



Approved as submitted at the September 15, 2023 Planning Commission Meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING

MINUTES OF THE AUGUST 18, 2023 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Nick Knoellinger, at 8:33 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: Nick Knoellinger, Steve Smith, Rick Hoffman, Sheila Gaquin, Matt Ellingson and Serina Adams.

Planning Commission

Member Excused: Peter Kilpatrick and Gary Franklin

**Department of Community
Development (DCD) Staff**

Present: Present in person: Lynda Guernsey, AS II.
By Microsoft Teams: Norman Gollub, Interim Director; Sophia Cassam,
Planner III, and Colin Maycock, Planner IV

Administrative Items

Confirm Agenda

Lynda Guernsey, Clerk, brought forward that the Open Space hearings scheduled for today will be continued to the October 20, 2023 Planning Commission regular meeting per the Planner and Applicant.

By Consensus, the Planning Commission confirmed the agenda.

Minutes of July 21, 2023

Moved by Rick Hoffman, seconded by Nick Knoellinger, to approve the minutes as submitted.

Steve Smith-yes, Rick Hoffman-yes, Nick Knoellinger-yes, Sheila Gaquin-yes, Serina Adams-yes, and Matt Ellingson-yes. Motion passed unanimously.

Public Access Time

There were no speakers for public access time.

Public hearing on the 2023 Annual Docket Proposed Map Amendments – Sophia Cassam, Planner III

Sophia Cassam gave a presentation on the proposed annual docket map amendments and responded to questions and comments from the Planning Commission.

Public Comment

Don Roberts, Lopez Island Michelle Orr, Lopez Island Liz Scranton and Teri Linneman, Lopez Island
James McCubbin, Friend of the San Juans Legal Director, and Attorney Linda Southwell, Lopez Island
Shanna Koepp, Lopez Island Kirman Taylor, Lopez Island Jon Lehman, Lopez Island
James Grifo, Attorney, Representing Linda Southwell

As there was no one else to speak, public comment was closed with the option to reopen.

Return to Sophia Cassam for any further comments, questions, or discussion.

Deliberations

Docket Request 23-0003

Moved by Nick Knoellinger, seconded by Rick Hoffman, to recommend approval of Docket Request 23-0003.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman-yes, Serina Adams- no, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed with five yes votes and one no votes (Adams).

Findings

1. The proposed amendment allows the subject parcel to be consistent with the surrounding effective density.
2. The Planning Commission urges the County Council to evaluate the density of surrounding properties in the vicinity and consider amending the Comprehensive Plan Official Map density in this area to be consistent with the achieved density.

Moved by Nick Knoellinger, seconded by Rick Hoffman, to accept the Findings above for Docket Request 23-0003.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman-yes, Serina Adams- yes, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed unanimously.

Docket Request 23-0004

Moved by Steve Smith, seconded by Rick Hoffman, to recommend amending the land use designation of TPN 252244002000 from Rural Farm Forest to Rural Industrial for Docket Request 23-0004.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman-yes, Serina Adams-yes, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed unanimously.

Findings

1. The proposed amendment is consistent with the criteria established in SJCC 18.90.030 and the Comprehensive Plan: and
2. The proposed amendment would allow Public Works to conduct operations efficiently at the MacKaye Harbor Public Works site.

Moved by Rick Hoffman, seconded by Sheila Gaquin, to accept the Findings above for Docket Request 23-0004.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman- yes, Serina Adams-yes, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed unanimously.

Docket Request 23-0005

Moved by Steve Smith, seconded by Rick Hoffman, for Docket Request 23-0005, the Planning Commission recommends amending the land use designation of TPN 253513001000 from Island Center LAMIRD to Rural Farm Forest. The Planning Commission does not recommend amending the

land use designation of TPN 253512004 from Island Center LAMIRD to Rural Farm Forest, at this time.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman-yes, Serina Adams-yes, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed unanimously.

Findings

1. The proposed amendment is consistent with the criteria established in SJCC 18.90.030 and the Comprehensive Plan;
2. The proposed amendment provides the opportunity for a Rural Residential Cluster Development to be developed;
3. The proposed amendment is consistent with the public testimony received during the Planning Commission public hearing on this matter.

Moved by Rick Hoffman, seconded by Sheila Gaquin, to accept the Findings above for Docket Request 23-0005.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman- yes, Serina Adams-yes, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed unanimously.

Planning Commission Recommendation on the 2023 Annual Docket Proposed Map Amendments Ordinance

Moved by Nick Knoellinger, seconded by Rick Hoffman, the Planning Commission recommends the proposed ordinance amending the comprehensive official maps as modified by the Planning Commission.

Sheila Gaquin-yes, Steve Smith-yes, Rick Hoffman- yes, Serina Adams-yes, Matt Ellingson-yes, and Nick Knoellinger-yes. Motion passed unanimously.

Public hearing on Current Use Open Space application LANDUSE-20-0156 Orcas Sound LLC, Parcel 1 – Colin Maycock, Planner IV, AICP

Colin Maycock stated that upon discussion with the applicants and based on the recently received comments from the applicants, that this hearing be continued to the October 20th regular Planning Commission meeting. This would allow time to adjust for possible changes in the staff report.

Steve Smith brought forward that the Planning Commission would like to have brought forward at these continued meetings, the actual tax impact, what the tax is now and what the tax will be. Konrad Liegel, applicant, stated he would reach out to the Assessor's office for that information before the next meetings.

By Consensus, the Planning Commission continues this hearing on LANDUSE-20-0156 Orcas Sound LLC to October 20th 2023 at 8:45 a.m.

Public hearing on Current Use Open Space application LANDUSE-20-0157 Orcas Sound LLC, Parcel 2 – Colin Maycock, Planner IV, AICP

Colin Maycock stated that upon discussion with the applicants and based on the recently received comments from the applicants, that this hearing be continued to the October 20th regular Planning Commission meeting. This would allow time to adjust for possible changes in the staff report.

By Consensus, the Planning Commission continues this hearing on LANDUSE-20-0157 Orcas Sound LLC to October 20th 2023 at 8:45 a.m.

Public hearing on Current Use Open Space application LANDUSE-20-0158 Orcas Sound LLC, Parcel 3 – Colin Maycock, Planner IV, AICP

Colin Maycock stated that upon discussion with the applicants and based on the recently received comments from the applicants, that this hearing be continued to the October 20th regular Planning Commission meeting. This would allow time to adjust for possible changes in the staff report.

By Consensus, the Planning Commission continues this hearing on LANDUSE-20-0158 Orcas Sound LLC to October 20, 2023 at 8:45 a.m.

Public hearing on Current Use Open Space application LANDUSE-20-0159 Orcas Sound LLC, Parcel 4 – Colin Maycock, Planner IV, AICP

Colin Maycock stated that upon discussion with the applicants and based on the recently received comments from the applicants, that this hearing be continued to the October 20th regular Planning Commission meeting. This would allow time to adjust for possible changes in the staff report.

By Consensus, the Planning Commission continues this hearing on LANDUSE-20-0159 Orcas Sound LLC to October 20, 2023 at 8:45 a.m.

Public hearing on Current Use Open Space application LANDUSE-20-0160 Orcas Sound LLC, Parcel 5 – Colin Maycock, Planner IV, AICP

Colin Maycock stated that upon discussion with the applicants and based on the recently received comments from the applicants, that this hearing be continued to the October 20th regular Planning Commission meeting. This would allow time to adjust for possible changes in the staff report.

By Consensus, the Planning Commission continues this hearing on LANDUSE-20-0160 Orcas Sound LLC to October 20, 2023 at 8:45 a.m.

Public hearing on Current Use Open Space application LANDUSE-20-0161 Orcas Sound LLC, Parcel 6 – Colin Maycock, Planner IV, AICP

Colin Maycock stated that upon discussion with the applicants and based on the recently received comments from the applicant, that this hearing be continued to the October 20th regular Planning Commission meeting. This would allow time to adjust for possible changes in the staff report.

By Consensus, the Planning Commission continues this hearing on LANDUSE-20-0161 Orcas Sound LLC to October 20, 2023 at 8:45 a.m.

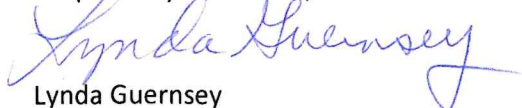
Return to Administrative Items

1. Norman Gollub, Interim Director of DCD, will check scheduling to see if a Planning Commission discussion on housing can take place at the September 15, 2023 meeting. Nick Knoellinger and Norman Gollub will have a conversation about content of that discussion.
2. Staff to check and see if the Assessor can give a briefing on taxation at the September meeting also.

Adjournment

It was moved by Rick Hoffman, seconded by Nick Knoellinger, and unanimously agreed upon by the Planning Commission to adjourn the meeting at 11:25 a.m. The next meeting of the Planning Commission will be Friday, September 15, 2023 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