

**San Juan County Comprehensive Plan 2036 Update  
Scope of Work - Attachment B**

**DRAFT**

	COMMERCE CHECKLIST ITEM	TASK	RCW - WAC
	<b>Section 1 1. Land Use Element</b>		
1	Page 2, I(1) item b	Conduct an Urban Growth Area review consistent with Town and County population projections, once adopted.	RCW 36.70A.110(2) and (6); RCW 36.70A.130, WAC 365-196-310
2	Page 2, I(1) item d	Adopt a consistent population projection based on OFM forecasts. Consider updating seasonal and visitor population data.	RCW 43.62.035; WAC 365-196-405(2)(f)
3	Page 3, I(1) item e	Update population densities and building intensities, consistent with OFM forecasts.	RCW 36.70A.070(1); WAC 365-196-405(2)(c)(i)
4	Page 3, I(1) item h	Review and consider updating identification of lands useful for public purposes.	RCW 36.70A.150 and WAC 365-196-340
5	Page 3, I(1) item o	Update open space corridor information if needed.	RCW 36.70A.150 and WAC 365-196-340
6	Page 4, I(1) item J Consider optional amendment	Consider reviewing Eastsound Airport Overlay.	RCW 36.70A.510 and WAC 365-196-455
7	Page 4, I(1) item K Consider optional amendment	Consider the Whidbey Naval Air Station and land use.	Local preference.
8	Page 4, I(1) item l	Review drainage, flooding and stormwater run-off using information from the current stormwater basin plan and adopt stormwater basin plans by reference.	RCW 36.70A.070(1) and WAC 365-196-405(1)(e), Note: RCW 90.56.010(26)
9	Page 4, I(1) item m	Continue developing the voluntary stewardship program.	RCW 36.70A.030(5), RCW 36.70A.172, BAS added in 1995. See WAC 365-195-900 through -925.
10	Page 5, I(1) item n Consider optional amendment	Consider developing policies for a transfer of development rights program.	Local preference.
11	Page 5, I(1) item o Consider optional amendment	Review land designated forest land in and outside of shoreline jurisdiction.	Local preference.
12	Page 5, I(1) item p Consider optional amendment	Amend current language regarding nonagricultural uses in agriculturally designated lands. Also review policies for ag tourism, farmworker housing and other issues identified by the Ag Resources Committee.	RCW 36.70A.177(3)
13	Page 5, I(1) item r	Amend mineral lands language to cite available DNR data.	RCW 36.70A.030(11) and WAC 365-190-070.
	<b>Section 1 2. Housing Element</b>		
1	Page 6, I(2) item a Consider optional amendment	Consider updating goals, policies, and objectives for the preservation, improvement, and development of housing.	RCW 36.70A.070(2)(b) and WAC 365-196-410(2)(a)
2	Page 6, I(2) item b	Update inventory and analysis of existing and projected housing needs, consistent with OFM forecasts.	RCW 36.70A.070(2)(a) and WAC 365-196-410(2)(b) and (c)
3	Page 6, I(2) item c	Update affordable housing inventory, consistent with OFM forecasts.	RCW 36.70A.070(2)(c)

**San Juan County Comprehensive Plan 2036 Update  
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4	Page 6, l(2) item d	Update housing needs assessment to address all economic segments of the community. Consider tiny homes and other innovative forms of housing.	RCW 36.70A.070(2)(d) and WAC 365-196-410.
5	Page 7, l(2) item e	Consider land use designations for affordable housing taking into account the rural area land shortage.	RCW 36.70A.540, WAC 365-196-870
6	Page 7, l(2) item f	Clarify policy language regarding the regulation of manufactured housing.	RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225
7	Page 7, l(2) item g Consider optional amendment.	Review accessory dwelling unit policies.	Local preference.
<b>Section 1</b>			
<b>3. Capital Facilities Element</b>			
1	Page 7, l(3) items a and b	Update the inventory of existing capital facilities owned by public entities. Also consider the impacts of seasonal populations and climate change.	WAC 365-196-415(2)(a)
2	Page 8, l(3) item c	Update the forecast of needed capital facilities, consistent with OFM forecasts.	RCW 36.70A.070(3)(b) and WAC 365-196-415(2)(b)
3	Page 8, l(3) item d	Update proposed locations and capacities of expanded or new capital facilities, consistent with adopted population projections.	RCW 36.70A.070(3)(c) and WAC 365-196-415(3)(c)
4	Local need	Adopt by reference the most recent Waldron Water Study.	Local need.
5	Local need	Adopt by reference the Orcas Village Sewer Plan if adopted.	Local need.
<b>Section 1</b>			
<b>4. Utilities</b>			
	Page 9, l(4) item a	Update the general location, proposed location and capacity of all existing and proposed utilities and include new info about County-wide internet service and adopt recent stormwater basin plans.	RCW 36.70A.070(4) and WAC 365-195-420
<b>Section 1</b>			
<b>5. Rural Element</b>			
	Page 9, l(5) item a	No changes are required for compliance with the GMA; however, the community wishes to have the rural components re-evaluated after considering a definition of rural character and creation of a rural vision. The protection and use of rural lands is desired to be improved by developing a more specific rural focus, re-evaluation of rural land use designations and uses, and re-organization of the Plan's rural elements into a separate rural element.	Local preference.
<b>Section 1</b>			
<b>6. Transportation Element</b>			
1	Page 10, l(6) item a	If needed since 2013, update inventory of air, water, and ground transportation facilities and services, including transit alignments, state-owned transportation facilities, and general aviation airports.	RCW 36.70A.070(6)(a)(iii)(A) and WAC 365-196-430(2)(c).
2	Page 10, l(6) item d	Update the traffic forecast to cover at least a 10 year period; currently extends only through 2021.	RCW 36.70A.070(6)(a)(i); RCW 36.70A.070(6)(a)(iii)(E). WAC 365-196-430(2)(f)

**San Juan County Comprehensive Plan 2036 Update  
Scope of Work - Attachment B**

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3	Page 11, l(6) item e optional amendment. Consider	Review Policy 7.b related to ferry class limits.	Local need.
4	Page 11 l(6) item h	Update the analysis of future funding capability to 2036; currently extends only through 2032.	RCW 36.70A.070(6)(a)(iv)(A) WAC 365.196-430(2)(k)(iv)
5	Page 11 l(6) item i	Update the multiyear financing plan to 2036; currently extends only through 2032.	RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010 WAC 365-196-430(2)(k)(ii)
6	Page 12 l(6) item j Consider optional amendment	Re-assess strategies for if funding falls short of meeting identified needs: and update if necessary how additional funds will be raised, or how land use assumptions will be reassessed to ensure that LOS standards will be met.	RCW 36.70A.070(6)(a)(iv)(C)
<b>Section 1 7. Essential Public Facilities</b>			
	Page 12 l(7) item a Consider optional amendment	Review and update identified EPFs if necessary.	RCW 36.70A.200(1)
<b>Section 1 8. Consistency</b>			
1	Page 13 l(8) items a and b	Review plan and make sure consistent with CWPPs and plan elements. Restate that the CWPP consistency standard has been met for each plan element.	RCW 36.70A.100 and .210; RCW 36.70A.070 (preamble) WAC 365-197-400(2)(f); WAC 365-196-400(2)(c), 305 and 520
2	Page 13 l(8) item c	Coordinate with the plans of Friday Harbor.	RCW 36.70A.100 and WAC 365-196-520
<b>Section 1 10. Public Participation</b>			
	Consider optional processes.	Develop specific public participation and outreach strategies for each plan component and provide mailed notice to property owners that would be affected by a designation change.	Local need.
<b>Miscellaneous Optional</b>			
1	Assess current Plan effectiveness and accomplishments.	Use to inform update.	Local need.
2	Plan Introduction and Vision	Review and update. Update the overall vision as part of Rural Element vision work.	Local need.
3	Comp Plan Section B.1 Governance	Review and update policies if needed.	Local need.
4	Section D Administration	Review and update policies if needed. Address permitting predictability.	Local need.

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5	Appendix A.2 Joint Planning Policies with Town of Friday Harbor, etc.	Work with Town to update.	Local need.
6	Appendix A.3 Friday Harbor UGA Management Agreement	Work with Town to update if needed.	Local need.
7	Section B.10 Economic Development Element	Review for needed updates.	Local need.
8	Section B.9 Historic and Archaeological Preservation	Review DAHP comments that came after May 20, 2016 public hearing to see if updates are needed.	Local need.
9	Update Eastsound Subarea Plan	Per EPRC recommendations submitted on May 19, 2016.	Local need.
	<b>COMMERCE CHECKLIST ITEM</b>	<b>TASK</b>	<b>RCW - WAC</b>
	<b>Section II Development Regulations</b>		
1	Page 15 II (11) item e	Revises and update SJCC 18.20.230, the definition of wetland delineation if needed (see June 2, 2015 Ecology email).	RCW 36.70A.175, RCW 90.58.380, WAC 173-22-035
2	Page 18 II (13) item b	Review and consider amending code to ensure manufactured housing is regulated the same as site-built housing.	RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225
3	Page 18 II (13) item c	Review ADU regulations to see if any revisions are needed.	RCW 43.63A.215(3)
4	Page 18 II (13) item d Consider optional amendments.	Review Eastsound Airport Overlay and regulations. Consider Whidbey Naval Air Station.	RCW 36.70A.510, RCW 36.70.547; WAC 365-196-455
5	Page 18 II (13) item e Consider optional amendments.	Consider the Whidbey Naval Air Station and land use.	RCW 36.70A.530(3), WAC 365-196-475
6	Page 18 II (13) item f	Amend language relating to residential structures occupied by persons with handicaps to ensure they are regulated the same as similar residential structures occupied by a family or other unrelated individuals.	RCW 36.70A.410, WAC 365-196-860
7	Page 18 II (13) item g	Further investigate rural densities and additional innovative techniques to protect rural character.	RCW 36.70A.070(5)(b) and (c).
8	Page 19 II (13) item j	Address nonagricultural uses and accessory uses on ag land. Consider addressing ag tourism, farmworker housing and other ag regulations if needed (see ARC comment letter dated 5-19-16).	RCW 36.70A.177(3)(b).
9	Page 20 II (13) item m	Add language regarding the designation and regulation of mineral lands in SJCC 18.30.110.	WAC 365-196-415(2)(a)
10	Page 20 II (13) item o	Add language to land use tables in SJCC 18.30.030 and .040 allowing electric vehicle charging stations.	RCW 36.70A.695
12	Page 20 II (14) item b	Add language to SJCC 18.70.070(C) regarding written findings for proposed subdivisions which documents provision for streets, sidewalks, alleys, transit stops, potable water supplies, sanitary waste, drainage ways, open spaces, parks and recreation, playgrounds, schools and school grounds.	RCW 58.17.110(2)(a); RCW 19.27.097; WAC 365-196-820(1)

**San Juan County Comprehensive Plan 2036 Update  
Scope of Work - Attachment B**

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13	Page 20 I (14) item a	Consider addressings land divisions regulations related to manufactured homes.	RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225,
14	Page 20 II (14) item c	Amend preliminary subdivision approvals language SJCC 18.70.050(g) to modify validity period so it is consistent with SB 6544 and HB 2152.	RCW 58.17.140 and RCW 58.17.170.
15	Page 21 II (16) Optional local correction.	If still needed, correct legislative drafting errors in the Essential Public Facility definition in SJCC 18.20.050 and 18.30.050(E).	Local need.
16	Page 22 II (17)	Add language in SJC Chapter 18.80 about notice of application and provide for 1 closed record of appeal.	
<b>Miscellaneous</b>			
1	Consider optional amendment.	Consider adopting new State SEPA exemption thresholds and correct SEPA language in SJCC 18.80.050.	RCW 43.21C,110(1)(a) and WAC 197-11-800
2	Consider optional amendment.	Correct code per CJC Case No. 8-2-05243-6 in SJCC 18.70.060(B)(10)(a) was invalidated by the GMHB - regarding 60% open space.	Local need
3	Consider optional amendment.	Update affordable housing development regulations in SJCC 18.60.260 for clarity and to add incentives.	Local need
4	Consider optional amendment.	Update Eastsound Subarea development regulations. See EPRC recommendations in May 2016 letter.	Local need.
5	Consider optional amendment.	Consider procedural changes for permitting affordability. Per Planning Commission comments on May 20, 2016.	Local need.



May 19, 2016

TO: SJC Council  
SJC Planning Commission

FROM: Learner Limbach, Chair  
Candace Jagel, Vice Chair  
Peggy Bill, Coordinator

RE: ARC comments for 2016 update of SJC Comprehensive Plan

Thank you for the opportunity to submit comments regarding the scope and process for the 2016 SJC Comprehensive Plan Update. The ARC looks forward to working closely with the county to review and incorporate policies and regulations that serve to strengthen our agricultural sector. We appreciate that the current Comprehensive Plan and proposed updates submitted by staff already incorporate many policies and regulations that acknowledge the important role of agriculture in our local economy, quality of life, and cultural heritage.

Our recommendations are focused on identifying opportunities for diversified farm revenue, minimizing regulatory burden, supporting innovation and entrepreneurialism, addressing housing needs, and other opportunities that are compatible with ongoing productive farm operations. Compatibility can be reviewed based on scale, location, and opportunities to achieve broader goals of the agricultural community.

The Comprehensive Plan sets a vision and roadmap for the next 20 years. In considering the scope of the 2016 update, we ask that Council and the Planning Commission consider several key issues that will impact our region, including the food and farm network:

- The potential impacts of climate change must be considered in developing the Comp Plan Update. The Comprehensive Plan Update must anticipate these changes by adopting policies and regulations that support innovation and adaptation.
- According to the USDA 2012 Agriculture Census, the majority of SJC farms are considered "small farms" with annual revenue less than \$250k, and at least 75% with sales less than \$20k. Small scale farming typically has less impact on the environment, and farmers are working long hours to produce local food with little revenue to show for their labor. Many farmers cite regulations as the most significant obstacle for achieving success. The ARC seeks to minimize the regulatory burden to the extent possible.



More generally, the ARC requests that the county commit to working closely with the committee to develop policies and regulations that help to strengthen our agricultural economy.

ARC recommendations are attached, including general recommendations for further research of specific issues before establishing policy, review to eliminate contradictory language or un-necessary requirements, as well as recommendations for specific changes to the code. This table is intended for discussion purposes and may be revised as more information is presented.

The ARC looks forward to discussing these recommendations with Council, Planning Commission and county staff.

Thank you for your consideration.

Learner Limbach  
Chair

Candacec Jagel  
Vice Chair

Page	Element	Issue
	<b>1. Land-use Element</b>	
	<b>Local interest: Research and develop incentives and policies for protecting farmland, while also supporting innovation, and compatible commercial activities</b>	<ul style="list-style-type: none"> <li>- Research incentives and innovative approaches that conserve productive farmland <u>and</u> support compatible entrepreneurial commercial businesses</li> <li>- Increase opportunities for revenue on farms</li> </ul>
3	e. Conduct analysis of RFF and ARL	- Evaluate development trends, capacity of rural resource lands for agriculture
4	m. review policies to protect critical areas including VSP	- Ensure proposed VSP policies protect ongoing viable agriculture and critical areas
4	n. Conduct analysis to identify urban farms and community gardens	- Provide opportunities for food production within town and urban areas
5	o. Review criteria for designating ARL and RFF	- Are criteria consistent with goals for agriculture? Should new lands be added?
5	p. Review and consider policies on ARL limiting non-agricultural uses to areas with poor soils	<ul style="list-style-type: none"> <li>- Research RCW 36.70A.177.3;</li> <li>- Define and consider compatible non-agricultural uses and accessory uses compatible with long term agricultural uses;</li> <li>- Consider including farm stays, small scale industry, agritourism, farm to table, etc</li> </ul>
5	q. Policies encouraging conservation of productive ag lands and discouraging incompatible uses	<ul style="list-style-type: none"> <li>- Research and define "incompatible uses" (see (p) above);</li> <li>- Consider incentives to conserve productive farmland;</li> <li>- Review and consider site planning standards to conserve farmland;</li> <li>- <b>Strengthen, apply and enforce Right to Farm (2.3.D(3));</b></li> <li>- Consider and research commercial development on ARL that is "compatible" with conserving productive ag land</li> </ul>
	<b>2. Housing Element</b>	
6	a. Review housing goals, policies and objectives	- Research housing goals and policies related to current and projected farm housing needs
6	b. Conduct an inventory and analysis of existing and projected housing needs	- Research existing and projected needs for farm worker and farm succession housing including affordable options for farmers;
6	d. Update housing needs assessment to address <b>all economic segments</b>	<ul style="list-style-type: none"> <li>- Consider innovative approaches for housing for agriculture including tiny homes, alternative building, co-housing, cluster development, etc</li> <li>- How to address need for affordable farm housing for workers, succession farmers, etc?</li> </ul>
6	e. Consider and research new options for affordable housing	<ul style="list-style-type: none"> <li>- Research areas appropriate for increased development including affordable housing;</li> <li>- Consider appropriate innovative approaches and potential locations for rural cluster development to benefit agriculture and affordable housing;</li> <li>- <b>Clarify what is meant by "rural land shortage" and potential implications for agriculture</b></li> </ul>
	<b>3. Capital Facilities Plan</b>	
7	c. Forecast of needed capital facilities	- Evaluate need and opportunity for capital facilities for local food production and storage – commercial kitchens, processing facilities, cool/cold storage, etc
	<b>4. Water Resources</b>	
	Consider Climate Change to	- Review and update water resources element and

Agricultural Resources Committee

	evaluate water availability based on projected populations, potential climate shift, and need for increased food production	regulations including water availability taking into consideration projected changes due to climate change, and allowing for adaptability to respond to unforeseen changes. -Update rainfall assumptions based on climate change projections
	<b>4.2.E</b>	- Review and update 4.2.E Water Use Goals and Policies
		- Work with State to expedite water rights for agricultural lands to allow construction of ponds for ag use
		Work with state and county organizations to develop cost share programs and incentives for sustainable water use
		Determine water use and sources for agriculture, consider projected need, taking into consideration changing conditions with climate change
	<b>5. Rural</b>	
9	a. Review and analyze patterns of rural density and development	-Consider revisions to allow, maintain, and encourage commercial and non-commercial agricultural uses in rural areas -Define and protect rural character to include working farms, local food production and entrepreneurship - Consider revisions that support innovation and adaptation to increase food production and adapt to climate change
9	b. Consider policies that limit urban services in rural areas	- Research, review and consider areas of rural clustering, increased development, innovative design guidelines to achieve housing and economic goals - Consider conservation easements to protect ag resource lands around cluster development
	<b>11. Critical Areas</b>	
11	Voluntary Stewardship Program	- Establish baseline data and conduct monitoring to achieve VSP goals to maintain and protect viable agriculture
	<b>13. Zoning Code</b>	
17	g. Review code to allow innovation and entrepreneurship while protecting rural character	- Define rural character to include working farms
18	j. Draft regulations that support compatible non-ag activities on ag lands	- Amend code to define and allow agritourism, farm to table, farm stays, eateries, small scale retail sales, small businesses, studios, cottage industry, etc that are of scale, location, and nature to be compatible with ongoing ag uses
18	k. Consider and apply regulations that assure that use of lands adjacent to ARL do not interfere with ag production	- Require landowners adjacent to ARL to <b>execute and record Right to Farm</b> as part of development proposal. - <b>Enforce Right to Farm</b> ; identify agency responsible for monitoring and enforcement.
18	l. Regulations that require notice on development permits within 500 ft of ARL.	- Apply, record and enforce Right to Farm
19	o. Electric vehicle battery charging stations	- Allow vehicle battery charging stations on RFF and ARL lands
	<b>Subdivision Code Regulations</b>	
	Local interest	- Consider and review potential impacts of subdivision on water availability for adjacent ag lands, Right to Farm, etc.
	<b>Specific Regulations</b>	
	Farm stays and farm worker housing	- Review 18.40.230 farm stay and farm worker accommodations, including (7) establishing maximum number of days; etc
	Farm stays and farm worker	- Amend farm stays and farm worker housing to eliminate

Agricultural Resources Committee

housing – delete CUFA	requirement to be enrolled in current use taxation
Compatible uses	- Review and Amend code to support commercial activities and facilities that benefit larger ag community compatible with ongoing ag uses
Ag sales/farm stands	- Amend code to allow ag sales (farm stands) on all rural lands
ADU	- Amend code to allow ADU on all RFF and ARL lands compatible with ongoing ag uses
Bonus density residential district and rural residential cluster	- Amend bonus density residential district and rural residential cluster to allow on ARL and RFF with site design to ensure compatibility with ongoing ag uses
Amend 18.40.20	- Amend 18.40.20 to delete: "Ag activities conducted on ARL will include a water quality plan as portion of 5 year plan filed with County Assessor"
Right to Farm	- Apply and enforce Right to Farm; identify lead agency responsible for requiring and executing Right to Farm; identify lead agency responsible for enforcement
Chapter 18	- Chapter 18: Review, amend and define other agricultural activities and uses as appropriate.
Permits	- Consider Yes – Allowed Outright and Provisional permits as much as possible; Conditional only as necessary;
Regulations	- Review regulations to reduce and minimize regulatory burden for farmers, as possible
Innovation	- Encourage and research innovative approaches that support agricultural entrepreneurship, long-term stewardship of farmland, and adaptive farming
<b>10. Economic Development (Section B)</b>	
Pg. 6 – Goal 1 Actions	Consider adding actions specific to Ag: Example: "Create and financially support programs to assist farmers, especially new and beginning farmers, and increase the viability of agricultural businesses in SJC."
Pg. 6 – Goal 2 Policies	Consider "support/create/provide for adequate infrastructure to ensure development of a robust local food system by reducing capital costs for agricultural businesses, and increasing efficiency of production, storage and distribution of local food products."
Pg. 7 – Goal 2 Action G	Consider adding at end of sentence ..."including supporting the development of a San Juan County Food Hub"
Pg. 7 – Goal 3 Policy A	Review to ensure policies support agritourism as a key opportunity to achieve goals
Pg. 7 – Goal 3 Action B and C	
Pg. 7 – Goal 3 Action H	Consider adding ..."including Farm Stays and Agritourism activities"
Pg. 8 – Goal 4 Actions	Consider adding an action that addresses the need to "create a comprehensive Local Food Economic Assessment" in order to have adequate data to support future funding and development of agriculture and local food projects and businesses. Refer to <a href="http://localfoodeconomics.com">localfoodeconomics.com</a> for additional info
Other Action	Consider adding action that specifically spells out the need to fund ARC as part of the goal of achieving protection and restoration of agricultural resources in SJC.

General comments

## Agricultural Resources Committee

- **Climate Change:** Consider unpredictable nature of changes due to climate change and develop policies and guidelines that allow adaptive responses and take into account potential for increased drought, limited water, increased population, etc
- **Small scale of local agriculture:** Consider general small scale of local ag and need for flexibility and innovation.
- **Limit regulatory burden for farmers, as possible**
- **Encourage innovation and sustainability**
- **ARC:** Include ARC in stakeholder review and analysis
  - Engage members of ARC to work with county staff to research and develop policies and regulations that support and strengthen agriculture
  - Provide support for ARC to conduct public outreach to stakeholders for review of proposed changes
  - Support ARC input throughout the process (not just during Public Access Time)

## Linda Ann Kuller

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**From:** Ingrid Gabriel  
**Sent:** Thursday, May 19, 2016 11:49 AM  
**To:** Linda Ann Kuller  
**Subject:** FW: Comprehensive Plan comments from the Eastsound Planning and Review Committee (EPRC)

**From:** Gregory Ayers [mailto:ayersmd@yahoo.com]  
**Sent:** Thursday, May 19, 2016 6:52 AM  
**To:** Ingrid Gabriel <ingridg@sanjuanco.com>  
**Cc:** Rick Hughes <rickh@sanjuanco.com>; Colin Maycock <Colinm@sanjuanco.com>; Erika Shook <erikas@sanjuanco.com>  
**Subject:** Comprehensive Plan comments from the Eastsound Planning and Review Committee (EPRC)

Dear Councilmen Jarman, Hughes and Stephens, and members of the Planning Commission:

Eastsound Planning Review Committee (EPRC) is herewith and herein providing written public testimony with respect to the San Juan County Comprehensive Plan Update, project scope of work, and resource needs. Mr. Fred Klein, member of EPRC, will be present to address any questions or concerns about matters related to this email.

As you are all aware, the Eastsound Subarea is comprised of the Eastsound UGA and surrounding areas of lower, rural density. The land-use regulations of the Eastsound Subarea were recently incorporated into the UDC of San Juan County in 2015. In addition, some land-use designations were changed via the Annual Docket in 2015. This work was the result of a decade process that "separated" the Eastsound Subarea Plan into two parts. As a part of the incorporation of the land-use regulations and design standards into the UDC, the Eastsound Subarea Plan, Goals and Policies were updated only for consistency. Efforts were not undertaken to substantially update the vision, goals and policies, and other planning considerations to assure that the part of the Comprehensive Plan of San Juan County adequately reflected the future needs of the Eastsound Subarea. It was our intent to update the elements of the Eastsound Subarea Plan, in concert with the update of the San Juan County Comprehensive Plan. That time is now.

Hence, and therefore, the EPRC hereby outlines for inclusion in the project scope of work and requests resources for EPRC to undertake at the following activities associated with the update to the San Juan County Comprehensive Plan:

1. To thoroughly review, collect public input of Eastsound residents, and propose updates to the vision, goals and policies of the Eastsound Subarea Plan to County Council
2. To review, and update, as needed, the Land Use Maps within the Eastsound Subarea
3. To recommend associated changes to the UDC necessary to implement changes to the goals and policies to the Eastsound Subarea Plan
4. To review compiled and analyzed economic, population projection and other data deemed necessary by EPRC, to update the Eastsound Subarea Plan goals and policies

Despite the fact that the Eastsound UGA is unincorporated, it is comprised of areas of urban and near-urban densities. Therefore the EPRC requests, and expects, access to urban level planning resources, services, and data that would be expected of other urban areas where updates to the Comprehensive Plan are needed to comply with the Growth Management Act.

We look forward to seeing our activities, and associated resources, being included in the County Comprehensive Plan Update scope of work and resource needs assessment. Please do not hesitate to contact me for further information or clarification.

Submitted on request of and on behalf of the members of EPRC,

Gregory M Ayers  
Chairman  
Eastsound Planning and Resource Committee

[ayersmd@yahoo.com](mailto:ayersmd@yahoo.com)

+1 (206) 390-6714