



Approved as submitted at the July 18, 2025 Planning Commission meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING
MINUTES OF THE JUNE 20, 2025 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Rick Hoffman, 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: Rick Hoffman, Sheila Gaquin, Serina Adams, Gary Franklin, and Bill Bangs.

Planning Commission

Member Absent: Peter Kilpatrick.

Department of Community Development (DCD) Staff

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

Otak Inc. Comp Plan Update Representatives:

By Microsoft Teams: Sarah Diekroeger, Planner

Administrative Items

Confirm Agenda

No changes.

Minutes of May 16, 2025

Moved by Serina Adams, seconded by Sheila Gaquin to approve the minutes as submitted. Adams-yes, Gaquin-yes, Bill Bangs-yes, Franklin-abstain and Hoffman-yes. Motion passed with four yes votes and one abstention (Franklin).

Public Access Time

The following spoke:

Jennifer Armstrong, Executive Director
San Juan Family Resource Center

Erin O'Dell, Executive Director
Orcas Family Resource Center

Jovie Anderson, Intern
Friends of the San Juans

Barbara Schultheiss, Executive Director
Lopez Family Resource Center

Lynn Bahrych
Shaw Island

Public access was closed as there was no one else who wished to speak.

Annual Docket

Updated Briefing on the 2025 Annual Docket – Sophia Cassam, Planner III for Colin Maycock, Planner IV

Sophia Cassam updated the Planning Commission as to a technical error which means the Annual Docket hearing would need to be moved to the Planning Commission's July 20th meeting.

By consensus, the Planning Commission moved the Annual Docket hearing to their July 18, 2025 regular meeting.

Briefing on the updated Draft Comprehensive Plan with edits made since the May 16, 2025 Planning Commission Meeting – Sarah Diekroeger, Otak, Inc. and Sophia Cassam, Planner III

Sophia Cassam updated the Planning Commission on the timing of the Comprehensive Update going forward.

Sarah Diekroeger went through a presentation of the updated Draft 2025 Comprehensive Plan noting changes and responded to questions and comments for the Planning Commission. The Planning Commission went through the elements and made motions for changes on the following:

Land Use Element:

Moved by Bill Bangs and seconded by Gary Franklin to accept the Land Use Policies as presented in Bill Bangs document dated June 19, 2025.

Modified Policy Land Use 4.1 as amended:

Policy LU 4.1 -Expanded Essential Public Facilities (Modified)

"Identify Essential Public Facilities (EPFs) in the County that provide a necessary public service as their primary mission, and that are difficult to site, including utility-scale renewable energy generation and energy storage facilities. ~~Update SJCC 18.020.05 to include 'renewable energy generation systems and energy storage systems owned and operated by OPALCO.'~~"

New Policy Land Use 20.8:

Policy LU 20.8 – Agrivoltaic Support (New)

"Support ~~agrivoltaics~~ agrisolar systems and renewable energy installations that enhance rather than diminish agricultural operations, including solar installations designed to work with livestock grazing and crop production."

Sheila Gaquin-yes, Serina Adams-yes, Bill Bangs-yes, Gary Franklin-yes and Rick Hoffman-yes. Motion passed unanimously.

By Consensus, the Planning Commission agrees to change the word "Agrivoltaic" to "Agrisolar" in the previous motion to be consistent with other parts of the element the change has been noted in the language of the new policy.

Utilities Element:

By Consensus, the Planning Commission agrees to add to Policy Utilities 4.5 the wording "while ensuring adequate service to County residents."

Moved by Bill Bangs, seconded by Gary Franklin, accept the Utility Policies as presented in Bill Bangs document dated June 19, 2025.

Modified Utilities Policy 7.7 – Essential Public Facilities Designation

Policy U 7.7 - Essential Public Facilities Designation (Modified)

Identify utility-scale renewable generation and energy storage facilities as essential public facilities, recognizing that they ensure local energy resilience for other essential public facilities, including telecommunications systems, water utilities, public safety systems, and economic infrastructure.

~~"Identify utility-scale renewable generation facilities and associated energy storage systems as essential public facilities under RCW 36.70A.200, recognizing that they ensure local energy resilience for other essential public facilities, including telecommunications systems, water utilities, public safety systems, and economic~~

~~infrastructure. As essential public facilities, these installations shall not be prohibited by local land use regulations and shall receive priority consideration in siting decisions."~~

New Utilities Policy 6.10 – Streamlined Renewable Permitting

Policy U 6.10 – Streamlined Renewable Permitting (NEW)

"Develop streamlined permitting processes for renewable energy projects that meet established design standards and environmental requirements, including expedited review timelines and consolidated permit procedures."

Sheila Gaquin-yes, Serina Adams-yes, Bill Bangs-yes, Gary Franklin-yes and Rick Hoffman-yes. Motion passed unanimously.

Housing Element:

Moved by Bill Bangs, seconded by Serina Adams, to accept the Housing Policy as modified and presented in Bill Bangs document unmodified, dated June 19, 2025.

New Modified Housing Goal H 11-Co-Living Housing in Rural Lands

Goal H 11 – Co-Living Housing in Rural Lands (New)

~~"Extend Rural Residential Clusters as defined in SJCC 18.16.230 to~~ Explore co-living housing types in cluster developments utilizing innovative housing types ~~in cluster developments~~ with shared facilities including kitchens and bathrooms. ~~The number of co-living rural clusters will be limited in the same manner, but in addition to, the limits on the number of Rural Residential Clusters.~~ All water and wastewater systems will comply with County codes and State regulations."

Sheila Gaquin-yes, Serina Adams-yes, Bill Bangs-yes, Gary Franklin-yes and Rick Hoffman-yes. Motion passed unanimously.

The remaining elements and appendices were presented, and no other changes were made.

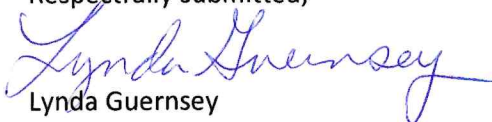
Return to Housing Element Goal H 11

Moved by Bill Bangs, seconded by Serina Adams, to accept the Housing Policy further modified and presented in Bill Bangs document unmodified, dated June 19, 2025. (Note: all modifications are shown in the policy H 11 above). Sheila Gaquin-yes, Serina Adams-yes, Bill Bangs-yes, Gary Franklin-yes and Rick Hoffman-yes. Motion passed unanimously.

Adjournment

It was moved by Gary Franklin, seconded by Sheila Gaquin, to adjourn the meeting at 11:48 a.m. the vote was unanimous to adjourn. The next meeting of the Planning Commission will be Friday, July 18, 2025 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