



Approved as submitted at the September 19, 2025 Planning Commission meeting.

SAN JUAN COUNTY PLANNING COMMISSION MEETING
MINUTES OF THE AUGUST 15, 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: Sheila Gaquin, Serina Adams, Bill Bangs, Rick Hoffman, and Peter Kilpatrick.

Planning Commission

Member Absent: Gary Franklin

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

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

Administrative Items

Confirm Agenda

There were no changes to the agenda.

Minutes of June 20, 2025

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

Public Access Time

The following spoke:

Faith Van De Puthe	Chom Greacen	Chris Greacen
Lopez Island	Lopez Island	Lopez Island

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

2025 Comprehensive Plan Update – Sophia Cassam, Planner III

Briefings

LANDUSE-25-0006 Roche Harbor Master Planned Resort Amendment- Sophia Cassam, Planner III

Sophia Cassam went through an updated presentation of the map amendment for LANDUSE-25-0006 Roche Harbor Master Planned Resort and responded to comments and questions from the Planning Commission.

2025 Comprehensive Plan Periodic Update – Sophia Cassam, Planner III

Sophia Cassam went through updated presentations on the map amendment, edits to the Comprehensive Plan Update below, and responded to comments, questions and suggestions from the Planning Commission.

Eastsound UGA Official Map Amendments

Recent Edits to Element 6, Transportation; Element 8, Utilities; Appendix 5, Housing Needs Assessment

Appendix 7, Capital Facilities Plan

Sophia Cassam went through the presentation of Amendment 7, Capital Facilities Plan and responded to comments, questions and suggestions from the Planning Commission.

Moved by Sheila Gaquin, seconded by Serina Adams, to recommend establishing a Transportation Advisory Committee and to also recommend the wording in a comment letter submitted by the Compass Team, Madrona Institute which is "Establish a Transportation Advisory Committee to partner with Washington State Ferries, County Public Works, and local port districts in planning and guiding the county's transition to a seamless, sustainable multimodal transportation system." Adams-yes, Bangs-no, Sheila Gaquin-yes, Peter Kilpatrick-yes and Rick Hoffman-yes. Motion passed with four yes votes and one no vote (Bangs).

All presentations were completed, and a request was made by Sophia Cassam to set hearing dates:

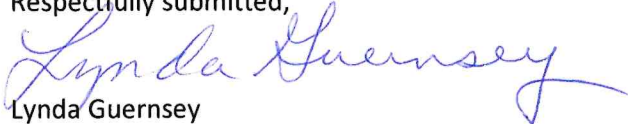
Moved by Sheila Gaquin, seconded by Peter Kilpatrick, to set a public hearing on the Planning Commission's regular meeting date of September 19, 2025 for the 2025 Comprehensive Plan Periodic Update. Adams-yes, Bangs-yes, Sheila Gaquin-yes, Peter Kilpatrick-yes and Rick Hoffman-yes. Motion passed unanimously.

Moved by Peter Kilpatrick, seconded by Serina Adams, to set a public hearing on the Planning Commission's regular meeting date of October 17, 2025 for the Eastsound UGA Official Map Amendments and LANDUSE-25-0006 Roche Harbor Master Planned Resort Amendment. Adams-yes, Bangs-yes, Sheila Gaquin-yes, Peter Kilpatrick-yes and Rick Hoffman-yes. Motion passed unanimously.

Adjournment

By unanimous consensus it was agreed upon to adjourn at 11 a.m. The next meeting of the Planning Commission will be Friday, September 19, 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