



Approved as submitted at the August 5, 2022 Planning Commission
Special Meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE JULY 15, 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: 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

No changes were made.

Minutes of July 1, 2022

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

Public Access Time

Patty Miller, Orcas Island

Public access was closed with the option to reopen.

Comprehensive Plan Update

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

Sophia Cassam gave a presentation on the 2036 Comprehensive Plan Update process to date and the steps the Planning Commission would be taking today.

Public testimony was opened and the following spoke:

Brent Lyles, Executive Director of
Friends of the San Juans

James McCubbin, Legal Representative for
Friends of the San Juans

Tim Blanchard, Orcas Island
Maryse Sagewynd, Orcas Island

Justin Paulsen, Orcas Island

Jay Kimball, OPALCO, Orcas Island

Patty Miller, Orcas Island

Public testimony was closed with the option to reopen.

Return to Sophia Cassam for questions and comments from the Planning Commission.

Deliberations

Moved by Rick Hoffman, seconded by Sheila Gaquin, to accept Option A – The Planning Commission recommends the draft ordinance adopting the 2036 Comprehensive Plan update as submitted. Steve Smith-no, Peter Kilpatrick-no, Rick Hoffman-yes, Steve Rubey-yes, and Sheila Gaquin-yes. Motion failed with three yes votes and three no votes (Smith, Kilpatrick, and Knoellinger).

The Planning Commission proceeded with discussion of public comments. Where comments led to changes either as they were presented or modified or added to, and accepted by the Planning Commission, they will be shown in yellow highlight in Attachment A – Draft Land Use and Rural Element, Attachment B – Draft Transportation Element, and Attachment C – Draft Utility Element.

1. Friends of the San Juans comments were regarding the Draft Land Use and Rural Element and the Draft Transportation Element.

2. Moved by Steve Smith, seconded by Steve Rubey, to open public comment for the purpose of hearing from Tim Blanchard on his comments. Rich Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Tim Blanchard's comments were regarding the Draft Land Use and Rural Element and the Draft Transportation Element.

3. Moved by Steve Smith, seconded by Sheila Gaquin, to open public comment for the purpose of hearing from Jay Kimble, representative for OPALCO. on his comments. Rich Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Jay Kimble's comments were regarding the Draft Land Use and Rural Element, Draft Transportation Element, and Draft Utilities Element.

4. Moved by Steve Smith, seconded by Sheila Gaquin, to open public comment for the purpose of hearing from Patty Miller on her comments. Rich Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Patty Miller's comments were regarding the Draft Land Use and Rural Element.

By Consensus, the Planning Commission accepts all changes, modifications, and additions made to the Draft Land Use and Rural Element, Draft Transportation Element, and Draft Utilities Element today.

Deliberations were closed and motion made to continue the hearing.

Moved By Nick Knoellinger, seconded by Rick Hoffman, to continue the public hearing on the 2036 Comprehensive Plan update, with the reopening of public testimony, to August 5, 2022, 8:30 a.m. both virtually and in person in the County Council Hearing Room, Legislative Building, 55 Second Street, Friday Harbor. Rich Hoffman-yes, Peter Kilpatrick-yes, Nick Knoellinger-yes, Steve Rubey-yes, Steve Smith-yes, and Sheila Gaquin-yes. Motion passed unanimously.

Adjournment

Moved by Nick Knoellinger, seconded by Sheila Gaquin, and agreed upon unanimously by the Planning Commission to adjourn the meeting at 3:46 p.m. The next meeting of the Planning Commission will be the continued hearing on Friday, August 5, 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

Attachment A – Draft Land Use and Rural Element with changes in yellow.

Attachment B – Draft Transportation Element with changes in yellow.

Attachment C – Draft Utilities Element with changes in yellow.