



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

**SAN JUAN COUNTY PLANNING COMMISSION MEETING**

**MINUTES OF THE SEPTEMBER 16, 2022 MEETING**

The meeting of the San Juan County Planning Commission was called to order by Chair, Sheila Gaquin, at 8:34 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, Rick Hoffman, Peter Kilpatrick, Steve Rubey, Matt Ellingson (will be in and out once or twice), Nick Knoellinger, and Steve Smith.

Department of Community  
Development (DCD) Staff  
Present:

Present in person: Lynda Guernsey, AS II; David Williams, Director.  
By Microsoft Teams: Sophia Cassam, Planner III.

**Administrative Items**

Confirm Agenda

No changes were made to the agenda.

Minutes of August 19, 2022

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

Public Access Time

Leith Templin, Orcas Island

Public access was closed with the option to reopen.

**Comprehensive Plan Update**

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

The Chair stated for the record that the staff presentation from the August 19, 2022 Planning Commission hearing would not be repeated, and the Planning Commission would go right into public testimony.

Public testimony was opened and the following spoke:

- R. Brent Lyles, Executive Director, Friends of the San Juans
- Kyle Loring, Representative for Karl Eberhard
- Karl Eberhard, San Juan Island
- Carolyn Eberhard, San Juan Island
- Karen Eberhard, San Juan Island
- Leith Templin, Chair, EPRC, Orcas Island
- Tom Dixon, Lopez Island
- Julie Greene, San Juan Island
- James McCubbin, Legal Representative, Friend of the San Juans
- Dakota Brown, San Juan Island
- R. Patrick Mullin, San Juan Island
- Mike Couey, San Juan Island
- Victor Smith, San Juan Island
- Erika Christensen, San Juan Island
- Wyatt Phillips, San Juan Island
- Nina Connally, San Juan Island

Francine Shaw, San Juan Island Mike Webb, Lopez Island Randall Kelley, San Juan Island

Public testimony was closed with the option to reopen.

Return to staff for any closing remarks.

### Deliberations

#### San Juan Island/Friday Harbor

Moved by Sheila Gaquin, seconded by Rick Hoffman, to bring in Ryan Ericson, Town of Friday Harbor Community Development & Planning Director, for comment on the Friday Harbor UGA requests. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Steve Smith, seconded by Rick Hoffman, to bring in Francine Shaw, for comment on the MRLO for Egg Lake Quarry. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Steve Smith, seconded by Matt Ellingson, to change the land use designation on 21-0002 from Rural Residential to Rural Industrial. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Sheila Gaquin, seconded by Steve Rubey, to accept the preliminary recommendations for 18-0009, 18-0011, 18-0016, 18-0017, 19-0002, Friday Harbor UGA Airport Expansion, MRLO Egg Lake Quarry, and the MRLO for West Valley Holdings and to accept the modified recommendation on 21-0002. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

#### Lopez/Shaw

Moved by Sheila Gaquin, seconded by Rick Hoffman, to accept the preliminary recommendations on 18-0015, 19-0003, 19-0005 and 22-0001. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

#### Orcas Island

Moved by Sheila Gaquin, seconded by Nick Knoellinger, to bring in Leith Templin, Chair of the EPRC, for comment. Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Nick Knoellinger, seconded by Peter Kilpatrick, for Eastsound Density Candidate Area 1, to increase the density to a maximum of 12 dwellings per acre in the designated area (green lines on the map). Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-recused, and Sheila Gaquin-yes. Motion passed with five yes votes and one recusal (Smith).

Moved by Sheila Gaquin, seconded by Steve Rubey, for Eastsound Density Candidate Area 2, to increase the density in the six parcels in the designated area (orange boundary lines on the map) from one dwelling per acre to 4 dwellings per acre. Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Sheila Gaquin, seconded by Steve Rubey, to accept the preliminary recommendations for 18-0019, 20-0004, and the Deer Harbor Community Overlay, the modified recommendations for 18-0007 and 20-0002 and the recommendations for Eastsound Density Candidates #1 and #2. Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

#### Official Maps

Moved by Sheila Gaquin, seconded by Steve Rubey, to tentatively accept the preliminary and modified recommendations on all the Official Map requests excluding the Jensen map request. Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

#### Public Hearing on the proposed amendment to the Comprehensive Plan Official Maps to expand the Friday Harbor Urban Growth Area at Jensen Marina and Finalization of the Planning Commission's Recommendation on the 2036 Comprehensive Plan Update – Sophia Cassam, Planner III and David Williams, Director

Sophia Cassam gave a presentation on the Jensen Marina proposal to add the parcels to the Friday Harbor UGA. She explained that at the conclusion of getting the recommendation for Jensen Marina, the hearing would conclude with review of the findings and the ordinance (which includes the Comp Plan Elements and Official Maps) for the 2036 Comprehensive Plan Update.

Public testimony was opened and the following spoke:

Ryan Ericson, Town of Friday Harbor Community Development & Planning Director

Francine Shaw, Representative for Gregg Stern, San Juan Island

Public testimony was closed with the option to reopen.

#### Deliberations

##### FHUGA Jensen Marina

Moved by Sheila Gaquin, seconded by Rick Hoffman, to bring in Gregg Stein for comment on the Jensen Marina FHUGA. Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Rick Hoffman, seconded by Peter Kilpatrick, to stay with the Planning Commission's preliminary recommendation. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

##### Findings

Moved by Steve Rubey, seconded by Sheila Gaquin, to accept the Findings with the addition of the new 3., 4., and 5. under Item G. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

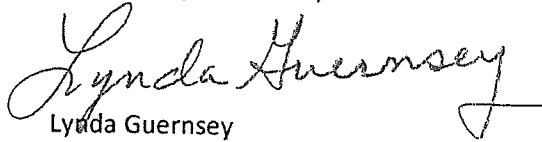
##### 2036 Comprehensive Plan Update Ordinance

Moved by Nick Knoellinger, seconded by Sheila Gaquin, to state: The Planning Commission recommends the draft 2036 Comprehensive Plan Update ordinance, including the Findings, Elements, Appendices, and Official Maps as modified. Matt Ellingson-yes, Rick Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

**Adjournment**

Moved by Steve Rubey and seconded by Sheila Gaquin to adjourn the meeting at 3:15 p.m. It was agreed upon unanimously. The next meeting of the Planning Commission will be Friday, October 21, 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