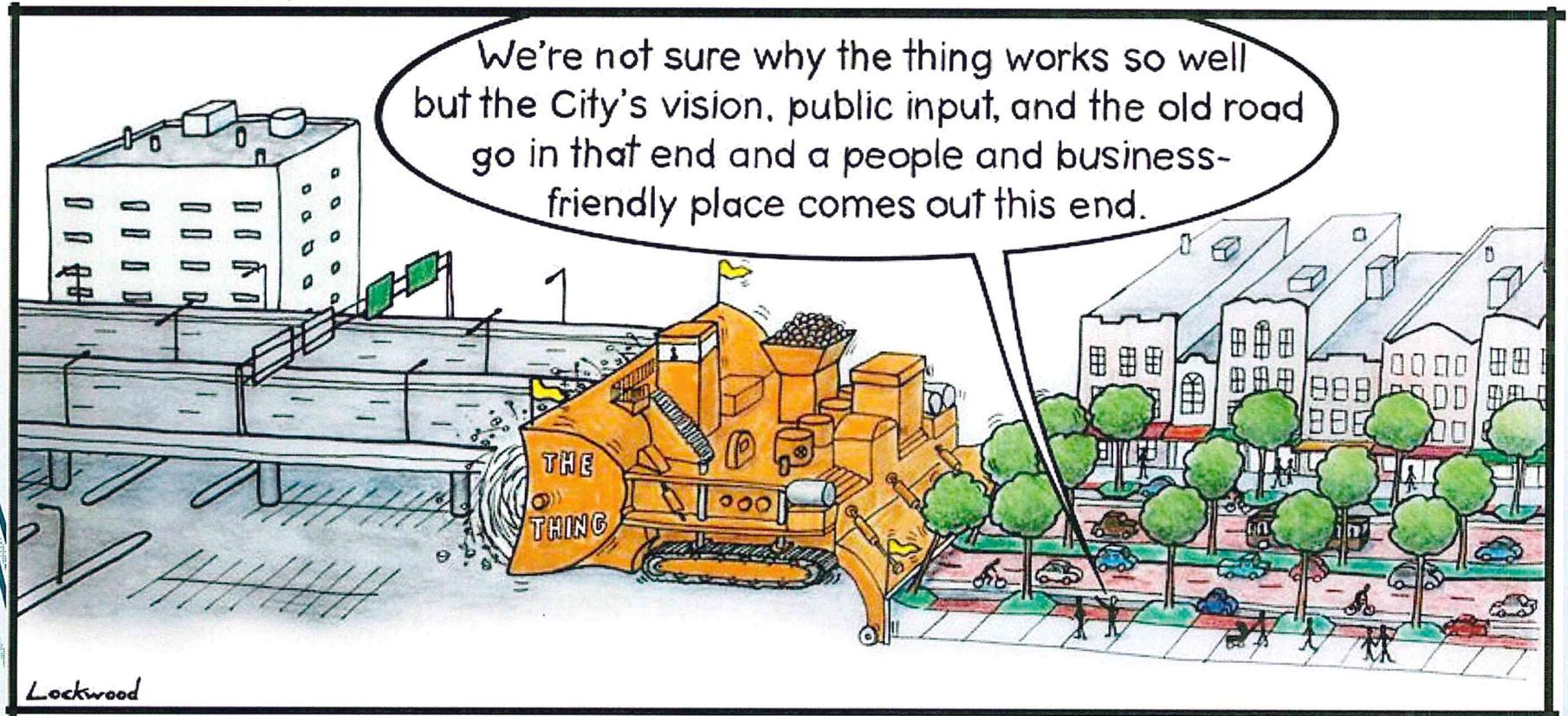


San Juan County Comprehensive Planning 101

League of Women Voters Program
September 11, 2017

Demystifying the Comprehensive Plan



The Thing Is ...



What is the Comprehensive Plan?

A blueprint or framework to guide decisions about future projects, programs and development in the County.

- **20 year horizon** – looking ahead to the year 2036.
- **Vision**
- **Goals** to achieve the Vision “What?”
- **Policies** about how to achieve the goals “How?”
- **Maps** that guide the location of future development in terms of land use, density, transportation, capital facilities and parks “Where?”
- **Data and analysis** that informs the community and elected decision-makers about the community’s challenges and opportunities “Why?”

Vision

We the people of San Juan County recognize that these rural islands are an extraordinary treasure of natural beauty and abundance, and that independence, privacy and personal freedom are values prized by islanders...

A DECLARATION OF VISION AND COMMITMENT TO THE FUTURE OF SAN JUAN COUNTY

PREAMBLE

WE THE PEOPLE of San Juan County recognize that these rural islands are an extraordinary treasure of natural beauty and abundance, and that independence, privacy and personal freedom are values prized by islanders. Being a diverse people bound together by these shared values, we declare our commitment to work towards this vision of the San Juan Islands in 2020 A.D.

COMMUNITY

We envision a community that is primarily rural, made up of islands of varying character, each with its own unique qualities. The islands are places of peace and mutual tolerance, where citizens of differing backgrounds and beliefs respect each other's dignity, privacy, and freedoms. We communicate effectively and openly and work together toward goals identified as being for the common good. We foster a sense of neighborliness, of self-sufficiency, and community pride that has long been a part of our island character.

BASIC HUMAN NEEDS

Our islands are places where all citizens can safely walk or play, day or night. The drinking water supply is clean and adequate. Health care and help in time of need are accessible and affordable. The supply of affordable housing is adequate to meet the needs of our diverse population.

EDUCATION

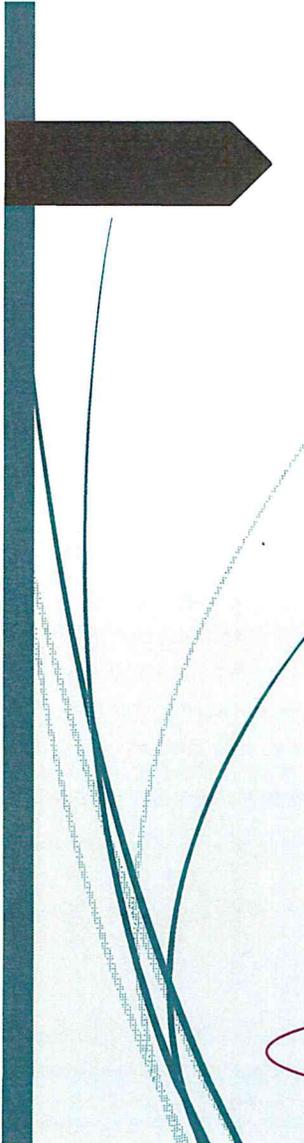
Learning is a continuing lifelong process which is

LAND USE

Neighborhoods, hamlets, villages and towns are clearly defined so as to conserve agricultural, forest, mineral resource and environmentally sensitive lands. These areas provide for commerce and community activities without losing their small scale and attractive island ambiance. There is housing for people of all incomes. The unique character of our shorelines is protected by encouraging uses which maintain or enhance the quality of the shoreline environment. Through innovative land use strategies, our citizens and institutions balance and protect private property rights, public rights, and our natural environment.

TRANSPORTATION AND COMMUNICATION

We have water, land, and air transportation systems commensurate with our island culture. On-island circulation is by means of a system of scenic rural roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the roads are unpaved, narrow, and winding, and care is taken to maintain a rustic quality in public signs. Expansion or new construction of basic public facilities occurs only on the basis of demonstrated local public need. Advanced interactive communication systems are



Goals and Policies

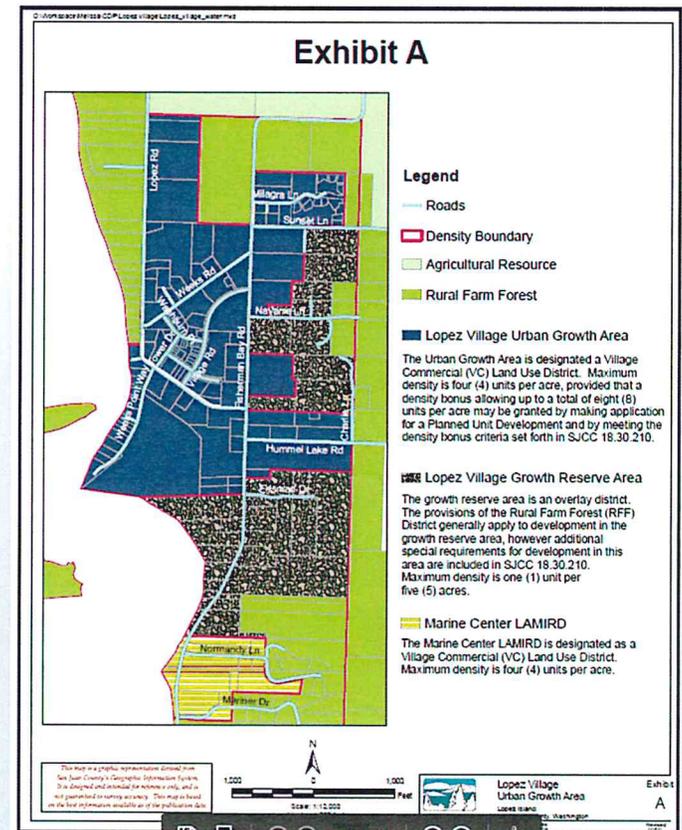
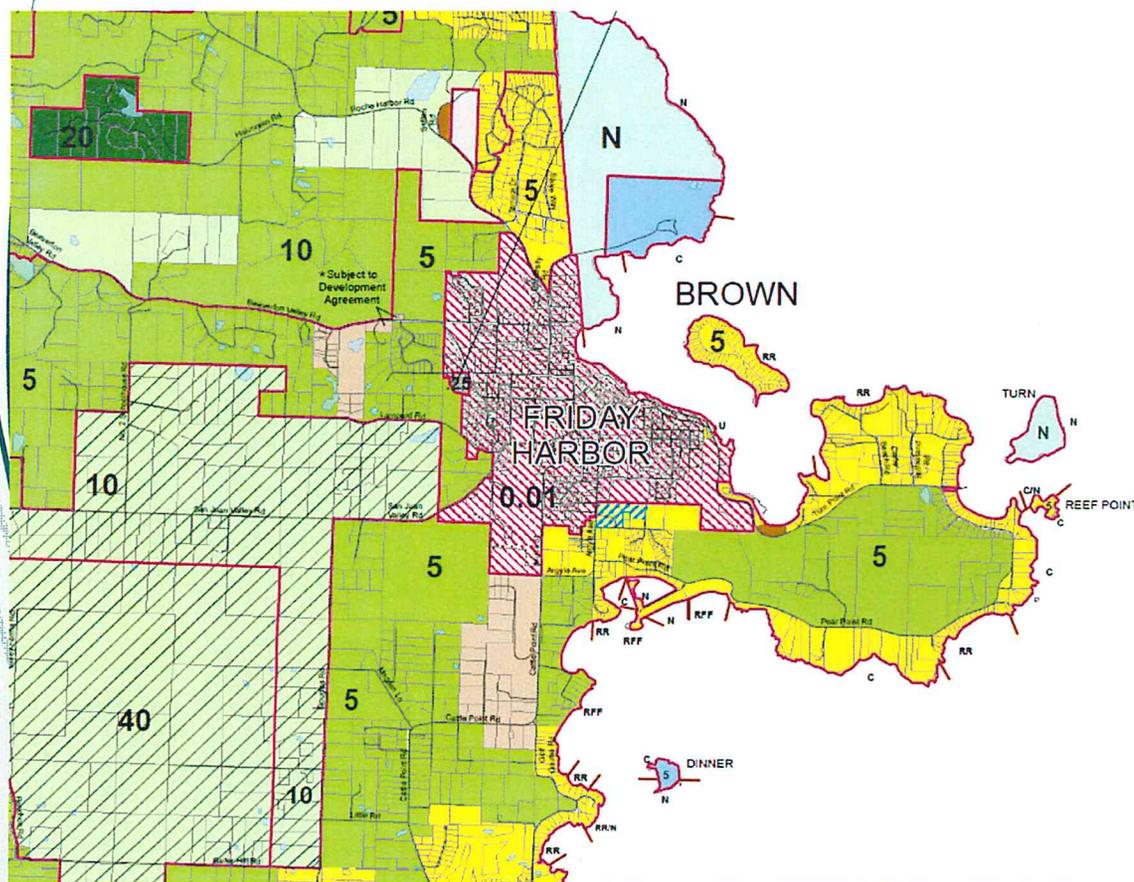
General Goal:

To provide for the orderly use of San Juan County land, shorelines and water areas and to protect and maintain the natural beauty and resources of the islands, maintain the present rural, residential, agricultural atmosphere, respect the natural environment and processes, recognize the marine orientation of the County, and to regulate development in a manner which will protect both the rights of private landowners and the interests of the public.

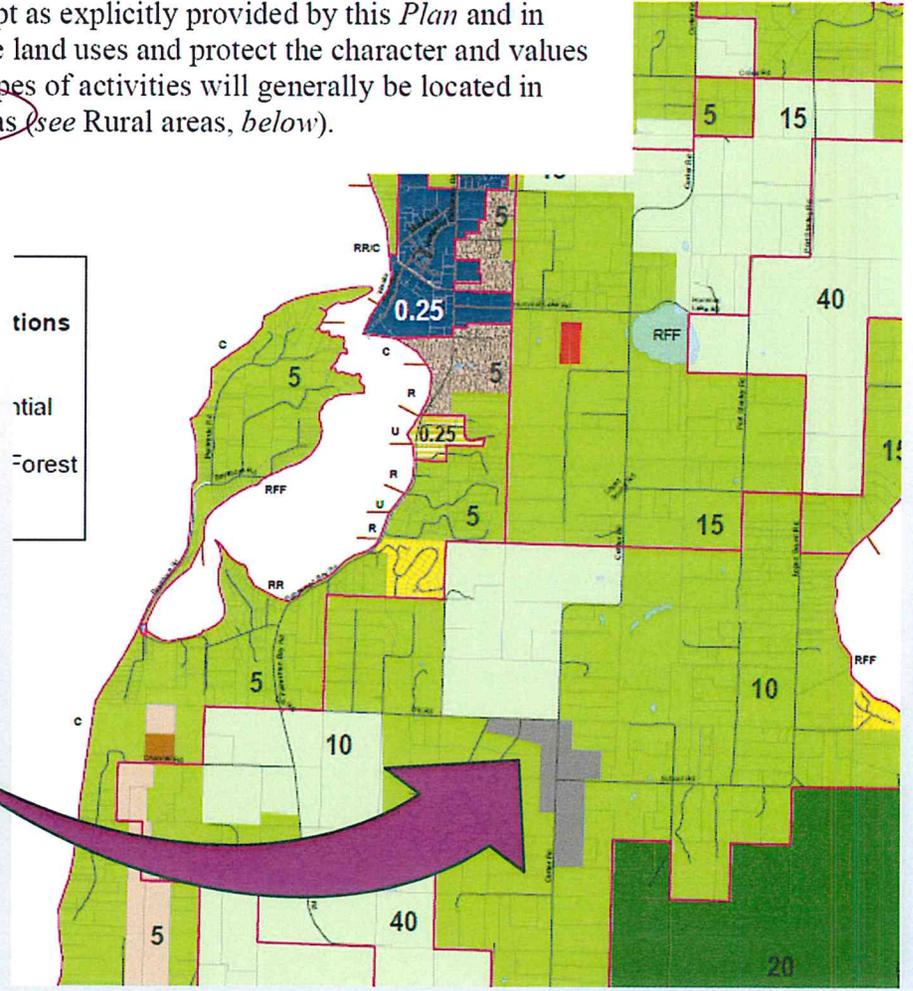
General Policies:

1. Balance the public's interest in the management of community growth and its associated impacts, with the protection of individual property rights through adoption of a coordinated set of goals, policies and regulations to guide future development in the County.
2. Recognize and support the right of property owners to maintain and replace legal, non-conforming uses and structures.
3. Consider site capabilities and existing development patterns when determining the appropriate locations and intensities of various uses of the land.
4. Direct high density residential and mixed use development into growth areas, and into appropriate activity centers to prevent sprawl and relieve growth pressure in the surrounding rural areas.

Land Use and Density Maps



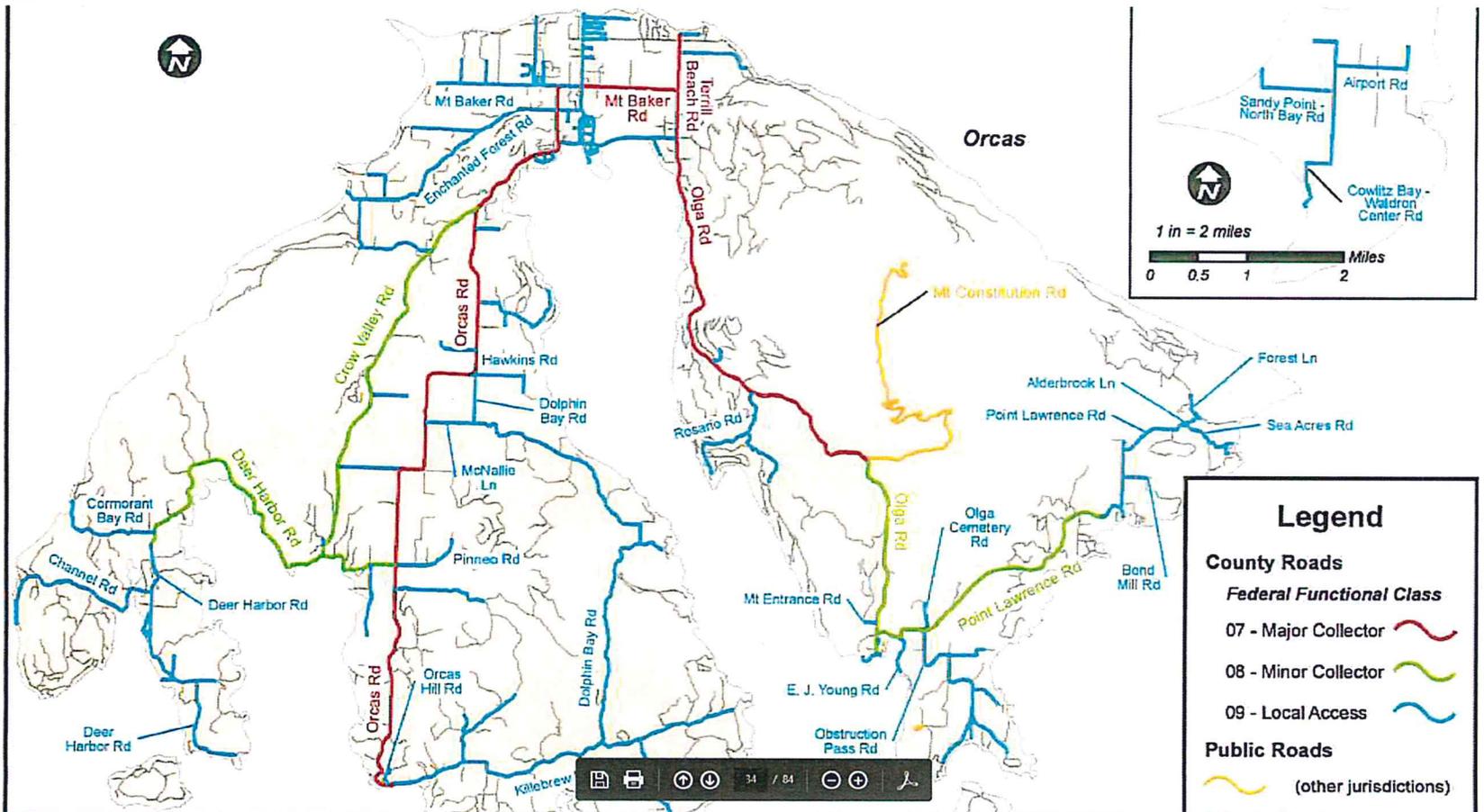
3. New urban-level residential, *general commercial* and *general industrial* uses, and urban-level facilities and services should be located only in growth areas, except as explicitly provided by this *Plan* and in compliance with the *GMA*, in order to avoid incompatible land uses and protect the character and values of the rural areas. Rural industries and heavy industrial types of activities will generally be located in Island Center activity centers and the Rural Industrial areas (see Rural areas, below).



Development Regulations

| Land Uses | Classification of Uses by Land Use Designation | | | | | | | Master Planned Resort MPR ^(5.0) |
|--|--|-----|-----|--------------|-----|-----|------------------------|---|
| | Village VC | VI | VR | Hamlet HC | HI | HR | Island Center IC | |
| moving storage facilities | | | | | | | | |
| Unnamed commercial uses | P/C | P/C | N | P/C | P/C | N | P/C | P/C |
| Industrial Uses | | | | | | | | |
| Bulk fuel storage facilities | N | C | N | N | C | N | P/C | P.A. |
| Concrete and concrete batch plants | N | C | N | N | N | N | N | P.A. |
| Construction yards | N | P | N | N | P/C | N | P | P.A. |
| Feedlots | N | N | N | N | N | N | N | P.A. |
| Garbage and solid waste transfer stations | N | P | N | N | C | N | P/C | P.A. |
| Heavy equipment rental services | N | C | N | N | N | N | P | P.A. |
| Heavy industrial | N | C | N | N | N | N | N | P.A. |
| Light industrial | N | P | N | N | P/C | N | P/C | P.A. |
| Light manufacturing | C | P | N | N | P/C | N | P/C | P.A. |
| Lumber mills, stationary | N | N | N | N | N | N | C | P.A. |
| Outdoor storage yards | N | P | N | N | P/C | N | P | P.A. |
| Reclamation of mineral extraction sites | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P.A. |
| Recycling collection/processing | P/C | P/C | N | P/C | P/C | N | P/C | P.A. |
| Recycling collection | P | P | P/C | P | P | P/C | P | Y |
| Resource processing accessory to extraction operations | N | N | N | N | N | N | N | P.A. |
| Mining and mineral extraction activities | N | C | N | N | N | N | N | P.A. |
| Wholesale distribution outlet | N | Y | N | N | P/C | N | P/C | P.A. |
| Wrecking and salvage yards | N | C | N | N | N | N | N | P.A. |

Transportation Maps



Data and Analysis

FORECASTS FOR SJC - 2036

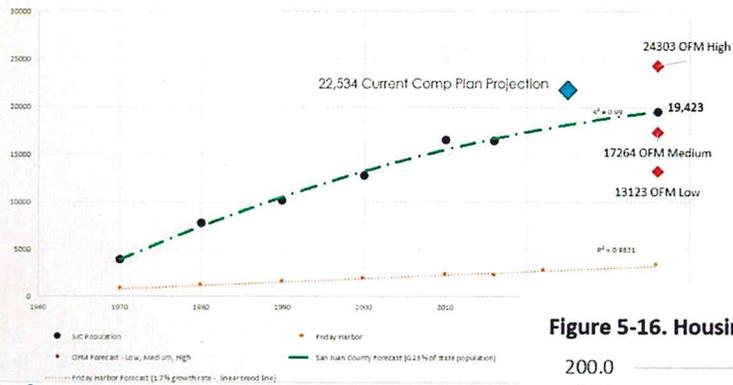
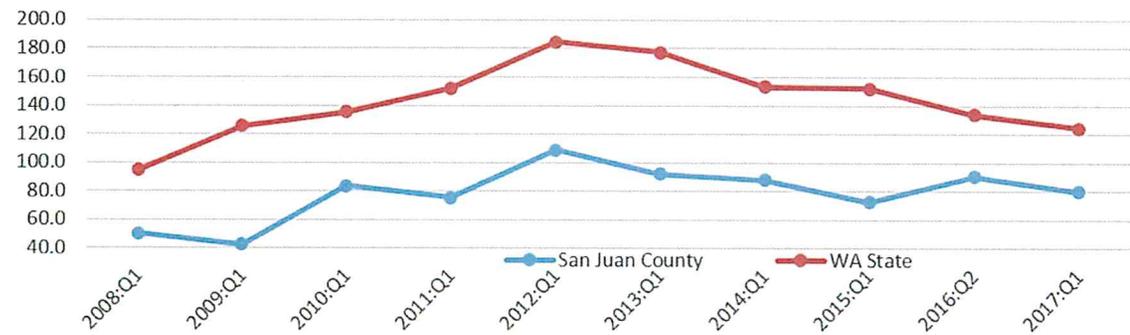
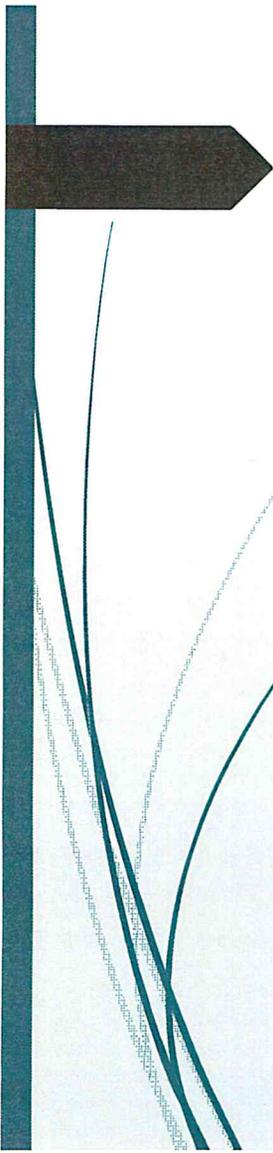


Figure 5-16. Housing Affordability Index, 2008-2017²²



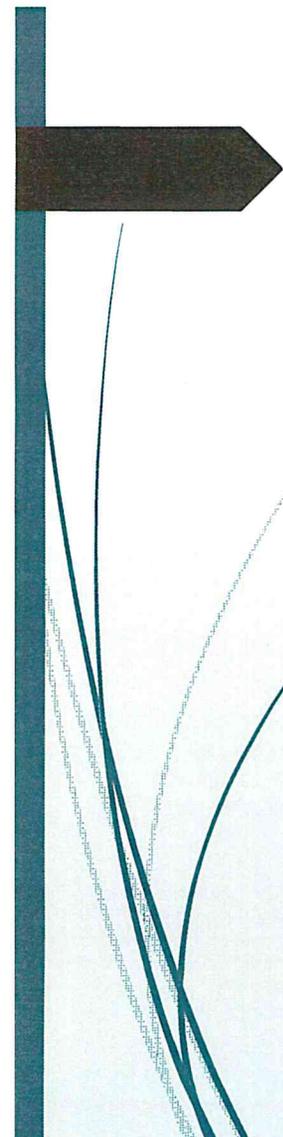
Source: Washington Center for Real Estate Research, Housing Market Snapshot State of Washington and Counties 2008-2017



Update Purpose

To review and update the Comprehensive Plan and development regulations to:

- Accommodate the growth expected in the next 20 years,
- Ensure compliance with GMA amendments, and
- Reflect local needs, new data, and current laws.



Growth Management Act Goals RCW 36.70A.020

- Urban growth
- Reduce sprawl
- Transportation
- Housing
- Economic development
- Property rights
- Predictable permit process
- Natural resource industries
- Open space and recreation
- Environment
- Public facilities and services
- Historic preservation
- Shorelines

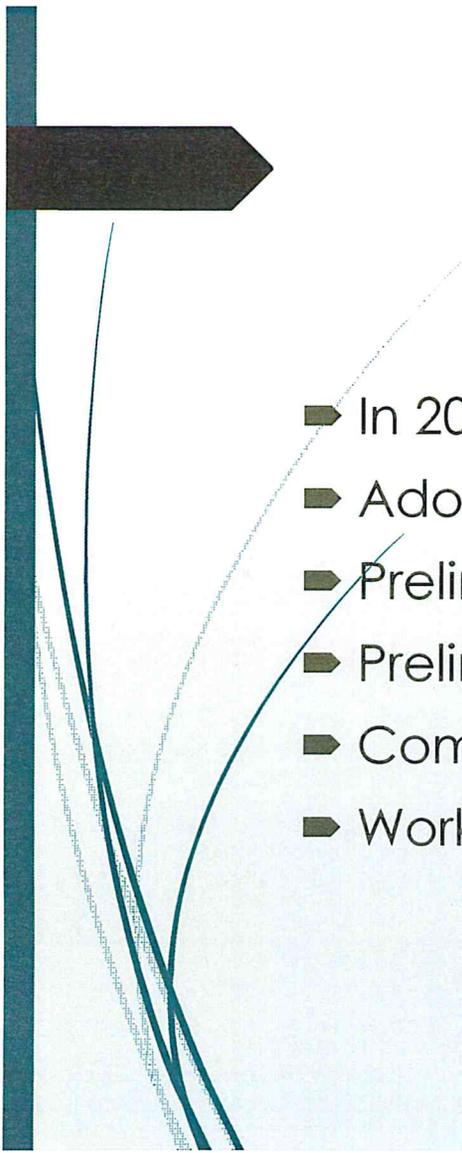


Mandatory

- GMA requirements;
- Urban Growth Areas;
- Critical area regulations; and
- Mineral resource land designations and development regulations

Review & Update if Needed

- Land use element;
- Housing,
- Capital facility, natural resource, utility, transportation, and other elements, and
- Plan consistency

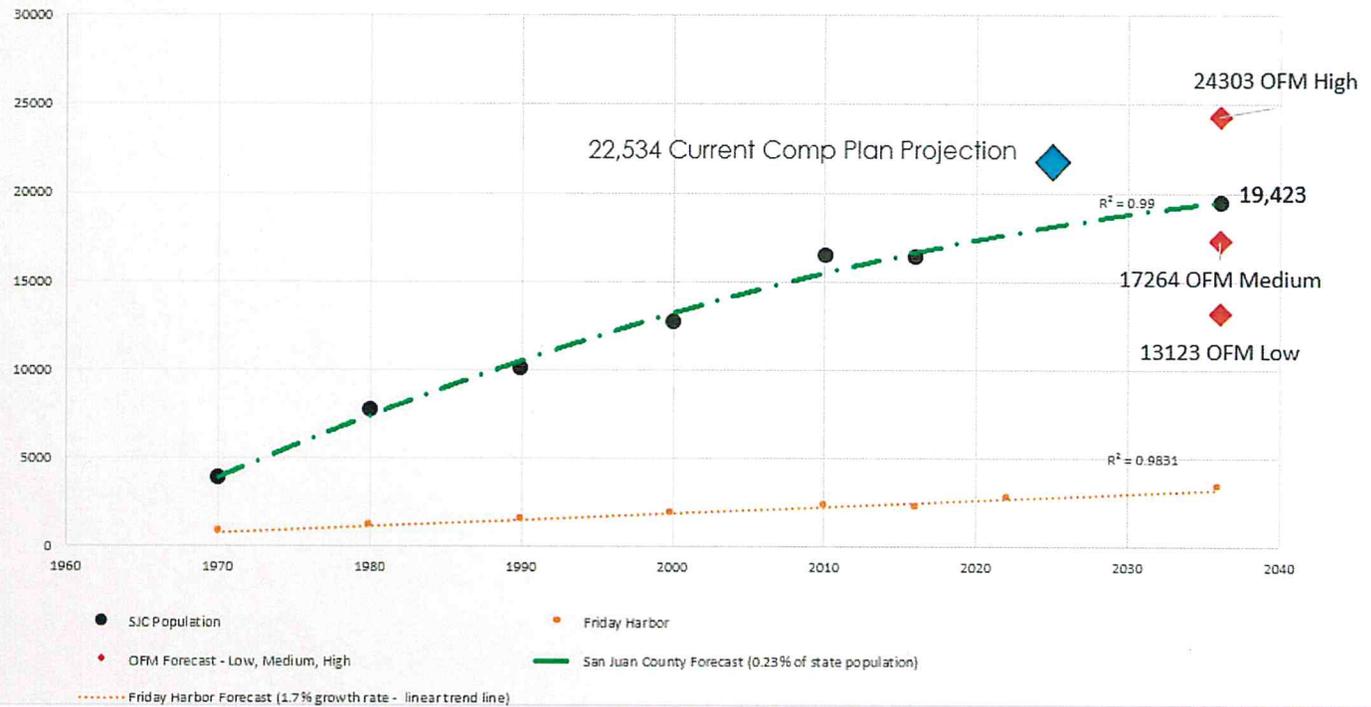


Where are we today?

- In 2016 Council adopted a scope of work
- Adopted a 2036 population forecast
- Preliminary Draft Housing Needs Analysis
- Preliminary Draft Capital facilities and Utilities inventories
- Community vision, priorities and values outreach
- Working on Land Capacity Analysis methodology

Future Population

FORECASTS FOR SJC - 2036



Population Distribution by Island

Table 7 (d). County Population Projection Based on Proportional Share of the State's Population.

| Island | OFM April 1, 2016 Population Estimate | 2016 Population by Island (%) | Population Projections | | | | | |
|---|---|--|------------------------|---------------|---------------|---------------|---------------|---------------|
| | | | 2020 | 2025 | 2030 | 2035 | 2036 | 2040 |
| San Juan (unincorp.)* | 5,560 | 34% | 5,657 | 5,860 | 6,023 | 6,131 | 6,146 | 6,193 |
| Orcas | 5,395 | 33% | 5,571 | 5,857 | 6,128 | 6,376 | 6,423 | 6,607 |
| Lopez | 2,466 | 15% | 2,546 | 2,677 | 2,801 | 2,914 | 2,936 | 3,020 |
| Shaw | 241 | 1% | 249 | 262 | 274 | 285 | 287 | 295 |
| Subtotal (unincorp.) | 13,662 | 84% | 14,023 | 14,656 | 15,226 | 15,706 | 15,792 | 16,115 |
| Town of Friday Harbor <i>(x1.7 percent per year)</i> | 2,250 | 13.8% | 2,407 | 2,619 | 2,849 | 3,099 | 3,152 | 3,372 |
| Percentage of County Population | | | 14% | 15% | 15% | 16% | 16% | 17% |
| Total Ferry Served Islands | 15,912 | 97.5% | 16,430 | 17,275 | 18,075 | 18,806 | 18,944 | 19,487 |
| Blakely | 42 | 0.26% | 43 | 46 | 48 | 50 | 50 | 51 |
| Brown | 21 | 0.13% | 22 | 23 | 24 | 25 | 25 | 26 |
| Center | 20 | 0.12% | 21 | 22 | 23 | 24 | 24 | 24 |
| Crane | 10 | 0.06% | 10 | 11 | 11 | 12 | 12 | 12 |
| Decatur | 89 | 0.55% | 92 | 97 | 101 | 105 | 106 | 109 |
| Henry | 27 | 0.17% | 28 | 29 | 31 | 32 | 32 | 33 |
| Pearl | 11 | 0.07% | 11 | 12 | 12 | 13 | 13 | 13 |
| Stuart | 33 | 0.20% | 34 | 36 | 37 | 39 | 39 | 40 |
| Waldron | 109 | 0.67% | 113 | 118 | 124 | 129 | 130 | 133 |
| Other Islands | 40 | 0.25% | 41 | 43 | 45 | 47 | 48 | 49 |
| Total Non-Ferry- Served Islands | 402 | 2.46% | 415 | 436 | 457 | 475 | 479 | 492 |
| TOTAL | 16,314 | 100.00% | 16,845 | 17,711 | 18,532 | 19,281 | 19,423 | 19,979 |

Source: U.S. Census, OFM annual estimate. 1.7 percent annual population growth rate attributed to the Town of Friday Harbor from personal correspondence with the Town of Friday Harbor's Land Use Administrator, Mike Bertrand, on March 9, 2017. * As the Town of Friday Harbor grows, the population allocation for the unincorporated area of San Juan Island decreases.



Housing Needs Analysis

- Approximately 1,524 new dwelling units would be needed for a population of 19,423. 50% (809) of those dwellings planned for Urban Growth Areas.
- As of 2015 there were 13,619 housing units in the county, of which 7,708 units were occupied.
- Demographics:
 - Aging population
 - Declining school enrollment
- Diversity- 84% of all housing units are single family units.
- Affordability
 - 2015 Median home price is \$465,500, 2017 median income is \$67,600
 - SJC 2017 housing affordability index (HAI) was 79.8. HAI of 100 + means that families with median income can afford a home.
- Second/vacation homes – 43% of all housing units are for seasonal or occasional use.



Outreach on Community Vision, Values and Priorities

- **Pop-up studios and workshops**
 - **San Juan Island – October 2**
 - Market Place 8-4 pm,
 - Brickworks 6-8 pm
 - **Orcas – October 3**
 - Island Market 8-4 pm,
 - Orcas HS 6-8 pm
 - **Lopez – October 4**
 - Lopez Village Market 8-4 pm
 - Lopez Center for Community and the Arts 6-8 pm

SCHEDULE

**March – December
2017**



- Vision Update and Rural Vision
- Agriculture & Forest Resource Land Analysis
- Population Forecast
- Land Use Inventory
- Land Capacity Analysis
- Housing Needs Assessment
- Capital Facilities Inventory

**January –
May 2018**

Preliminary Draft Goals and Policies

- Vision
- Land Use
- Rural and Resource
- Housing
- Transportation
- Capital Facilities/Utilities
- Natural Environment

May– July 2018

Planning Commission Hearing Draft

- Environmental Review
- Release PC Review Draft
- Public Hearing
- PC Recommendation

October 2018

Council Hearing Draft

- Council Briefings
- Release Council's Public Hearing Draft
- Council Hearings

Council and Planning Commission

Briefings and Hearings

Briefings and Work Sessions, Planning Commission Public Hearing

Hearings

General Public

Website

Press Releases

Open House

Survey

Press Releases

Public Notices

Stakeholders and Interest Groups

Targeted Workshops

Presentations to Interest Groups

Updated: 09/08/2017

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Questions?

