the residents of the County who wish to downsize but remain in the County.

Steve Smith-yes, Steve Rubey-yes, Sheila Gaquin-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, and Rick Hoffman-yes. Motion passed unanimously.

Adjournment

It was agreed upon unanimously by the Planning Commission to adjourn the meeting at 11:41 a.m. The next meeting of the Planning Commission will be Friday, August 19, 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