



Approved as submitted at the April 1, 2022 Planning Commission Special Meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

LA

MINUTES OF THE MARCH 18, 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, Steve Rubey, and Peter Kilpatrick.

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; Sophia Cassam, Planner II.

Public Works Staff Present: Shannon Wilbur, Sr. Project Engineer.

Health and Community Services

Staff Present: Ryan Page, Housing Program Coordinator.

Administrative Items

Confirm Agenda

An election will be held at the end of the meeting for a new Vice-Chair.

Minutes of February 11, 2022

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

Minutes of February 18, 2022

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

Public Access Time – The following spoke:

Brent Lyles, Executive Director, Friends of the San Juans Rick Hughes, Orcas Island
Janet Alderton, Orcas Island

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

Public Hearing on a 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.

Public comment was opened and the following spoke:

Lila Richardson, Orcas Island     Anne Bertino, Orcas Island     Rick Hughes, Orcas Island  
Leith Templin, Chair EPRC, Orcas Island     Patricia Miller, Orcas Island  
Dan Christopherson, Orcas Island

Public comments were closed with the option to re-open.

Return to David Williams for response to public comment and any further questions and comments from the Planning Commission.

### Deliberations

Moved by Steve Smith, seconded by Nick Knoellinger, the Planning Commission recommends that the County Council direct DCD, with cooperation of the appropriate stakeholders, to develop alternative or suitable replacement or modification to the code SJCC 18.30.640. The Planning Commission also states that they do not agree with DCD on the repeal of this code SJCC 18.30.640 until such time as a suitable replacement or modification has been found. Steve Smith-yes, Steve Rubey-yes, Nick Knoellinger-yes, Sheila Gaquin-yes, and Peter Kilpatrick-yes. Motion passed unanimously.

Moved by Steve Smith, seconded by Peter Kilpatrick to accept the Findings as developed. Steve Smith-yes, Steve Rubey-yes, Nick Knoellinger-yes, Sheila Gaquin-yes, and Peter Kilpatrick-yes. Motion passed unanimously.

Findings:

1. The County Council, or designee never developed a financing plan to permit amortization of payments over a term of years for property owners who would make monetary contributions in lieu of providing onsite parking.
2. Parking is a key issue for the village core.
3. 18.30.640 was developed as a partial solution to address parking issues.
4. Repealing 18.30.640 does not solve the parking issues.
5. There is a need for evaluation and identification for solutions and implementation of those solutions.
6. This evaluation needs to include members of the DCD, EPRC, and stakeholders (business and property owners, as well as developers in Eastsound).

### **Element B.2 Land Use and Rural: Land Use Review Request – Sophia Cassam, Planner II**

Sophia Cassam gave a presentation on Land Use Review Request 22-0001 and why it was coming forward today. Shannon Wilbur, Sr. Project Engineer-Public Works spoke to the request also. Both Sophia Cassam and Shannon Wilbur responded to questions and comments from the Planning Commission.

Preliminary Recommendation

Moved by Steve Rubey, seconded by Sheila Gaquin, to adopt Option A. Designate parcels RI (Rural Industrial). Steve Smith-yes, Steve Rubey-yes, Nick Knoellinger-yes, Sheila Gaquin-yes, and Peter Kilpatrick-yes. Motion passed unanimously.

**Planning Commission Housing Discussion with Ryan Page, Housing Program Coordinator – David Williams, Director and Sophia Cassam, Planner II**

Ryan Page, Housing Program Coordinator, gave background on the request by DCD and the Planning Commission for review by the Housing Advisory Committee (HAC) of the Housing Element. The HAC provided recommendations presented in a track changes format staff report. Ryan Page went through the HAC staff report with the Planning Commission and responded to questions and comments.

The Planning Commission continued their housing discussion, and it was agreed that Steve Smith, Peter Kilpatrick, and David Williams work on the information provided in Steve Smith's housing document to aide in developing action items to bring forward at another meeting. It was agreed to put this on the April 1<sup>st</sup> special meeting agenda for an update.

**Return to Administrative Items**

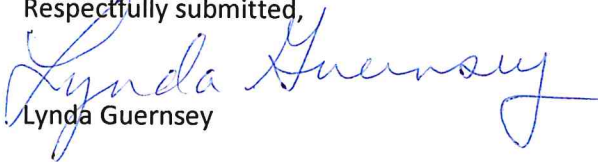
**Election of New Vice-Chair**

Moved by Steve Smith, seconded by Sheila Gaquin, to have Nick Knoellinger be the next Vice-Chair. Steve Smith-yes, Steve Rubey-yes, Nick Knoellinger-yes, Sheila Gaquin-yes, and Peter Kilpatrick-yes. Motion passed unanimously. Nick Knoellinger accepted.

**Adjournment**

Moved by Steve Smith, seconded by Steve Rubey to adjourn the meeting at 11:26 p.m. It was agreed upon unanimously by the Planning Commission. The next meeting of the Planning Commission is scheduled for a Friday, April 1, 2022 Special Meeting 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