

Approved as submitted at the March 18, 2022 Planning Commission Meeting.

## SAN JUAN COUNTY PLANNING COMMISSION MEETING

### MINUTES OF THE FEBRUARY 18, 2022 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Sheila Gaquin, at 8:32 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: David Kane, Steve Rubey (had technical difficulties, was only able to listen at first and then came fully into the meeting at the hearing), Sheila Gaquin, Steve Smith, Nick Knoellinger, and Matt Ellingson.

#### 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; Sophia Cassam, Planner II.

### Administrative Items

#### Confirm Agenda

Matt Ellingson announced he needed to be out between 9 and 10 a.m. for an important work-related item.

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

Greg and Heather Oaksen, Orcas Island    Norris Palmer, San Juan Island    Vicki Leimback, Orcas Island  
David Turnoy, Orcas Island    Janet Alderton, Orcas Island

Public access was closed with the option to re-open.

### Public Hearing to Establish Findings for the October 15, 2021, Planning Commission Recommendation on a Vacation Rental Cap. – Sophia Cassam, Planner II

Sophia Cassam went through the reasoning for establishing Findings for the October 15, 2022 Planning Commission Recommendation and presented the different draft Findings that had been submitted for their consideration. Sophia responded to questions and comments from the Planning Commission.

Public comment was opened and the following spoke:

Toby Cooper, Orcas Island    Dan Christoferson, Orcas Island    Norris Palmer, San Juan Island  
Janet Alderton, Orcas Island    Vicki Leimback, Orcas Island    Lorie Narum, San Juan Island

Return to Sophia Cassam for any further questions or comments from the Planning Commission.

#### Deliberations

Working with the Findings of Fact from the County Council's Resolution 16-2021:

Moved by David Kane, seconded by Steve Smith, to delete all the highlighted/stricken Findings: A. F. G. I. J. and L. Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-yes, David Kane-yes, and Sheila Gaquin-yes. Motion passed unanimously.

The remaining Findings were relettered A. through G. The G. was a Finding added by consensus from David Kane's list of Findings-“Existing compliant vacation rental permits remain valid and are not affected by caps.”

Moved by Steve Smith, seconded by Nick Knoellinger, to strike Finding A. Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-no, Matt Ellingson-no, David Kane-no, and Sheila Gaquin-no. Motion failed with two yes votes and four no votes (Rubey, Ellingson, Kane, and Gaquin).

Moved by David Kane, seconded by Nick Knoellinger, in A. remove the word “over” in overtourism.

Amendment to motion:

Moved by Steve Smith, seconded by Matt Ellingson, to remove the word “over” from the word overconcentration in Findings A. and B. Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-yes, Matt Ellingson-yes, David Kane-no, and Sheila Gaquin-no. Motion passed with four yes votes and two no votes (Kane and Gaquin).

Vote on original motion;

Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-yes, Matt Ellingson-yes, David Kane-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by David Kane, seconded by Steve Rubey, to accept Findings A. B. C. E. F. G. as modified and leave Finding D. for further discussion. Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-yes, Matt Ellingson-yes, David Kane-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Steve Smith, seconded by Sheila Gaquin, accept D. with a change in wording by deleting the word “overtourism” and replace with the words “negative impacts”. Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-yes, Matt Ellingson-yes, David Kane-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Moved by Steve Smith, seconded by David Kane, that the Planning Commission accepts the Findings A. through G. as modified. Nick Knoellinger-yes, Steve Smith-yes, Steve Rubey-yes, Matt Ellingson-yes, David Kane-yes, and Sheila Gaquin-yes. Motion passed unanimously.

**Briefing on the Repeal of SJCC 18.30.640 [SJC Ord. 20-2015–Section 20, page 57 & 58] Payment in Lieu – Eastsound Village Parking Fund – David Williams, Director**

David Williams gave a presentation on the background of SJCC 18.30.640 and Ordinances and why the repeal is being brought forward. David then responded to questions and comments from the Planning Commission.

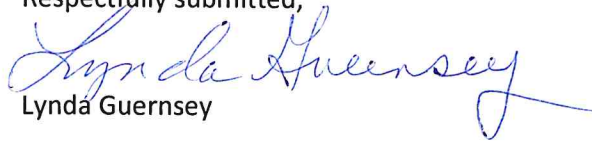
**Return to Administrative Items**

- March 18th agenda Items
  - Housing discussion with Ryan Page, Housing Program Coordinator
  - Hearing on the repeal of the payment in lieu-Eastsound Village parking fund
  - Potential Planning Commission training
- Comp Plan elements to be discussed on which calendar dates out to Planning Commission from David Williams and Sophia Cassam.

**Adjournment**

It was agreed upon by the Planning Commission to adjourn the meeting at 11:16 a.m. The next meeting of the Planning Commission is scheduled for Friday, March 18, 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