

RESOLUTION NO. 21 - 2016

RESOLUTION ADOPTING A STATE COMPLIANCE CHECKLIST, SCOPE OF WORK, PROJECT SCHEDULE, AND PUBLIC PARTICIPATION PLAN FOR THE SAN JUAN COUNTY COMPREHENSIVE PLAN PERIODIC UPDATE

BACKGROUND

- A. San Juan County adopted its first Comprehensive Plan (the Plan) on December 20, 1998 in compliance with the Washington State Growth Management Act (GMA).
- B. RCW 36.70A.130(5)(b) of the GMA requires that San Juan County take legislative action to review, and if necessary, revise the Plan and development regulations by June 30, 2016 to ensure that they continue to comply with the requirements of the GMA.
- C. RCW 36.70A.130(6)(e) provides the County with the option of extending the update deadline twenty-four months. The County preferred this option and adopted Resolution 10-2015 to extend the deadline until June 30, 2018.
- D. The GMA requires that following a public hearing the San Juan County Council adopt findings that a compliance review and evaluation has occurred.
- E. The County completed the Washington State Department of Commerce (Commerce) compliance checklists (Attachment A) which indicate those areas of the existing Plan and development regulations that are in compliance with the GMA and that do not need revision, and those areas of the Plan and regulations that are not currently in compliance and do need revisions. In addition, the checklists identify optional revisions desired to meet local needs.
- F. Areas of the Plan and regulations that require revisions for GMA compliance or are locally desired as local options are identified on the scope of work (Attachment B). These tasks are proposed to be updated by June 30, 2018.
- G. The major project benchmarks needed to meet the June 30, 2018 deadline are outlined on the update schedule (Attachment C).
- H. Early opportunities for public review and input on the draft Commerce compliance checklists, scope of work and public participation plan (Attachment D) were provided in 2015 and 2016 as described in items I through N below. Work on the Plan update was postponed from August through December 2015 until major work on the Shoreline Management Program was completed.

- I. The Planning Commission was briefed on the periodic update process, draft Commerce compliance checklist evaluations, and public participation plan, and provided opportunities for public input on them on May 15, 2015 and July 17, 2015.
- J. The County Council was briefed on the periodic update process, draft Commerce compliance checklist evaluations and public participation plan, and provided opportunities for public input about them on February 9, 2015; May 4, 2015; June 22, 2015; April 18, 2016; and May 2, 2016.
- K. The County Council and Planning Commission held a joint public hearing to receive public testimony on the draft Commerce checklist evaluations, scope of work, and public participation plan on May 20, 2016.
- L. At their regular meeting on May 20, 2016, the Planning Commission recommended in the strongest possible way the inclusion of a discreet Rural Element in the update of the Comprehensive Plan and on the Commerce compliance checklists and scope of work.
- M. The County Council held a meeting on June 7, 2016 to discuss the recommendations from the public and Planning Commission.
- N. On June 13, 2016, County Council reviewed revisions to the draft Commerce compliance checklist evaluations, scope of work, and public participation plan related to the Plan update which reflected public comment, the Planning Commission's recommendation, and corrections and edits needed to finalize the draft documents.

NOW, THEREFORE, BE IT RESOLVED by the County Council of San Juan County, state of Washington, as follows:

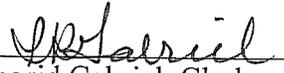
- 1. The County Council finds that the GMA compliance review has been completed using the Commerce compliance checklists (Attachment A) as a guide.
- 2. Except for the issues identified in the Commerce compliance checklists that need to be addressed for GMA compliance, the existing Plan and regulations are in compliance with the GMA.
- 3. Required compliance updates and optional updates to the Plan and development regulations that will be considered by the County are listed on the scope of work (Attachment B).
- 4. The County hereby adopts the following attachments that fulfill the requirement of the compliance review for the County's 2018 periodic update:

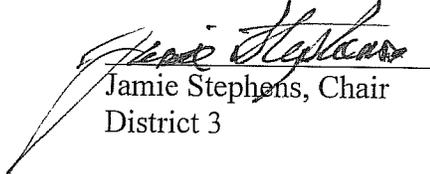
Attachment A: Commerce compliance checklists;
Attachment B: Scope of work;
Attachment C: General project schedule; and
Attachment D: Public participation plan.

ADOPTED this 20th day of June 2016.

ATTEST: Clerk of the Council

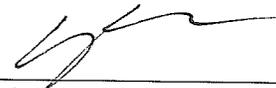
COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON


Ingrid Gabriel, Clerk Date 6-20-2016


Jamie Stephens, Chair
District 3

REVIEWED BY COUNTY MANAGER


Michael J. Thomas Date 6/20/16


Rick Hughes, Vice-Chair
District 2

RANDALL K. GAYLORD
APPROVED AS TO FORM ONLY

By: 
Date 6-14-2016


Bob Jarman, Member
District 1



SAN JUAN COUNTY JUNE 2016 - Attachment A

Periodic Update Checklist for Counties – Updated July 2014

Covers laws through 2012

This checklist is intended to help counties that are fully planning under the Growth Management Act (GMA) to conduct the “periodic review and update” of comprehensive plans and development regulations required by RCW 36.70A.130(4). Counties can use the checklist to identify components of their comprehensive plan and development regulations that may need to be updated to reflect the latest information, or to comply with changes to the GMA since their last update.

This checklist includes only components of the comprehensive plan and development regulations that are specifically required by the GMA. Statutory requirements adopted since 2003 are emphasized in highlighted text to help identify new components of the GMA that may not have been addressed in annual updates or other amendments outside of the required periodic update process. Expanded checklists (one for Comprehensive Plans, one for Development Regulations) are also available, which include a more comprehensive list of related good ideas and things to consider.

How to fill out the checklist

With the most recent version of your comprehensive plan and development regulations in hand, fill out each item in the checklist. Select the check box or type in text fields, answering the following questions:

Is this item addressed in your current plan or regulations? If YES, fill in the form with citation(s) to where in the plan or code the item is addressed. We recommend using citations rather than page numbers because they stay the same regardless of how the document is printed. If you have questions about the requirement, follow the hyperlinks to the relevant statutory provision or rules. If you still have questions, visit the Commerce Web page or contact one of the Commerce planners assigned to your region.

Is amendment needed to meet current statute? Check YES to indicate a change to your plan or regulations will be needed. Check NO to indicate that the GMA requirement has already been met. Local updates may not be needed if the statute hasn’t changed since your previous update, if your county has kept current with required inventories, or if there haven’t been many changes in local circumstances. Check “Further Review Needed” if you are unsure whether the requirement has already been met.

Is your county considering optional amendments? Use this field to note areas where your county may elect to work on or amend sections of your plan or development regulations that are not strictly required by the GMA.

How to use the completed checklist

Commerce strongly encourages you to use the completed checklist to develop a detailed work plan (*see Appendix B*) for your periodic update. The checklist can be used to inform the contents of a council resolution that defines what actions will be taken as part of the GMA periodic update.

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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I. Required Comprehensive Plan Elements and Components:

1. A Land Use Element that is consistent with county-wide planning policies (CWPPs) and RCW 36.70A.070(1).			
a. A future land use map showing city limits and urban growth area (UGA) boundaries. RCW 36.70A.070(1) and RCW 36.70A.110(6) WAC 365-196-400(2)(d), WAC 365-196-405(2)(i)(ii)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) On-line	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. Urban Growth Area review. Periodic review and update, if needed, of UGA boundaries. Based on population projection made for the County by OFM, the county and each city must include areas and densities sufficient to permit the urban growth projected to occur in the county or city for the succeeding twenty-year period, except UGAs completely within a national historic reserve. RCW 36.70A.110(2) and (6); RCW 36.70A.130 WAC 365-196-310	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
c. If there is an urban growth area (UGA) expansion into the 100-year floodplain of a river segment that is located west of the Cascade crest and when the river has a mean annual flow of 1,000 or more cubic feet per second, it meets the statutory exceptions to the general ban on such UGA expansions. RCW 36.70A.110(8), Adopted 2009.	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
d. A consistent population projection throughout the plan which should be consistent with the Office of Financial Management forecast for the county or the county's sub-county allocation of that forecast. RCW 43.62.035; WAC 365-196-405(2)(f)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A1: Population projections, buildout analysis, and land use inventory (2009)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	Also consider seasonal population impacts.

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<p>e. Estimates of population densities and building intensities based on future land uses. RCW 36.70A.070(1); WAC 365-196-405(2)(c)(i)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A1: Population projections, buildout analysis, and land use inventory (2009)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
<p>f. Consideration of urban planning approaches that increase physical activity. RCW 36.70A.070(1), Amended in 2005 WAC 365-196-405 (2)(j)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes B.2 Land Use: p. 10, 2.2M; B.6. Transportation: p.8 (Goal 6.2.A. (f); p.9 (Goal 6.2.A. (i); p. 26 6.5, Goal 6; p. 31 6.5 F; p.32 6.5 G	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>g. Provisions for protection of the quality and quantity of groundwater used for public water supplies. RCW 36.70A.070(1)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.4 Water Resources (2010)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>h. Identification of lands useful for public purposes such as utility corridors, transportation corridors, landfills, sewage treatment facilities, stormwater management facilities, recreation, schools, and other public uses. RCW 36.70A.150 and WAC 365-196-340</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 7.3, 7.4, 7.5	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
<p>i. Identification of open space corridors within and between urban growth areas, including lands useful for recreation, wildlife habitat, trails, and connection of critical areas. RCW 36.70A.160 and WAC 365-196-335</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.7.4: Parks & Rec. Also SJC OS & Conservation Plan	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
<p>j. If there is an airport within or adjacent to the county: policies, land use designations (and zoning) to discourage the siting of incompatible uses adjacent to general aviation airports. RCW 36.70A.510; RCW 36.70.547, New in 1996. <i>Note: The plan (and associated regulations) must be filed with the Aviation Division of WSDOT.</i> WAC 365-196-455</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.5.D: Airport Overlay District	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>k. If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: policies, land use designations, (and consistent zoning) to discourage the siting of incompatible uses adjacent to military bases. RCW 36.70A.530(3), New in 2004. See WAC 365-196-475</p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider Whidbey Naval Air Station impacts.
<p>l. Where applicable, a review of drainage, flooding, and stormwater run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state. RCW 36.70A.070(1) and WAC 365-196-405(1)(e) <i>Note: RCW 90.56.010(26) defines waters of the state.</i></p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) Eastsound: B.4.2.C; A.10	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>m. Policies to designate and protect critical areas including wetlands, fish and wildlife habitat protection areas, frequently flooded areas, critical aquifer recharge areas, and geologically hazardous areas. In developing these policies, the county must have included the best available science (BAS) to protect the functions and values of critical areas, and give “special consideration” to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.030(5), RCW 36.70A.172, BAS added in 1995. See WAC 365-195-900 through -925.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.5.B (p.24-25). Also SMP B.3 (2002)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed A VSP is being developed.	

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<p><i>Note:</i> A voluntary stewardship program was created in ESHB 1886 [New in 2011] as an alternative for protecting critical areas in areas used for agricultural activities. Counties had the opportunity to opt into this voluntary program before January 22, 2012. See requirements of the voluntary stewardship program. RCW 36.70A.700 through .904.</p>			
<p>n. <i>If forest or agricultural lands of long-term commercial significance are designated inside an urban growth area, there must be a program authorizing Transfer (or Purchase) of Development Rights.</i> RCW 36.70A.060(4), Amended in 2005</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2 (pp. 20 – 22); 2.3.D (a)(2) and (b)(2)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider developing a TDR program.
<p>o. Criteria for designating natural resource lands consistent with minimum guidelines to classify agricultural, forest, mineral lands and critical areas? RCW 36.70A.050, WAC 365-190, and WAC 365-195, see 900-925.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.3.D (pp. 20 – 22)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>p. Policies for agriculturally designated lands limiting nonagricultural uses to lands with poor soils or otherwise not suitable for agricultural purposes, and policies limiting the allowable range of accessory uses to those allowed by statute. RCW 36.70A.177(3) [Amended in 2004 and 2006]</p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) Not explicit in Ag Resource Land policies.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>q. Policies encouraging the conservation of productive forest and agricultural lands and discouraging incompatible uses. RCW 36.70A.020(8), Amended in 1997. WAC 365-190-050, WAC 365-196-815</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.3.D (pp. 20-22)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>r. Review of designated mineral resource lands. RCW 36.70A.131 requires consideration of new information, including data available from the Department of Natural Resources, relating to mineral resource deposits when reviewing mineral resource land designations. Minerals include sand, gravel and valuable metallic substances. RCW 36.70A.030(11) and WAC 365-190-070.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.5.A (Overlay Districts) (pp. 23-24)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
s. <i>If the county is eligible and has designated a major industrial development or master planned location outside of the UGA, is the area consistent with the criteria in the GMA? RCW 36.70A.365 and .367. New in 1995, Amended in 2004, and 2007. WAC 365-196-465, WAC 365-196-470</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
t. <i>If the county has permitted a master planned resort, have the requirements of RCW 36.70A.360 and RCW 36.70A.362 been met? WAC 365-196-460</i>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.3.B.1 (pp. 13-14)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
2. A Housing Element to ensure the vitality and character of established residential neighborhoods and is consistent with relevant CWPPs, and RCW 36.70A.070(2). See WAC 365-196-410.			
a. 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)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 5.2.A (pp. 8-12)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider updating to respond to local issues and strategies.
b. An inventory and analysis of existing and projected housing needs over the planning period. RCW 36.70A.070(2)(a) and WAC 365-196-410(2)(b) and (c)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.5, 5.2A (pp.8-12)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
c. Identification of sufficient land for housing , including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes, and foster care facilities. RCW 36.70A.070(2)(c)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.5, Addendum 1 ("Affordable Housing Inventory")	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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d. Adequate provisions for existing and projected housing needs for all economic segments of the community RCW 36.70A.070(2)(d) and WAC 365-196-410.	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.5 Housing Needs Assessment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Review goals & policies that promote development of affordable and seasonal housing.
e. If enacting or expanding an affordable housing program under RCW 36.70A.540: identification of land use designations within a geographic area where increased residential development will assist in achieving local growth management and housing policies? RCW 36.70A.540, New in 2006. WAC 365-196-870	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 5.2.D (p.10)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Review land use designations, i.e. Rural area land shortage.
f. Policies so that manufactured housing is not regulated differently than site built housing. RCW 35.21.684, 35.63.160, 35A.21.312, and 36.01.225, Amended in 2004	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 5.2.C; 5.2.D.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
g. If the county has a population of over 125,000: provisions for accessory dwelling units (ADUs) to be allowed in single-family residential areas. RCW 36.70A.400, RCW 43.63A.215(3)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Review accessory dwelling unit policies.
3. A Capital Facilities Plan (CFP) Element to serve as a check on the practicality of achieving other elements of the plan, covering all the capital facilities planned, provided, and paid for by public entities including local government and special districts, etc; including water systems, sanitary sewer systems, storm water facilities, schools, parks and recreational facilities, police and fire protection facilities. Capital expenditures from Park and Recreation Elements, if separate, should be included in the CFP Element. The CFP Element must be consistent with CWPPs, and RCW 36.70A.070(3), and include:			
a. Policies or procedures to ensure capital budget decisions are in conformity with the comprehensive plan. RCW 36.70A.120	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.7.1.C and D "Concurrency" (pp.13-15)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider seasonal Population impacts and climate change.

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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b. An inventory of existing capital facilities owned by public entities. RCW 36.70A.070(3)(a) and WAC 365-196-415(2)(a)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.7 (2009)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
c. A forecast of needed capital facilities . RCW 36.70A.070(3)(b) and WAC 365-196-415(2)(b) <i>Note: The forecast of future need should be based on projected population and adopted levels of service (LOS) over the planning period.</i>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.7.1.E	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
d. Proposed locations and capacities of expanded or new capital facilities . RCW 36.70A.070(3)(c) and WAC 365-196-415 (3)(c)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.7	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
e. A six-year plan (at least) identifying sources of public money to finance planned capital facilities. RCW 36.70A.070(3)(d) and RCW 36.70A.120 and WAC 365-196-415(2)(c)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.7.1.F "Capital Financing Plan" (pp. 7-8). References CFP in A.7	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
f. A policy or procedure to reassess the Land Use Element if probable funding falls short of meeting existing needs. RCW 36.70A.070(3)(e) and WAC 365-196-415(2)(d)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.7.2.D(4) (p.15)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
g. <i>If impact fees are collected:</i> identification of public facilities on which money is to be spent . RCW 82.02.050(4) and WAC 365-196-850	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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4. A Utilities Element which is consistent with relevant CWPPs and RCW 36.70A.070(4) and includes:

a. The general location, proposed location and capacity of all existing and proposed utilities. RCW 36.70A.070(4) and WAC 365-195-420	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.8 (1996)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider including broadband/cellular services.
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5. A Rural Element consistent with RCW 36.70A.070(5), RCW 36.70A.011, RCW 36.70A.030 (15, 16, and 17), and should consider WAC 365-196-425. Rural lands are lands not included in urban growth areas, or designated as agricultural, forest, or mineral resource lands.

a. A Rural Element that: <ul style="list-style-type: none"> Establishes patterns of rural densities and uses considering local circumstances, including a written record explaining how the rural element harmonizes the planning goals of the GMA and meets the requirements of 36.70A.070(5); allows rural development, forestry, and agriculture in rural areas; provides for a variety of rural densities, uses, essential public facilities and rural governments services; and includes measures that apply to rural development and protects the rural character of the area. RCW 36.70A.030 (15)(16) and (17), RCW 36.70A.070(5); WAC 365-196-425	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.3.C (p.16) "Rural Lands"	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider defining rural vision and character to better protect rural lands and consider land use designations (Rural General, etc.).
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b. Policies that limit urban services in rural areas. RCW 36.70A.110(4) <i>Note:</i> The plan may include optional techniques such as limited areas of more intensive rural development (LAMIRDs), clustering, density transfer, design guidelines, and conservation easements to accommodate rural uses not characterized by urban growth as specified in RCW 36.70A.070(5)(b), Amended in 2004 . WAC 365-196-425(4)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.3.B. (p.13-16) "Activity Centers" (Also Table 2 on p.14)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
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	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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6. A Transportation Element which must be consistent with relevant CWPPs and RCW 36.70A.070(6). The Transportation Element must include:			
a. An 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).	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6 (2013)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed to see if there are updates to inventory since 2013.	
b. Adopted levels of service (LOS) standards for all arterials, transit routes and highways. RCW 36.70A.070(6)(a)(iii)(B), New in 1997 and WAC 365-196-430	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.6.2.C and B.6.5.C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
c. Identification of specific actions to bring locally-owned transportation facilities and services to established LOS. RCW 36.70A.070(6)(a)(iii)(D), Amended in 2005. WAC 365-196-430	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
d. A forecast of traffic for at least 10 years , including land use assumptions used in estimating travel. RCW 36.70A.070(6)(a)(i); RCW 36.70A.070(6)(a)(iii)(E). WAC 365-196-430(2)(f).	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.V.A "Transportation Element Growth Rates"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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e. A projection of state and local system needs to meet current and future demand. RCW 36.70A.070(6)(a)(iii)(F) WAC 365-196-430(2)(f)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Re-consider TE Policy 7.b - ferry class limits.
f. A pedestrian and bicycle component . RCW 36.70A.070(6)(a)(vii), Amended 2005 WAC 365-196-430(2)(j)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.C.3 (pp. 38-41) "Non-Motorized Transportation."	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
g. A description of any existing and planned transportation demand management (TDM) strategies , such as HOV lanes or subsidy programs, parking policies, etc. RCW 36.70A.070(6)(a)(vi) WAC 365-196-430(2)(i)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.1.D (pp. 42-44)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
h. An analysis of future funding capability to judge needs against probable funding resources. RCW 36.70A.070(6)(a)(iv)(A) WAC 365.196-430(2)(k)(iv)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.II (pp. 46-54) "Transportation Financing"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed Extend analysis to 2036.	
i. A multiyear financing plan based on needs identified in the comprehensive plan, the appropriate parts of which serve as the basis for the 6-year street, road or transit program. RCW 36.70A.070(6)(a)(iv)(B) and RCW 35.77.010. WAC 365-196-430(2)(k)(ii)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.II (pp. 46-54) "Transportation Financing"	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed Extend analysis to 2036.	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
<p>j. If probable funding falls short of meeting identified needs: a discussion of 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) WAC 365-196-430(2)(l)(ii)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.6.2.B.8 (p. 13)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Review to see if there are any changes since 2013 update.
<p>k. A description of intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions and how it is consistent with the regional transportation plan. RCW 36.70A.070(6)(a)(v). WAC 365-196-430(2)(a)(iv)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.2 (pp. 6-7) and A.6 (pp. 45-46)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>7. Provisions for siting essential public facilities (EPFs), consistent with CWPPs and RCW 36.70A.200. This section can be included in the Capital Facilities Element, Land Use Element, or in its own element. Sometimes the identification and siting process for EPFs is part of the CWPPs. WAC 365-196-340 and 550.</p>			
<p>a. A process or criteria for identifying and siting essential public facilities (EPFs). RCW 36.70A.200, Amended in 1997 and 2001 Notes: EPFs are defined in RCW 71.09.020(14). Jurisdictions should consider OFM's list of EPFs that are required or likely to be built within the next six years. Regional Transit Authority facilities are included in the list of essential public facilities. RCW 36.70A.200(1), amended 2010. WAC 365-196-550(d)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.2.D (pp. 5-6); A.2 (pp. 4-5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Review identified EPFs and update the list if necessary.
<p>b. Policies or procedures that ensure the comprehensive plan does not preclude the siting of EPFs. RCW 36.70A.200(5); WAC 365-196-550(3) Note: If the EPF siting process is in the CWPPs, this policy may be contained in the comprehensive plan as well.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.2.2.D (pp. 5-6); A.2 (p. 4)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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8. Consistency is required by the GMA.

<p>a. All plan elements must be consistent with relevant county-wide planning policies (CWPPs) and, where applicable, Multicounty Planning Policies (MPPs), and the GMA. RCW 36.70A.100 and .210 WAC 365-196-400(2)(c), 305 and 520</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
<p>b. All plan elements must be consistent with each other. RCW 36.70A.070 (preamble) WAC 365-197-400(2)(f)</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
<p>c. The plan must be coordinated with the plans of adjacent jurisdictions. RCW 36.70A.100 WAC 365-196-520</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) A.6.F (p.45)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	

9. Shoreline Provisions:

<p>Comprehensive plan acknowledges that for shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 are added as one of the goals of this chapter as set forth in RCW 36.70A.020 without creating an order of priority among the fourteen goals. The goals and policies of the shoreline master program approved under RCW 90.58 shall be considered an element of the comprehensive plan. RCW 36.70A.480, WAC 365-196-580</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.3 (pp. 1-39)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed The SMP update is in progress. It was adopted by the County on April 5, 2016.	
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	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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10. Public participation, plan amendments and monitoring.

Note: House Bill 2834, passed in 2012, eliminates the requirement for cities planning under the GMA to report every 5 years on its progress in implementing its comprehensive plans.

<p>a. A process to ensure public participation in the comprehensive planning process. RCW 36.70A.020(11), .035, and .140; WAC 365-196-600(3) <i>Note:</i> The process should address annual amendments (if the jurisdiction allows for them) [RCW 36.70A.130(2), Amended in 2006], emergency amendments [RCW 36.70A.130(2)(b)], and may include a specialized periodic update process. Plan amendment processes may be coordinated among cities within a county [RCW 36.70A.130(2)(a)] and should be well publicized.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) D.4 "Administration" (pp. 7)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>b. The plan describes the process for making amendments. RCW 36.70A.130(2)(a). Plan provides that amendments are to be considered no more often than once a year, not including the exceptions described in RCW 36.70A.130(2) WAC 365-196-640.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) D.3.2 "Administration" (pp. 3-5)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>c. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property. See <i>Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property</i> for guidance. RCW 36.70A.370</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) D.2.2.7 "Administration" (pp.3-4)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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II. Required Components of Development Regulations:

<p>11. Regulations designating and protecting critical areas are required by RCW 36.70A.170, RCW 36.70A.060(2) and RCW 36.70A.172(1). <i>Note:</i> A voluntary stewardship program was created in ESHB 1886 (2011) as an alternative for protecting critical areas in areas used for agricultural activities. Counties may choose to opt into this voluntary program before January 22, 2012. Click <i>here</i> for the requirements of the voluntary stewardship program.</p>			
<p>a. Classification and designation of each of the five types of critical areas (<i>wetlands, critical aquifer recharge areas, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas</i>), if they are found within your county. RCW 36.70A.170 and RCW 36.70A.190; WAC 365-196-830(2) Note: Senate Bill 5292 adopted in 2012 clarified that certain water-based artificial features or constructs are excluded from being considered part of a fish and wildlife habitat conservation areas.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.020	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>b. Findings that demonstrate Best Available Science (BAS) was included in developing policies and regulations to protect the function and values of critical areas. In addition, finding should document giving special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. RCW 36.70A.172(1); WAC 365-195</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.020	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>c. Regulations that protect the functions and values of wetlands. RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-090</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.085-18.35.105	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>d. A definition of wetlands consistent with RCW 36.70A.030(21) WAC 365-190-090, WAC 173-22-035</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.20.230	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>e. Delineation of wetlands using the approved federal wetlands delineation manual and applicable regional supplements RCW 36.70A.175, RCW 90.58.380, WAC 173-22-035</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.105	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
f. Regulations that protect the functions and values of critical aquifer recharge areas ("areas with a critical recharging effect on aquifers used for potable water" RCW 36.70A.030(5)(b)). RCW 36.70A.060(2), RCW 36.70A.172(1), WAC 365-190-100	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.080	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
g. Regulations to protect the quality and quantity of ground water used for public water supplies. RCW 36.70A.070(1)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.080	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
h. Regulations that protect the functions and values of fish and wildlife habitat conservation areas . In addition, counties shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries . RCW 36.70A.060(2) and RCW 36.70A.172(1); WAC 365-195-925(3), 365-190-130	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.110	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
i. Regulations that protect the functions and values of frequently flooded areas . RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-110, WAC 173-158-040	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.075	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
j. Definition of "fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company. RCW 36.70A.030(5) New in 2012.	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.115	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
k. Provisions to ensure water quality and stormwater drainage regulations are consistent with applicable Land Use Element policies. RCW 36.70A.070(1), WAC 365-196-405	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.60.070	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
l. Regulation of geologically hazardous areas consistent with public health and safety concerns. RCW 36.70A.030(9), RCW 36.70A.060(2) and RCW 36.70A.172(1) WAC 365-190-120	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.055- 18.35.070	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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m. Provisions that allow "reasonable use" of properties constrained by presence of critical areas. RCW 36.70A.370. See <i>Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property</i> for guidance.	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.35.035	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
n. If your county is assuming regulation of forest practices as provided in RCW 76.09.240: forest practices regulations that protect public resources, require appropriate approvals for all phases of conversion of forest lands, are guided by GMA planning goals, and are consistent with adopted critical areas regulations. RCW 36.70A.570, Amended in 2007, 2010 and RCW 76.09.240 Amended in 2007, 2010. <i>Note: Applies only to counties fully planning under the GMA with a population greater than 100,000 and the cities and towns within those counties where a certain number of Class IV applications have been filed within a certain timeframe.</i>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

12. Shoreline Master Program

See Washington State Department of Ecology's SMP Submittal Checklist

a. Zoning is consistent with Shoreline Master Program (SMP) environmental designations. RCW 36.70A.070; RCW 36.70A.480 WAC 365-196-580	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.50	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. If SMP regulations have been updated to meet Ecology's shoreline regulations and approved by Ecology: protection for critical areas in shorelines is accomplished solely through the SMP. The exception is where buffers are not adequate to protect critical areas. RCW 36.70A.480(4), Amended in 2003, 2010 and RCW 90.58.090(4). WAC 365-196-580	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.50 18.35.025	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed Pending Ecology approval.	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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13. The Zoning Code:

a. Family daycare providers are allowed in areas zoned for residential or commercial uses. Zoning conditions should be no more restrictive than those imposed on other residential dwellings in the same zone, but may address drop-off and pickup areas and hours of operation. RCW 36.70A.450, RCW 74.15.020(1)(f); WAC 365-196-865	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. Manufactured housing is regulated the same as site-built housing. [RCW 35.21.684, 35.63.160, 35A.21.312 and 36.01.225, All Amended in 2004	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30.030	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	Consider revising the code.
c. <i>If the county has a population of over 125,000, accessory dwelling units (ADUs) are allowed in single-family residential areas.</i> RCW 43.63A.215(3)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
d. <i>If there is an airport within or adjacent to the city: zoning that discourages the siting of incompatible uses adjacent to general aviation airports.</i> RCW 36.70.547, New in 1996). <i>Note: The zoning regulations must be filed with the Aviation Division of WSDOT.</i> RCW 36.70A.510, RCW 36.70.547; WAC 365-196-455	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.40.030	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider Whidbey Naval Air Station Impacts.
e. <i>If there is a Military Base within or adjacent to the jurisdiction employing 100 or more personnel: zoning that discourages the siting of incompatible uses adjacent to military bases.</i> RCW 36.70A.530(3), New in 2004. WAC 365-196-475	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider Whidbey Naval Air Station Impacts.
f. Residential structures that are occupied by persons with handicaps are regulated the same as a similar residential structure occupied by a family or other unrelated individuals. RCW 36.70A.410, WAC 365-196-860	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Further review needed	
g. A variety of rural densities and innovative techniques that protect rural character. RCW 36.70A.070(5)(b)and (c) WAC 365-196-425(5)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30.020	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider additional techniques to protect rural character.

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
<p>h. Zoning consistent with natural resource lands designations in the comprehensive plan. RCW 36.70A.060(3), RCW 36.70A.030(2),(8),and (10), WAC 365-196-800, WAC 365-196-815. WAC 365-190(020)(6).</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) Zoning Map/18.30 .030	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>i. Regulations to conserve natural resource lands. RCW 36.70A.060(1)(a) WAC 365-196-800</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30.053	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>j. Regulations that encourage nonagricultural uses to be limited to lands with poor soils or otherwise not suitable for agricultural purposes with the exception of accessory uses. Accessory uses located, designed and operated so as to not interfere with, and to support the continuation of, the overall agricultural use. Accessory uses consistent with RCW 36.70A.177(3)(b). New in 2004, amended in 2006.</p>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider amending code to address issues in the ARC's 5-19-16 comment letter.
<p>k. Regulations to assure that the use of lands adjacent to natural resource lands shall not interfere with natural resource production. RCW 36.70A.060(1)(a), WAC 365-190, WAC 365-196-815</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30.053	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
<p>l. Regulations that require notice on all development permits and plats within 500 feet of designated natural resource lands that the property is within or near a designated natural resource land on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration and that an application might be made for mining-related activities? RCW 36.70A.060(1)(b), Amended from 300 to 500 ft in 1998.</p>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.30.052(D)(1)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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m. Mineral lands designations and regulations reviewed as required by RCW 36.70A.131. <i>Note:</i> For more information, contact DNR's Geology Division at (360) 902-1439 or review DNR's earth resource mapping. WAC 365-190-040(5)	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 2.5.A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
n. Cities adjacent to I-5, I-90, I-405, or SR 520 and counties -- for lands within 1 mile of these highways -- must adopt regulations that allow electric vehicle infrastructure (EVI) as a use in all areas except those zoned for residential or resource use, or critical areas by July 1, 2011 . RCW 36.70A.695, New in 2009 .	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s) NA	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
o. Development regulations of all jurisdictions must allow electric vehicle battery charging stations in all areas except those zoned for residential or resource use, or critical areas by July 1, 2011 . RCW 36.70A.695, New in 2009 .	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
14. Subdivision Code regulations			
a. Subdivision code is consistent with comprehensive plan policies . RCW 36.70A.030(7) and 36.70A.040(4)(d), WAC 365-196-820	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.70.020 (E)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	Consider addressing land division and manufactured housing.
b. Code requires written findings documenting that proposed subdivisions provide appropriate provision under RCW 58.17.110(2)(a) for: Streets or roads, sidewalks, alleys, other public ways, transit stops, and other features that assure safe walking conditions for students; potable water supplies [RCW 19.27.097], sanitary wastes, and drainage ways (stormwater retention and detention); open spaces, parks and recreation, and playgrounds; and schools and school grounds. WAC 365-196-820(1)	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
c. Preliminary subdivision approvals under RCW 58.17.140 are valid for a period of five or seven years (previously five years). RCW 58.17.140 and RCW 58.17.170. [Amended 2010 by SB 6544 and in 2012 by HB 2152.	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Location(s)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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Note: Preliminary plat approval is valid for: seven years if the date of preliminary plat approval is on or before December 31, 2014; five years if the preliminary plat approval is issued on or after January 1, 2015; and nine years if the project is located within city limits, not subject to the shoreline management act, and the preliminary plat is approved on or before December 31, 2007.

15. Concurrency, Impact Fees, and TDM

a. The transportation concurrency ordinance includes specific language that prohibits development when level of service standards for transportation facilities cannot be met.
RCW 36.70A.070(6)(b)
WAC 365-196-840

b. If adopted: **impact fee methods** are consistent with RCW 82.02.050 through 100.
Note: The timeframe for expending or encumbering impact fees has been extended to ten years. [RCW 82.02.070 and RCW 82.02.080, Amended in 2011; WAC 365-196-850

c. If required by RCW 70.94.527: a **commute trip reduction** ordinance to reduce the proportion of single-occupant vehicle commute trips.
RCW 70.94.521-551, Amended in 2006; WAC 468-63
Note: WSDOT maintains a list of affected jurisdictions

d. **Development regulations may implement traffic demand management (TDM) policies.**
RCW 36.70A.070(6)(a)(vi)
WAC 365-196-840(4)

16. Siting Essential Public Facilities (EPFs)

Regulations are consistent with Essential Public Facility siting process in countywide planning policies or city comprehensive plan, and **do not preclude the siting of EPFs.**
RCW 36.70A.200(5), WAC 365-196-550

	Addressed in current plan or regs? If yes, note where.	Amendment needed to meet current statute?	Is County considering optional amendments?
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17. Project Review Procedures			
Project review processes integrate permit and environmental review for: notice of application; notice of complete application; one open-record public hearing; allowing applicants to combine public hearings and decisions for multiple permits; notice of decision; one closed-record appeal. RCW 36.70A.470, RCW 36.70B and RCW 43.21C WAC 365-196-845	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.80	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Further review needed	
18. General Provisions The GMA requires that development regulations be consistent with and implement the comprehensive plan. [RCW 36.70A.030(7) and .040(4)(d). WAC 365-196-810			
a. A process for early and continuous public participation in the development regulation development and amendment process. RCW 36.70A.020(11), .035, .130 and .140.	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) 18.90.025	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	
b. A process to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property . RCW 36.70A.370, WAC 365-196-855 <i>Note: See Attorney General's Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property.</i>	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Location(s) B.1 Goal 1.2 Policy 4 SJCC Title 18	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Further review needed	

This checklist covers the requirements of the Growth Management Act through the laws of 2012. It does not address related issues, or things that are not specifically required but that are commonly found in comprehensive plans and the implementing regulations. It may be useful to look at the expanded checklists (one for comprehensive plans, one for development regulations) and the Growth Management Act Amendment Changes 1995-2012 (amended annually). For more information, please visit:
<http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Growth-Management-Planning-Topics/Pages/GMA-Periodic-Update.aspx>

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

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COMMERCE CHECKLIST ITEM		TASK	RCW - WAC
Section 1			
1. Land Use Element			
1	Page 2, l(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, l(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, l(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, l(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, l(1) item o	Update open space corridor information if needed.	RCW 36.70A.150 and WAC 365-196-340
6	Page 4, l(1) item J	Consider reviewing Eastsound Airport Overlay.	RCW 36.70A.510 and WAC 365-196-455
7	Page 4, l(1) item K	Consider the Whidbey Naval Air Station and land use.	Local preference.
8	Page 4, l(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, l(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, l(1) item n	Consider developing policies for a transfer of development rights program.	Local preference.
11	Page 5, l(1) item o	Review land designated forest land in and outside of shoreline jurisdiction.	Local preference.
12	Page 5, l(1) item p	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, l(1) item r	Amend mineral lands language to cite available DNR data.	RCW 36.70A.030(11) and WAC 365-190-070.
Section 1			
2. Housing Element			
1	Page 6, l(2) item a	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)(e)
2	Page 6, l(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, l(2) item c	Update affordable housing inventory, consistent with OFM forecasts.	RCW 36.70A.070(2)(c)

4	Page 6, I(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, I(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, I(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, I(2) item g Consider optional amendment.	Review accessory dwelling unit policies.	Local preference.
Section 1			
3. Capital Facilities Element			
1	Page 7, I(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, I(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, I(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.
Section 1			
4. Utilities			
	Page 9, I(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
Section 1			
5. Rural Element			
	Page 9, I(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.
Section 1			
6. Transportation Element			
1	Page 10, I(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, I(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, i(6) item e optional amendment.	Consider	Review Policy 7.b related to ferry class limits.	Local need.
4	Page 11 i(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 i(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 i(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)
		Section 1		
		7. Essential Public Facilities		
	Page 12 i(7) item a optional amendment	Consider	Review and update identified EPFs if necessary.	RCW 36.70A.200(1)
		Section 1		
		8. Consistency		
1	Page 13 i(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 i(8) item c		Coordinate with the plans of Friday Harbor.	RCW 36.70A.100 and WAC 365-196-520
		Section 1		
		10. Public Participation		
	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.
		Miscellaneous Optional		
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.

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

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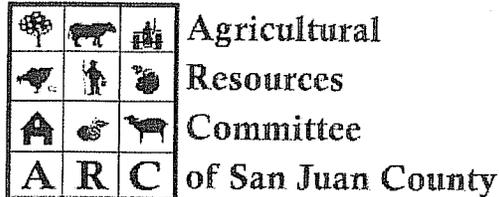
5	Appendix A.2 Joint Planning Policies with Town of Friday Harbor, etc.	Work with Town to update.	Local need.
6	Appendix A.3 Friday Harbor UGA Management Agreement	Work with Town to update if needed.	Local need.
7	Section B.10 Economic Development Element	Review for needed updates.	Local need.
8	Section 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.
	COMMERCE CHECKLIST ITEM		
	Section II Development Regulations	TASK	RCW - WAC
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

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Scope of Work - Attachment B

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 SJ Chapter 18.80 about notice of application and provide for 1 closed record of appeal.	
Miscellaneous			
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

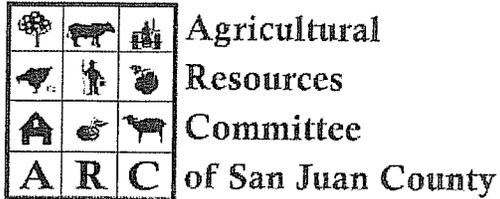
RE: ARC comments for 2016 update of SJC Comprehensive Plan

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
	1. Land-use Element	
	Local interest: Research and develop incentives and policies for protecting farmland, while also supporting innovation, and compatible commercial activities	<ul style="list-style-type: none"> - Research incentives and innovative approaches that conserve productive farmland <u>and</u> support compatible entrepreneurial commercial businesses - Increase opportunities for revenue on farms
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"> - Research RCW 36.70A.177.3; - Define and consider compatible non-agricultural uses and accessory uses compatible with long term agricultural uses; - Consider including farm stays, small scale industry, agritourism, farm to table, etc
5	q. Policies encouraging conservation of productive ag lands and discouraging incompatible uses	<ul style="list-style-type: none"> - Research and define "incompatible uses" (see (p) above); - Consider incentives to conserve productive farmland; - Review and consider site planning standards to conserve farmland; - Strengthen, apply and enforce Right to Farm (2.3.D(3)); - Consider and research commercial development on ARL that is "compatible" with conserving productive ag land
	2. Housing Element	
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 all economic segments	<ul style="list-style-type: none"> - Consider innovative approaches for housing for agriculture including tiny homes, alternative building, co-housing, cluster development, etc - How to address need for affordable farm housing for workers, succession farmers, etc?
6	e. Consider and research new options for affordable housing	<ul style="list-style-type: none"> - Research areas appropriate for increased development including affordable housing; - Consider appropriate innovative approaches and potential locations for rural cluster development to benefit agriculture and affordable housing; - Clarify what is meant by "rural land shortage" and potential implications for agriculture
	3. Capital Facilities Plan	
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
	4. Water Resources	
	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
	4.2.E	- 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
	5. Rural	
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
	11. Critical Areas	
11	Voluntary Stewardship Program	- Establish baseline data and conduct monitoring to achieve VSP goals to maintain and protect viable agriculture
	13. Zoning Code	
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 execute and record Right to Farm as part of development proposal. - Enforce Right to Farm ; 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
	Subdivision Code Regulations	
	Local interest	- Consider and review potential impacts of subdivision on water availability for adjacent ag lands, Right to Farm, etc.
	Specific Regulations	
	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
	10. Economic Development (Section 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 localfoodeconomics.com 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

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,

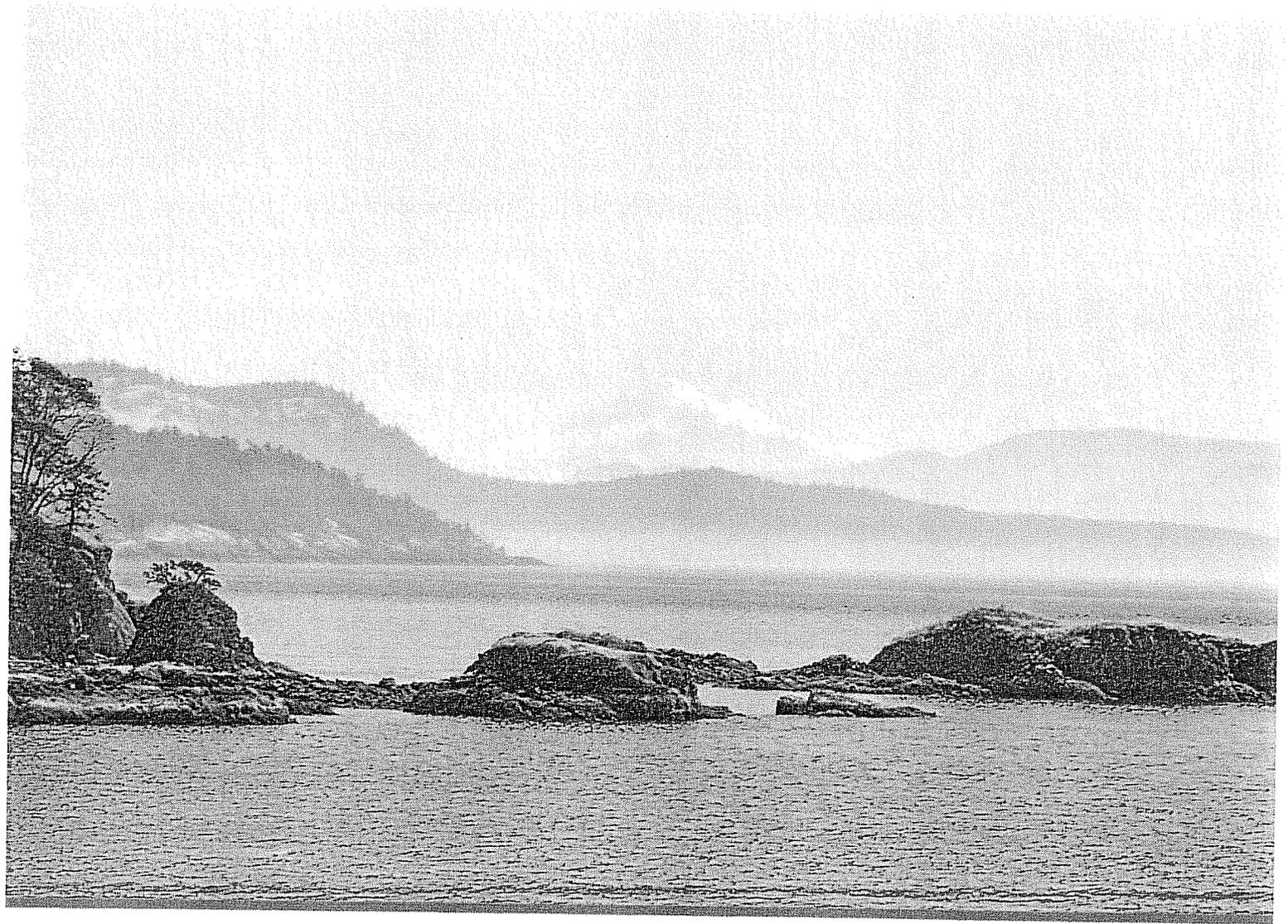
Gregory M Ayers
Chairman
Eastsound Planning and Resource Committee

aversmd@yahoo.com

+1 (206) 390-6714

**San Juan County Comprehensive Plan
2036 Update - Attachment C**

Deadline June 30, 2018	Timeframes
Council and Town identify population range (OFM low, medium or high)	September 2016
Staff coordinates with Town, hires professional services for visioning, finishes gathering data and inventories, and initiates public outreach and interdepartmental coordination efforts.	July 2016 – January 2017
County Council and Planning Commission are regularly briefed on updates to the Comprehensive Plan elements and development regulations needed to complete the adopted scope of work.	December 2016 – August 2017
Staff finalizes the draft Plan updates, development regulations and adopting ordinances.	September – December 2017
Staff finalizes SEPA and transmits 60 day notice of intent to adopt to Commerce.	January 2018
Planning Commission is briefed and holds public hearings on the ordinances updating the Comprehensive Plan and development regulations, and makes recommendations to County Council.	January – March 2018
County Council is briefed and holds public hearings on, and adopts ordinances updating the Comprehensive Plan and development regulations.	April 15 – June, 2018
County submits the adoption ordinance, updated Comprehensive Plan and development regulations to the WA State Department of Commerce.	June 30, 2018



PUBLIC PARTICIPATION PLAN – June 20, 2016

Attachment D

2018 Periodic Comprehensive Plan Update

San Juan County, Washington



Developed by:



ELDRED & ASSOCIATES
*PLANNING * PERMITS * GRANTS*

1. INTRODUCTION

San Juan County (County) is currently updating its Comprehensive Plan and development regulations under the Growth Management Act (GMA) of 1990. Resolution No. 10-2015 established a December 31, 2018 deadline for the update. As stated in Washington State statute RCW 36.70A.130(2)(a), the County is required to establish a Public Participation Plan (Plan) to ensure early and continuous public participation throughout the Comprehensive Plan update process.

“Each county and city shall establish and broadly disseminate to the public a public participation program consistent with RCW 36.70A.035 and 36.70A.140 that identifies procedures and schedules whereby updates, proposed amendments, or revisions of the comprehensive plan are considered by the governing body of the county or city no more frequently than once every year, except that, until December 31, 2015, the program shall provide for consideration of amendments of an urban growth area in accordance with RCW 36.70A.1301 once every year.”

RCW 36.70A.130(2)(a) (quoted in part)

The Plan establishes public participation procedures, goals and objectives, and public comment methods. It provides clear guidelines so residents can easily determine how and to what extent they wish to be involved. Prior to implementation, this plan will be reviewed by the San Juan County Planning Commission and adopted by the San Juan County Council (County Council), with opportunities for public comment. The plan will then be implemented as adopted.

2. STATUTORY REQUIREMENTS

GROWTH MANAGEMENT ACT

GMA is a set of laws adopted in 1990 to help manage Washington’s growth through identifying and protecting natural resource lands, designating urban growth areas, and preparing local comprehensive plans to be implemented through development regulations. GMA sets required deadlines for compliance, provides direction and guidance for local governments during the comprehensive plan update process, and requires local governments to include thorough public participation throughout the update process.

REVISED CODE OF WASHINGTON

The Revised Code of Washington (RCW) 36.70A is the state statute that regulates GMA in regards to planning by selected counties and cities. It requires the County to review and revise its Comprehensive Plan and development regulations periodically stating,

“Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations

comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.”

RCW 36.70A.130(1)(a)

As stated earlier, RCW 36.70A.130(2)(a) requires thorough public involvement throughout the update process consistent with the Public Notice Provisions (RCW 36.70A.035) and Public Participation statute (RCW 36.70A.140) of GMA, which state in part:

Public Notice Provisions

The public participation requirements of this chapter shall include notice procedures that are reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, school districts, and organizations of proposed amendments to comprehensive plans and development regulation.

RCW 36.70A.035

Public Participation

“Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments. In enacting legislation in response to the board's decision pursuant to RCW 36.70A.300 declaring part or all of a comprehensive plan or development regulation invalid, the county or city shall provide for public participation that is appropriate and effective under the circumstances presented by the board's order. Errors in exact compliance with the established program and procedures shall not render the comprehensive land use plan or development regulations invalid if the spirit of the program and procedures is observed.”

RCW 36.70A.140

WASHINGTON ADMINISTRATIVE CODE

According to the Washington Administrative Code (WAC) 365-196-600, the County must establish public participation procedures for early and continuous public participation in the development and update of the County's Comprehensive Plan and development regulations. The WAC states:

“(a) Each county and city planning under the act must establish procedures for early and continuous public participation in the development and amendment of comprehensive plans and development regulations. The procedures are not required to be reestablished for each set of amendments.

(b) The procedures must provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments.”

WAC 365-196-600(1)(a&b)

The County should also try to involve a broad base of the community to ensure that all residents have an opportunity to participate and it should not develop arbitrary requirements or qualifications that a person to meet in order to participate in the public process. Specifically, the WAC states:

“(4) Each county or city should try to involve a broad cross-section of the community, so groups not previously involved in planning become involved.

(5) Counties and cities should take a broad view of public participation. The act contains no requirements or qualifications that an individual must meet in order to participate in the public process. If an individual or organization chooses to participate, it is an interested party for purposes of public participation.”

WAC 365-196-600(4&5)

The County must also provide adequate notice to the public. The County is encouraged to use multiple forms of communication in order to ensure all members and segments of the public have been addressed. The WAC suggests a number of procedural and substantive strategies to maximize effective communication with the public:

“(6) Providing adequate notice.

(a) Counties and cities are encouraged to consider a variety of opportunities to adequately communicate with the public. These methods of notification may include, but are not limited to, traditional forms of mailed notices, published announcements, electronic mail, and internet web sites to distribute informational brochures, meeting times, project timelines, and design and map proposals to provide an opportunity for the public to participate.

(b) Counties and cities must provide effective notice. In order to be effective, notice must be designed to accomplish the following:

(i) Notice must be timely, reasonably available and reasonably likely to reach interested persons. Notice of all events where public input is sought should be broadly disseminated at least one week in advance of any public hearing. Newspaper or online articles do not substitute for the requirement that jurisdictions publish the action taken. When appropriate, notices should announce the availability of relevant draft documents and how they may be obtained.

(ii) Broad dissemination means that a county or city has made the documents widely available and provided information on how to access the available documents and how to provide comments. Examples of methods of broad dissemination may include:

(A) Posting electronic copies of draft documents on the county and city official web site;

(B) Providing copies to local libraries;

(C) Providing copies as appropriate to other affected counties and cities, state and federal agencies;

(D) Providing notice to local print and online newspapers; and

(E) Maintaining a list of individuals who have expressed an interest and providing them with notice when new materials are available.”

WAC 365-196-600(6)

3. PLAN GOALS AND OBJECTIVES

GOAL 1: PROVIDE RESIDENTS, PROPERTY OWNERS, BUSINESS OWNERS, COMMUNITY GROUPS, AND OTHER STAKEHOLDERS AN OPPORTUNITY TO PARTICIPATE IN THE COMPREHENSIVE PLAN UPDATE PROCESS.

Objective 1.1: Outline a clear and accessible public process for the comprehensive plan and development regulations update.

Objective 1.2: Outline a clear and accessible public process for the review of urban growth areas.

Objective 1.3: Provide multiple avenues for public involvement to occur to ensure all members have an opportunity to participate. This can include public meetings, open houses, focus groups, and study sessions, among others.

Objective 1.4: Ensure public input is sought from a broad base of participants and is consistent with to the Comprehensive Plan Update timeline.

Objective 1.5: Seek public input and ideas related to the 20-year vision of San Juan County and its community members.

Objective 1.6: Make copies of the item or proposal under discussion available to the public prior to the public hearing so that participants have time to review and comment accordingly.

Objective 1.7: Encourage participation of community groups that may not normally participate in the planning process and reach out to ferry and nonferry served islands especially Waldron, Stewart, Blakely and Decatur islanders.

Objective 1.8: Remain compliant with the following state statutes as they relate to public participation:

- WAC 365-196-600 Public Participation
- RCW 36.70A.140 Comprehensive Plans – Ensure Public Participation

GOAL 2: ENSURE ALL PUBLIC COMMENTS RELATED TO THE COMPREHENSIVE PLAN UPDATE ARE REVIEWED AND CONSIDERED DURING THE DECISION-MAKING PROCESS.

Objective 2.1: Make a concerted and continuous effort to ensure that elected officials and County staff are aware of and understand all community and stakeholder concerns.

Objective 2.2: Ensure sufficient time is reserved subsequent to the close of a hearing or public meeting and prior to the finalization of a decision so that decision makers can adequately review all material and/or comments.

Objective 2.3: Substantive comments pertaining to studies, analyses, or reports, along with necessary responses, should be included in the published document itself. (e.g. SEPA process)

Objective 2.4: The record (such as public written comments, testimony, tape recordings, etc.) will be compiled and maintained by the County. The full record will be made available to decision-makers for their consideration and review prior to making a decision.

GOAL 3: PROVIDE PROPER AND ADEQUATE PUBLIC NOTIFICATION OF ALL MEETINGS, OPEN HOUSES, HEARINGS, AND OTHER EVENTS OR ITEMS RELATED TO THE COMPREHENSIVE PLAN UPDATE.

Objective 3.1: Encourage a variety of opportunities to ensure adequate communication with the public. Methods can include:

- Newspaper Advertisements (Print and Online)
- County Comprehensive Plan Update Webpage
- Direct Mail Notice
- Email Notice
- Posters and Notice Boards

Objective 3.2: Provide effective public notification in a timeframe suitable to the comprehensive plan update timeframe.

Objective 3.3: Disseminate public notice of all events where public input is desired. Some comprehensive plan amendments require specific notice.

Objective 3.4: Ensure the public notice clearly specifies the nature of the proposal under consideration and how the public may participate.

Objective 3.5: Provide public notification in compliance with the following state statutes:

- WAC 365-196-600 Public Participation
- RCW 36.70A.035 Public Participation – Notice Provisions

Objective 3.6: Provide public notification in compliance with County Code.

GOAL 4: EDUCATE RESIDENTS, PROPERTY OWNERS, BUSINESS OWNERS, AND OTHER STAKEHOLDERS ON COMPREHENSIVE PLAN PROCESSES AND REQUIREMENTS.

Objective 4.1: Explain the laws by which the County is obligated to conduct the Update process.

Objective 4.2: Inform the public about current or future plans that are related to the Comprehensive Plan.

Objective 4.3: Build upon past planning work and carry forward the vision and direction of the community.

4. INTERESTED PARTICIPANTS

The Public Participation Plan is designed to reach all members of the San Juan County community and those interested in the Comprehensive Plan and development regulations update. It is intended to address the entire spectrum of San Juan County community members, including those individuals or groups that may not yet have an interest or a desire to participate.

PUBLIC

For the purposes of this plan, the general public includes residents, business owners, property owners, community groups, and all other community members wishing to participate in the Comprehensive Plan Update process.

Interested Property Owners

Interested property owners are defined as those property owners, including developers, who may have an interest in urban growth or development regulations as they relate to private property or their private property rights. Interest can either be related to preserving their property or developing their property.

Citizen/Community Organizations

Community Organizations are defined as community groups, boards, associations, or committees formed with a common cause or interest in mind. They can include environmental groups, service groups, non-profit organizations, advocacy groups, neighborhood associations, homeowners associations, religious organizations, community councils, and any other organization or group formed within the community for a common interest.

Other Interested Parties

Other interested parties are defined as all other residents, community members, organizations, or parties with an interest in urban growth or development regulations in San Juan County.

GOVERNMENT/QUASI-GOVERNMENT

Government and Quasi-Government groups are those organizations formed with a connection to the government. This can include County and Town Councils, County and Town Planning Commissions, special purpose districts, area tribes, citizen advisory committees, and others. It is important to the County to maintain constant communication with these groups, as well as with the general public.

County Boards and Committees

County Boards and Committees include advisory boards, advisory committees, general committees, general boards, planning units, citizen groups, commissions, and teams with a connection to San Juan County. The County will do its best to include and solicit input from all boards and committees throughout the Update process.

Planning Commission

The Planning Commission is an elected or appointed group of individuals whose role is to hold public hearings in relation to land use policies and regulations, and serves as an advisory committee to the Community Development and Planning Department. The Planning Commission also makes formal

recommendations to County Council. State law recommends that the Planning Commission's role in the update and review of the County's Comprehensive Plan and development regulations be clearly defined to ensure compliance with public participation requirements. WAC 365-196-600(3)(c) states,

"The public participation program should clearly describe the role of the planning commission, ensuring consistency with requirements of chapter 36.70, 35.63, or 35A.63 RCW."

The Planning Enabling Act requires all comprehensive plan amendments be approved by the Planning Commission. RCW 36.70.400 states,

"The approval of the comprehensive plan or of any amendment, extension or addition thereto, shall be by the affirmative vote of not less than a majority of the total members of the commission."

To ensure regulatory compliance the Planning Commission will have a strong level of involvement throughout the Update process. They will be involved in public meetings, open houses, and any other public participation event held throughout the Update process in order to hear from the public directly.

Friday Harbor

The Town of Friday Harbor is the only incorporated jurisdiction within San Juan County. The County will engage with Town of Friday Harbor staff throughout the Update process to address and resolve any issues and to achieve coordinated and consistent planning efforts throughout the periodic review. State law requires all local planning efforts to occur in coordination with each other. RCW 36.70A.100 states,

"The comprehensive plan of each county or city that is adopted pursuant to RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city has, in part, common borders or related regional issues."

Public participation relating to specific town issues will be undertaken by the Town during its own periodic review.

5. PUBLIC INVOLVEMENT

Public involvement is a key element to the Comprehensive Plan Update process. This Public Participation Plan is designed to provide multiple avenues for early and continuous public involvement throughout the course of the Update. This will also ensure input is gathered from a broad spectrum of the public as required by state statute, and on various outer islands, in accord with the remote and dispersed population of this county.

TYPES OF OUTREACH

Opportunities for public involvement will be provided throughout the periodic review to encourage early and continuous public participation.

Open Houses

Open Houses provide background information on the Comprehensive Plan Update process, requirements, and the issues/challenges faced. They provide an opportunity to solicit feedback from the

public and give community members an opportunity to learn about the project and ask County staff questions. Public comments are captured through written comment sheets, written surveys, comment boards, interest boards, and mapping exercises. Open Houses will be provided in each of the three County districts. Some of these meetings will be held in the summer and fall to ensure that seasonal residents have the opportunity to participate. Attendees will consist of:

- General Public
- County Staff and Committees
- Other Interested Parties
- Community Stakeholders or Groups

Public Briefings/Study Sessions

Comprehensive Plan Briefings provide background information and project status throughout the Periodic Review. They provide an opportunity for policy makers, community groups, and the general public to come together and discuss any community issues related to the Comprehensive Plan Update. Attendees will be informed about why an update is needed and what the potential effects of changing a particular comprehensive plan land use designation. Staff will note how comments will be addressed and how they may fit in to the plan update draft. Some attendance may be arranged via telephone or video conferencing among islands. Comments are typically captured through meeting minutes and written comment sheets. Attendees may consist of:

- Policy Makers
- Community Groups
- General Public
- County Staff and Committees
- Quasi-Government Group Leaders
- Other Interested Parties

Social Media

Social Media is used to provide updates on the Comprehensive Plan Update process as well as any lawfully made decisions. It can also be used to solicit feedback from the general public on any project topics or issues. The social media strategy will be coordinated and may include surveys/questionnaires, Questions of the Week, and/or comment sheets, a blog or Facebook page. It can be used by the following:

- General Public
- Community Stakeholders
- Community Groups
- Other Interested Parties
- County Staff and Committees

Group Presentations

Group Presentations provide project information focused on a specific topic/issue or on the general project. They can be given at project meetings, open houses, County Committee meetings, community organization meetings or at a meeting specifically held for the presentation itself. Comments are captured through written comment sheets and attendees may consist of:

- General Public

- Community Stakeholders
- Community Group Leaders
- County Staff and Committees
- Other Interested Parties

Public Hearings

Public hearings provide an opportunity to the general public and community stakeholders or groups to provide testimony before the County Planning Commission and the County Council. Hearings allow decision makers and the Planning Commission to hear public comment directly. Any testimony given is captured in the public record. Those involved can include:

- Policy Makers
- General Public
- Community Group Leaders
- Community Stakeholders
- County Staff
- Quasi-Government Groups
- Recommending Bodies

NOTIFICATION METHODS

Notification methods are used by County staff to inform the public of participating opportunities available to them. The County recognizes that one notification method may not be easily accessible to all members of the public or county residents; therefore, the County will utilize multiple notification methods to ensure early and continuous public participation throughout the Comprehensive Plan and development regulations update process. Each should direct to a location to submit official comments, and may even provide a form for those comments. The notification methods include:

- Newspaper Advertisements (print and online)
- Email Notices (must sign up on the Update Listserve)
- Press Releases
- County Comprehensive Plan Update Website Postings
- Direct Mail Notice
- Informational Posters and Notice Boards
- Blog
- Facebook page

Newspaper Advertisements

Advertisements of project events will be placed in the local print newspapers (San Juan Islander and Islands Weekly) and on on-line bulletin boards and community calendars at least one week prior to the event date. Project events include: open houses, public meetings, group presentations, or public hearings. The advertisement will provide initial information about the event and may direct the interested parties to the County website for additional information or the opportunity to comment if they are unable to attend the event.

Email Notices

The County currently holds an extensive Interested Parties Email List which contains email addresses retrieved from interested parties during previous long range planning projects. The County will send out an email notice to all members on the interested parties email list with information on public

participation events and opportunities for public comment. The County will also send out an email notice to community groups and key organizations with similar information and request distribution to their membership. Email notices will be sent out prior to the event date. If you are a member of the general public and you wish to be on the interested parties email list or if you are a community group and you wish to be on the Update Listserve please see the instructions on Attachment A.

Press Releases

The County will issue press releases as appropriate to inform the public about GMA and Update issues, local Update planning activities, availability of documents, and/or meeting and hearing dates and Update topics. Press releases will be distributed to printed newspapers specific to San Juan County, such as the Journal of the San Juans and the Islands' Sounder. Online newspapers, such as the San Juan Islander and the Island Guardian, and local online event calendars, such as the Island Update, Lopez Rocks, and Orcas Issues, will be included.

County Website

The County will post on their website information related to the Periodic Review process, background information, and public events (including event date, time, place, and topic). The County will also provide information on other opportunities for public comment or public participation. Postings will occur prior to the public participation event or opportunity and can be found here: <http://www.co.san-juan.wa.us/cdp/default.aspx?dept=CDP&listname=CompUpdates>.

Electronic comments and questions will be directed to a single address/location to be included as part of the record. Broad responses to attributable questions and comments may be posted on the County Comprehensive Plan Periodic review website.

Direct Mail Notice

The County may send out direct mail notices to residents with information on the Update and other sources for information on public participation and public comment opportunities. A direct mailing early in the process may serve to reach the greatest number of stakeholders. Notification of the Update process, how to find out more about it, and how to participate may go out with County mailings that go to all registered voters and to absentee landowners, such as election and assessment mailings.

Posters and Notice Boards

The County will develop and place informational posters and/or notice boards discussing the Update project and public participation opportunities in public areas throughout the County. Public areas may include: public libraries, local government offices, community centers, and bulletin boards.

RESPONSE TO PUBLIC COMMENTS

The Planning Commission and County Council will consider relevant public comments and testimony throughout the recommendation and decision-making process. Methods for public involvement and comment have been highlighted above. To ensure public comment is reviewed thoroughly the following steps shall be taken:

- Broad responses to attributable questions and comments may be posted on the County Comprehensive Plan Periodic review website.
- Time will be reserved to adequately review all relevant material and comments prior to the end of a hearing or a final recommendation or decision.

- All public comments and/or records will be compiled and maintained by County staff as part of the official record and made available for review and consideration prior to a final recommendation or decision.

6. UPDATES

This Public Participation Plan may be revised after a public hearing of the County Council. Meeting dates may be changed and activities not anticipated in this plan may occur or be added without a revision of this plan.

7. CONCLUSION

This Public Participation Plan was developed at the start of the Comprehensive Plan Update process. It is a living document that will be updated as conditions change or new participation methods are developed. It is intended to meet the requirements of the GMA, the RCW, and the WAC, including providing for early and continuous public participation throughout the Periodic Review process. It is the County's intention to involve a broad cross-section of the community, including those not previously involved in local planning efforts.



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