



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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TRANSMITTAL MEMO

TO: Planning Commission
CC: Erika Shook, AICP, Director, DCD
Mike Thomas, County Manager
FROM: Adam Zack, Planner II 
Linda Kuller, Planning Manager, DCD 
SUBJECT: 2036 Comprehensive Plan Update
Briefing: Draft Vision Amendments
DATE: March 1, 2018
BRIEFING: March 16, 2018
ATTACHMENT: Draft Vision amendments dated March 1, 2018

Issue: To receive comments from Planning Commission and the public on the second draft of proposed Vision amendments.

Attachment: The attached document presents the staff recommendations for amending the Comprehensive Plan Vision based on Planning Commission input and public comments received on the first draft. In the document, amendments are presented in strikethrough and underline format (for example new additions, ~~removed~~, and relocated). **Highlighted** changes reflect changes made based on public comments on the draft dated February 2, 2018.

Background: On February 16, 2018, Planning Commission heard public comments on the first draft Vision Amendments. Written comments on this draft were submitted to staff in addition to the verbal comments. These comments are found in Appendix A of the attached document.

To assemble the second draft Vision Amendments, staff considered the following:

- The narrowly defined scope for refining the Vision
- Community input outlined in *San Juan County Vision 2036 Update Process*
 - <https://www.sanjuanco.com/DocumentCenter/Home/View/13890>
- Planning Commission direction provided at their January 19, 2018 meeting
- Deference to the adopted Vision
- Public comments on the first draft

Briefing Purpose: To receive further comments on the second draft, dated March 1, 2018.

Public Comments: The public is invited to provide comments on the proposed amendments at the Planning Commission meeting. Prior to the meeting date, written comments may also be emailed to compplancomments@sanjuanco.com, or mailed to Adam Zack, SJC Department of Community Development PO Box 947 Friday Harbor, WA 98250. Written comments about particular changes should refer to the page and line numbers on the amendments proposed in the attached document. For questions, please contact Adam Zack at (360) 370-7580 or adamz@sanjuanco.com.



DRAFT VISION AMENDMENTS SAN JUAN COUNTY VISION 2036

BACKGROUND

A first draft dated February 2, 2018 of Vision amendments was prepared by staff with direction from the San Juan County Planning Commission.

This is the second draft of proposed amendments to the San Juan County Comprehensive Plan Vision statement for Planning Commission review. It considers public comments made on the February 2nd draft.

Adam Zack, Planner II

Department of Community Development

March 1, 2018 – Second DRAFT

1 **A. PURPOSE**

2 In 2018, San Juan County will update its Comprehensive Plan. The Comprehensive Plan Vision Statement
3 has been selected to be a part of this update. The following is the first draft of a Vision Statement
4 amendment proposal. This document also outlines the community input and Planning Commission
5 guidance that informed the proposed Vision Amendments. The entire Vision with the proposed
6 amendments is shown first. Then, each section of the Vision Statement is covered with the following
7 format: existing and proposed statement, summary of the core issues for that topic, a bullet-point list of
8 the specific amendments, and an explanation of why the change was proposed. Amendments are
9 presented in ~~strikeout~~ and underline format (for example new additions, ~~removed~~, and relocated).
10 Changes made because of public comments on the first draft are highlighted.

11 **B. BACKGROUND**

12 In September, October, and November of 2017, San Juan County Department of Community Development
13 (DCD) and consultants from Studio Cascade Inc. (SCI) performed community engagement to generate
14 public input on the currently adopted Comprehensive Plan Vision Statement. This engagement consisted
15 of pop-up studios, workshops, a mini-poll, and an online survey. SCI summarized the public input
16 accumulated during these months in *San Juan County Vision 2036 Update Process*, referred to hereafter
17 as ‘the Vision Report’.

18 On January 19, 2018, Planning Commission conducted a work session to determine the appropriate scope
19 of the Vision amendments. DCD staff presented the Planning Commission with information from the
20 Report and received direction for amendments to each section of the Vision. Four questions were asked
21 for each section:

- | | | | |
|----|--|----|----------------------------------|
| 22 | • Is there a change needed? | 26 | • Is something missing from this |
| 23 | • Does specific language need to change? | 27 | statement? |
| 24 | • Does the statement structure need to | | |
| 25 | change? | | |

28 Planning Commission considered the community input in answering each question. Throughout the work
29 session, staff and Commissioners pointed out that the currently adopted Vision Statement only requires
30 small amendments to reflect accurate aspirations of the community.

31 Planning Commission heard public comments on the first draft of this proposal at the February 16, 2018
32 meeting. Comments received on the first draft are summarized in Appendix A of this document. The
33 thoughtful and well-considered comments have been considered in this second draft of the Vision
34 amendment proposal.

35 Planning Commission and community input formed the basis of the following proposed amendments.
36 Care was taken to respect the existing Vision Statement while crafting amendments to refine the Vision
37 to encompass the hopes of the San Juan County community as expressed in 2018.

38 This update process was conducted with deference to the Vision Statement that was initially adopted with
39 the San Juan County Comprehensive Plan. DCD staff and Planning Commission recognize the significant
40 effort that went in to the drafting of the original Vision Statement and appreciate the work of every
41 individual that contributed.

1 **C. PROPOSED VISION AMENDMENTS**

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

6 **Staff Analysis – Page 6**

7 **Public Comments – Appendix A**

- 8 • Sandi Friel, page 9, line 13 10 • Friends of the San Juans, page 34
- 9 • Charles Carver, page 15, line 23 11 • Verbal Comments, page 40

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

18 **Public Comments – Appendix A**

- 19 • Jane Hart, page 21, line 6
- 20 • Islands Climate Resilience, page 38, line 7
- 21 • Verbal Comments, page 40

22 **BASIC HUMAN NEEDS** Our islands are places where all citizens can safely walk or play, day or night. The
23 drinking water supply is clean, and adequate, and conserved as a vital resource. Health care, elder care,
24 and help in time of need are accessible and affordable. ~~The supply of affordable housing is adequate to~~
25 ~~meet the needs of our diverse population.~~ Making a life here is possible for all people and is not limited
26 by lack of access to basic human needs.

27 **Staff Analysis – Page 9**

28 **Public Comments – Appendix A**

- 29 • Sandi Friel, page 10, line 8 33 • Islands Climate Resilience, page 38,
- 30 • David Kane, page 14, line 25 34 line 13
- 31 • Jane Hart, page 21, line 12 35 • Verbal Comments, page 40
- 32 • Friends of the San Juans, page 34

37 **EDUCATION** Learning is a continuing lifelong process ~~which~~ that is encouraged and aided by the
38 community. A partnership of families and community creates a supportive and challenging environment
39 founded on academic excellence and artistic expression. This educational environment produces ethical,
40 self-directed, compassionate, responsible world citizens, alive with the love of learning.

41 **Staff Analysis – Page 10**

1 **ECONOMY** We support a pattern of economic growth and development which serves the needs of our
2 community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of
3 the islands. Our economy comprises a wide spectrum of stable, year-round activities that provide family
4 wage employment for islanders. The workforce is able to live, work, and thrive locally. We support and
5 encourage traditional industries including forestry, farming agriculture, aquaculture, construction,
6 fishing and tourism without jeopardizing the resources natural environment on which they depend. We
7 have home occupations and cottage ~~industries which~~ enterprises that are compatible with surrounding
8 neighborhoods. We encourage new ideas and new technology for improving the quality and profitability
9 of our goods and services. Advanced interactive communication systems are encouraged support our
10 economy. Value-added activities are encouraged. Environmental conservation and sustainable
11 development are balanced.

12 **Staff Analysis – Page 11**

13 **Public Comments – Appendix A**

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|----|-----------------------------------|----|-------------------------------------|
| 14 | • Steve Bernheim, page 7, line 28 | 19 | • Friends of the San Juans, page 34 |
| 15 | • Sandi Friel, page 10, line 17 | 20 | • Islands Climate Resilience, page |
| 16 | • David Kane, page 14, line 26 | 21 | 38, line 23 |
| 17 | • Charles Carver, page 16, line 7 | 22 | • Verbal Comments, page 40 |
| 18 | • Jane Hart, page 21, line 19 | | |

23

24 **NATURAL ENVIRONMENT** Our islands have exceptional natural beauty and healthy diverse ecosystems
25 surrounded by pollution-free marine waters. The air is fresh and clean, the water quality is excellent,
26 and the soil is uncontaminated. As careful stewards of these islands, we conserve resources, protect our
27 shorelines and critical areas, preserve open space, and take appropriate action based on the best
28 available science to assure healthy land and marine environments. The natural environment is central to
29 the ecological health, quality of life, and the economy in the islands. Native plants and animals of the
30 islands thrive, and are identified, appreciated and conserved. (See page 11)

31 **Staff Analysis – Page 13**

32 **Public Comments – Appendix A**

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|----|------------------------------------|----|------------------------------------|
| 33 | • Steve Bernheim, page 5, line 9 | 37 | • Islands Climate Resilience, page |
| 34 | • Charles Carver, page 16, line 30 | 38 | 38, line 32 |
| 35 | • Jane Hart, page 21, line 23 | 39 | • Verbal Comments, page 40 |
| 36 | • Joe Symons, page 25, line 30 | | |

40

41 **LAND USE** Neighborhoods, hamlets, villages and towns are clearly defined ~~so as~~ to conserve agricultural,
42 forest, mineral resource and ~~environmentally sensitive lands~~ critical areas. These areas define our
43 heritage and sense of place; provide providing for commerce and community activities without losing
44 their small scale and attractive island ambiance. ~~There is housing for people of all incomes.~~ The unique
45 character of our shorelines is protected by encouraging uses which that maintain or enhance the quality
46 of the shoreline environment. Through innovative land use strategies, our citizens and institutions
47 balance and protect private property rights, public rights, and our natural environment.

1 **Staff Analysis – Page 14**

2 **Public Comments – Appendix A**

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|---|-----------------------------------|---|-------------------------------|
| 3 | • Steve Bernheim, page 6, line 16 | 5 | • Jane Hart, page 21, line 27 |
| 4 | • David Kane, page 14, line 28 | 6 | • Verbal Comments, page 40 |

7 ~~**TRANSPORTATION AND COMMUNICATION**~~ We have water, land, and air transportation systems
8 commensurate with our island culture. On-island circulation is by means of a system of scenic rural
9 roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the
10 roads are unpaved, narrow, and winding, and care is taken to maintain a rustic quality in public signs.
11 Transportation plans equally consider cyclists, pedestrians, automobiles, public transportation, and rural
12 character. Expansion or new construction of basic public transportation facilities occurs only ~~on the basis~~
13 ~~of based on~~ demonstrated local public need. ~~Advanced interactive communication systems are~~
14 ~~encouraged.~~

15 **Staff Analysis – Page 16**

16 **Public Comments – Appendix A**

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|----|----------------------------------|----|------------------------------|
| 17 | • Steve Bernheim, page 7, line 8 | 19 | • Jane Hart, page 22, line 6 |
| 18 | • David Kane, page 14, line 7 | 20 | • Verbal Comments, page 40 |

21 **ENERGY AND RESOURCES** Our community fosters resource and energy conservation. Energy
22 independence is encouraged. Drinking water resources are managed to meet the needs of our
23 community and future generations. Recycling, solid waste, and sewage treatment are managed both
24 within the confines of each island and Countywide in an environmentally sound manner. Renewable
25 natural resources are used on a sustainable basis. Nonrenewable resources are conserved wherever
26 possible and practical.

27 **Staff Analysis – Page 17**

28 **Public Comments – Appendix A**

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|----|----------------------------------|----|------------------------------------|
| 29 | • Steve Bernheim, page 4, line 7 | 31 | • Islands Climate Resilience, page |
| 30 | • Sandi Friel, page 11, line 7 | 32 | 34, line 6 |
| | | 33 | • Verbal Comments, page 40 |

34 **ARTS, CULTURE AND RECREATION** Our community nurtures the expression of its creative talents and
35 supports diverse cultural and entertainment activities. Our cultural facilities such as libraries, museums,
36 and theaters are focal points of activity and community support. Well-managed parks, trails, and
37 shoreline access, where appropriate, provide islanders with recreation with due regard for both the
38 rights of private property owners and the natural limitations of each site.

39 **Staff Analysis – page 18**

40 **HERITAGE AND HISTORIC PRESERVATION** Our community is enriched by a strong sense of identity,
41 tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions
42 to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers, ~~and~~

1 encourage the preservation of that heritage. We encourage preservation of our heritage, historic sites,
2 structures, and traditions for the enjoyment of all.

3 **Staff Analysis** – Page 19

4 **Public Comments** – Appendix A

- 5 • Sandi Friel, page 11, line 10
- 6 • Jane Hart, page 22, line 13
- 7 • Verbal Comments, page 40

8 **GOVERNANCE** We are self-governed by informed citizens. We are equally represented by elected
9 officials who conduct the activities of government in an ethical, fair, impartial, responsive and open
10 manner which that recognizes the independent, self-reliant nature of its citizens. Our county borders
11 the Province of British Columbia, including the Gulf Islands, and several Washington State counties. Our
12 elected officials and government institutions communicate with and collaborate in our areas of mutual
13 interest. Our government institutions balance responsibility with resources and costs, consolidate
14 services where practical, manage prudently, provide reliable data, are service-oriented, and perform in a
15 timely manner.

16 **Staff Analysis** – Page 20

17 **Public Comments** – Appendix A

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|----|----------------------------------|----|----------------------------------|
| 18 | • Steve Bernheim, page 6, line 1 | 22 | • Friends of the San Juans, page |
| 19 | • Sandi Friel, page 11, line 16 | 23 | 36 |
| 20 | • Joe Symons, page 17, line 21 | 24 | • Verbal Comments, page 40 |
| 21 | • Jane Hart, page 22, line 13 | | |

25 **HOUSING** The supply of affordable housing is adequate to meet the needs of our diverse population.
26 There is housing for people of all incomes. There is sufficient variety in housing types. Raising a family,
27 having a good quality of life, and economic opportunities are not limited by access to housing.

28 **Staff Analysis** – Page 21

29 **Public Comments** – Appendix A

- 30 • Steve Bernheim, page 4, line 30
- 31 • Friends of the San Juans, page 36
- 32 • Verbal Comments, page 40

33 **CLIMATE CHANGE** Our community of islands sets an example with its response to climate change. We
34 proactively address the effects of climate change such as sea level rise and drought. Preparations to
35 mitigate these effects are made in advance before they become crises. Our community encourages
36 voluntary efforts, enacting incentives and regulations to reduce our carbon footprint. Greenhouse gas
37 emissions are limited.

38 **Staff Analysis** – Page 22

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1 **Public Comments – Appendix A**

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|---|------------------------------------|---|------------------------------------|
| 2 | • Steve Bernheim, page 3, line 19 | 7 | • Islands Climate Resilience, page |
| 3 | • Sandi Friel, page 11, line 20 | 8 | 36, line 15 |
| 4 | • Charles Carver, page 16, line 19 | 9 | • Verbal Comments, page 40 |
| 5 | • Friends of the San Juans, page | | |
| 6 | 36 | | |

10

11 **OUR COMMITMENT: AS FORTUNATE CITIZENS OF THE SAN JUAN ISLANDS, WE COMMIT** ourselves
12 individually and communally to a future for ourselves and our children that reflects this vision. To this
13 end, we, the undersigned individuals dedicate our time and our talents.

14 **Public Comments – Appendix A**

- 15 • Joe Symons, page 18, line 5

16

DRAFT

1 **D. STAFF ANALYSIS**

2 **PREAMBLE**

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

3
4 **ISSUES**

5 The Report indicates that this section did not require significant amendment. The only suggested
6 amendment is changing the year in the Preamble to reflect the updated planning horizon.

7 **Public Comments** – Appendix A

- 8 • Sandi Friel, page 9, line 13
- 9 • Charles Carver, page 15, line 23
- 10 • Friends of the San Juans, page 34
- 11 • Verbal Comments, page 40

12 **PROPOSAL**

- 13 • “2020 A.D.” struck out

14 **EXPLANATION**

15 ~~“2020 A.D.”~~ This year represents the previous planning horizon for the original Vision. As Sandi Friel
16 points out, the community’s vision extends indefinitely into the future without an end date needed, see
17 her written comment in Appendix A, page 10, line 1.

18

BASIC HUMAN NEEDS

EXISTING	PROPOSED
Our islands are places where all citizens can safely walk or play, day or night. The drinking water supply is clean and adequate. Health care and help in time of need are accessible and affordable. The supply of affordable housing is adequate to meet the needs of our diverse population.	Our islands are places where all citizens can safely walk or play, day or night. The drinking water supply is clean, <u>and adequate, and conserved as a vital resource.</u> Health care, <u>elder care,</u> and help in time of need are accessible and affordable. The supply of affordable housing is adequate to meet the needs of our diverse population. <u>Making a life here is possible for all people and not limited by lack of access to basic human needs.</u>

2

3 ISSUES

4 On page 25 of the Report, community input identified access to housing, safe drinking water, and access
5 to healthcare as the most important parts of this section of the Vision. Respondents expressed concern
6 that meeting these basic needs is particularly challenging in our community.

- 7
- 8 • A large majority of respondents, in every public engagement opportunity, mentioned the lack of
 - 9 • There is relative unanimity in the concern for both quantity and quality of drinking water in the
 - 10 future. Respondents mentioned saltwater intrusion into ground water, varying degrees of ground
 - 11 water availability on different islands in different places, changes in water quantity because of
 - 12 climate change, and the concept of “carrying capacity” of the water resource.
 - 13 • Access to health care, particularly elder care, was an issue many respondents expressed concern
 - 14 regarding.

15 During the January 19 Planning Commission work session it was suggested that housing is a concern that
16 warrants its own section within the Vision. There was a suggestion that the mention of safety may be
17 better suited to be included with transportation. Inclusion of the concept of “aging in place” in the
18 healthcare statement was also proposed.

19 Public Comments – Appendix A

- 20
- 21 • Sandi Friel, page 10, line 8
 - 22 • David Kane, page 14, line 25
 - 23 • Jane Hart, page 21, line 12
 - 24 • Friends of the San Juans, page 34
 - 25 • Islands Climate Resilience, page 38, line 13
 - 26 • Verbal Comments, page 40

26 PROPOSAL

- 27
- “and conserved as a vital resource.” Added to the second sentence

- 1 • “elder care” added to the third sentence
- 2 • “The supply of affordable housing is adequate to meet the needs of our diverse population.”
- 3 Relocated to the ‘Housing’ statement
- 4 • “Making a life here is possible for all people and not limited by lack of access to basic human
- 5 needs.” added

6 **EXPLANATION**

7 **“Conserved as a vital resource.”** Much of the public input regarding this section of the vision statement
 8 expressed concern over the supply of drinking water. The existing statement envisioned the drinking
 9 water supply as clean and adequate but did not specifically address conservation of this resource;
 10 something the community input specifically called out as important. A couple of the public comments on
 11 this statement recommended specific language about monitoring and quantifying water usage. The idea
 12 of monitoring and quantifying water usage is in-line with comments from the Report; however, the
 13 specificity of these directives may be better addressed with Comprehensive Plan goals and policies.

14 **“Elder care”** Elder care was added to the statement about health care. Public input highlighted that our
 15 aging population have unique health care needs that are not highlighted in the current statement.

16 **“The supply of affordable housing is adequate to meet the needs of our diverse population”** This
 17 statement was struck from the Basic Human Needs section and moved to the Housing statement included
 18 with this proposal.

19 **“Making a life here is possible for all people and not limited by lack of access to basic human needs.”**
 20 Public input and Planning Commission conversation expressed a concern that people trying to make a life
 21 here may not be able to do so because of a lack of access to the basic human needs outlined in this section
 22 of the Vision. This concern over access underpins the anxiety expressed about housing, healthcare and
 23 drinking water. Including a broad, declarative statement that living here will not be contingent on the
 24 satisfaction of basic human needs should address this community concern and reflect a future that the
 25 community aspires to. ‘Lack of’ was added to this draft of the proposal to respond to comments from
 26 Friends of the San Juans, summarized in Appendix A, page 33.

27

28 **EDUCATION**

EXISTING	PROPOSED
<p>Learning is a continuing lifelong process which is encouraged and aided by the community. A partnership of families and community creates a supportive and challenging environment founded on academic excellence and artistic expression. This educational environment produces ethical, self-directed, compassionate, responsible world citizens, alive with the love of learning.</p>	<p>Learning is a continuing lifelong process which <u>that</u> is encouraged and aided by the community. A partnership of families and community creates a supportive and challenging environment founded on academic excellence and artistic expression. This educational environment produces ethical, self-directed, compassionate, responsible world citizens, alive with the love of learning.</p>

29

1 **ISSUES**

2 The community input and Planning Commission recommendations did not indicate significant change was
3 needed to this statement.

4 **PROPOSAL**

- 5 • “Which” changed to “that”

6 **EXPLANATION**

7 **“That”** This change is proposed to correct a grammatical error.

8 **ECONOMY**

EXISTING	PROPOSED
<p>We support a pattern of economic growth and development which serves the needs of our community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the islands. Our economy comprises a wide spectrum of stable, year-round activities that provide employment for islanders. We support and encourage traditional industries including forestry, farming, aquaculture, construction, fishing and tourism without jeopardizing the resources on which they depend. We have home occupations and cottage industries which are compatible with surrounding neighborhoods. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. Value-added activities are encouraged. Environmental conservation and sustainable development are balanced.</p>	<p>We support a pattern of economic growth and development which serves the needs of our community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the islands. Our economy comprises a wide spectrum of stable, year-round activities that provide <u>family wage</u> employment for islanders. <u>The workforce is able to live, work, and thrive locally.</u> We support and encourage traditional industries including forestry, farming agriculture, aquaculture, construction, fishing and tourism without jeopardizing the <u>resources natural environment</u> on which they depend. We have home occupations and cottage industries <u>which enterprises that</u> are compatible with surrounding neighborhoods. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. <u>Advanced interactive communication systems are encouraged support our economy.</u> Value-added activities are encouraged. Environmental conservation and sustainable development are balanced.</p>

9 **ISSUES**

10 In the Report on page 31, community input identified access to housing, changes in the resource-based
11 economy, and the growth of tourism as the most important parts of this section of the Vision. The core
12 issues identified in the Report are:
13

- 14 • Housing is too expensive for many islanders, causing many, including tradespeople and entry-level
15 professionals, to settle for substandard or distant housing.

- 1 • The resource-based economic sector referenced in the Vision is weakening and undergoing
- 2 transition, playing a less significant role in the area’s economy than the one implied.
- 3 • Shifts to a more tourism-based economy relies on a number of lower-paying, seasonal jobs in
- 4 contradiction to the year-round, stable employment called for in the Vision.

5 During the January 19th Planning Commission work session, attention was called to the need for this
 6 statement to highlight ‘family wage jobs’, workforce housing, and that tourism may require its own
 7 statement. Commissioners pointed out that home occupations and cottage enterprises, as regulated by
 8 San Juan County Code, are a vital part of the County’s economy. It was pointed out that many of the
 9 resource industry references in this statement were valuable as an homage to our heritage. The central
 10 points Commissioners wanted expressed by this statement were the need for labor force development
 11 and diversifying the kind of employment available.

12 **Public Comments – Appendix A**

- | | | | |
|----|-----------------------------------|----|--|
| 13 | • Steve Bernheim, page 7, line 28 | 17 | • Jane Hart, page 21, line 19 |
| 14 | • Sandi Friel, page 10, line 17 | 18 | • Friends of the San Juans, page 34 |
| 15 | • David Kane, page 14, line 26 | 19 | • Islands Climate Resilience, page 38, line 23 |
| 16 | • Charles Carver, page 16, line 7 | 20 | • Verbal Comments, page 40 |

21

22 **PROPOSAL**

- 23 • “Family wage” added to the second sentence
- 24 • “The workforce is able to live, work, and thrive locally.” Added as the third sentence
- 25 • “Farming” changed to “agriculture”
- 26 • “resources” changed to “natural environment” in the fourth sentence
- 27 • “industries which” changed to “enterprises that”
- 28 • “Advanced interactive communication systems support our economy.” Added, with a minor
- 29 modification, from the transportation section

30 **EXPLANATION**

31 **“Family wage”** Planning Commission and community input respondents both identified the growing need
 32 for higher quality jobs in our community. Including “family wage” in the description of employment we
 33 aspire to seems a succinct way to sum-up what type of jobs the community and Planning Commission
 34 would like to see in San Juan County by the year 2036.

35 **“The workforce is able to live, work, and thrive locally.”** Public comments and Planning Commission
 36 discussion focused on the link between workforce housing and the islands economy. Many public
 37 comments also mentioned the concern that residents are, or would be, priced out of living here. When
 38 considering the economy moving forward the County can aspire to and support a workforce that lives in
 39 the islands.

40 **“Agriculture”** This change was made to be more consistent. The change was suggested by public
 41 comment; see Appendix A, page 14, line 27.

1 **“Resources”** The word resources was changed to natural environment to reflect the change in the
2 relationship between the islands’ economy and the environment.

3 **“Industries which”** Changed to **“enterprises that”**, this corrects a grammar and reflects the cottage
4 enterprise land use listed in the San Juan County Code.

5 **“Advanced interactive communication systems support our economy.”** The inclusion of communication
6 with transportation came up in the public engagement and Planning Commission discussion. Many
7 respondents did not understand why it was included with transportation and Commission recommended
8 moving it. It has been added to the ‘Economy’ section because advanced communication systems seem
9 to relate more to the County’s economy.

10

11

NATURAL ENVIRONMENT

EXISTING	PROPOSED
Our islands have exceptional natural beauty and healthy diverse ecosystems surrounded by pollution-free marine waters. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated. As careful stewards of these islands, we conserve resources, preserve open space, and take appropriate action to assure healthy land and marine environments. Native plants and animals of the islands thrive, and are identified, appreciated and conserved.	Our islands have exceptional natural beauty and healthy diverse ecosystems surrounded by pollution-free marine waters. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated. As careful stewards of these islands, we conserve resources, <u>protect our shorelines</u> , preserve open space, and take appropriate action based on the best available science to assure healthy land and marine environments. <u>Preserving the natural environment is central to the ecological health, quality of life, and the economy in the islands.</u> Native plants and animals of the islands thrive, and are identified, appreciated and conserved.

12

ISSUES

14 In the Vision 2036 Update Process report on page 35, the section on natural environment outlined the
15 community concerns about climate change. The core issues identified in the Report are:

- 16 • Many of the topics of central concern have solutions that are beyond local control, relying on
17 other agencies and actors.
- 18 • The availability of drinking water is largely unknown, and many residents are critically interested
19 in how water availability will influence population growth policy.

20 Planning Commission suggested including a reference to shorelines. They acknowledged community
21 concern about drinking water but did not feel that this was the best topic heading to address that. They
22 also highlighted the relationship between the natural environment and our economy.

23

1 **Public Comments – Appendix A**

- | | |
|--|---|
| <p>2 • Steve Bernheim, page 5, line 9</p> <p>3 • Charles Carver, page 16, line 30</p> <p>4 • Jane Hart, page 21, line 23</p> <p>5 • Joe Symons, page 25, line 30</p> | <p>6 • Islands Climate Resilience, page 38, line</p> <p>7 32</p> <p>8 • Verbal Comments, page</p> |
|--|---|

9

10 **PROPOSAL**

- 11 • “based on the best available science” added to the third sentence
- 12 • “Protect our shorelines” Added to the third sentence
- 13 • “Preserving the natural environment is central to the ecological health, quality of life, and the
- 14 economy in the islands.” Added as a fourth sentence

15 **EXPLANATION**

16 **“Based on the best available science”** This change was recommended by the Island Climate Resilience

17 group, see Appendix A, page 38, line 41. Adding reference to best available science establishes a baseline

18 source of facts to inform decision making.

19 **“Protect our shorelines”** was added to the third sentence to reflect the Planning Commission suggestion

20 that shorelines be mentioned.

21 **“Preserving the natural environment is central...”** This sentence was added to strengthen the connection

22 between the natural environment, quality of life, and our economy. Community input identified the

23 changing nature of the resource-based economy. Respondents pointed out that the value of preserving

24 our natural environment was equal to the value of extracting natural resources.

25 **LAND USE**

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

26

1 **ISSUES**

2 In the Vision 2036 Update Process report on page 39, community concerns regarding the topic of land use
3 are outlined. The core issues identified in the Report are:

- 4 • Rural character is becoming less about actual agricultural use and more about the atmosphere
5 and aesthetics provided by open fields and forests.
- 6 • Housing is not easily available for people living year-round on the islands and part of the
7 workforce.
- 8 • Existing levels of development already permitted by zoning may make growth management
9 challenging.

10 Planning Commission focused on sharpening the definition of rural, agricultural, and urban areas in this
11 statement. They pointed out that these three components of the statement, and land use in general,
12 define our community and need to be clearly understood. Commission also acknowledged that the Vision
13 might not be the best place to fully flesh out these definitions. Overall, Commission felt that the currently
14 adopted statement is strong.

15 **Public Comments – Appendix A**

- | | |
|--------------------------------------|----------------------------------|
| 16 • Steve Bernheim, page 6, line 16 | 18 • Jane Hart, page 21, line 27 |
| 17 • David Kane, page 14, line 28 | 19 • Verbal Comments, page 40 |

20 **PROPOSAL**

- 21 • “So as” struck out
- 22 • “environmentally sensitive lands” struck out and replaced with “critical areas”.
- 23 • “define our heritage and sense of place; providing” added to the second sentence
- 24 • “There is housing for people of all incomes” struck, moved to housing statement
- 25 • “Which” changed to “that”

27 **EXPLANATION**

28 **“So as”** this was struck out to correct grammar.

29 **“Critical Areas”** replaces environmentally sensitive lands in the first sentence. This will make the Vision
30 consistent with County Code. Environmentally sensitive lands was a phrase previously used in the code,
31 then changed to critical areas.

32 **“Define our heritage and sense of place; providing...”** This was added to the second sentence to respond
33 to community input that highlighted the link between rural areas and island heritage.

34 **“There is housing for people of all incomes.”** This was moved to the housing statement per Commission
35 request.

36 **“Which”** Struck in favor of **“that”**, this corrects grammar.

37

1

TRANSPORTATION AND COMMUNICATION

EXISTING	PROPOSED
<p>We have water, land, and air transportation systems commensurate with our island culture. On-island circulation is by means of a system of scenic rural roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the roads are unpaved, narrow, and winding, and care is taken to maintain a rustic quality in public signs. Expansion or new construction of basic public transportation facilities occurs only on the basis of demonstrated local public need. Advanced interactive communication systems are encouraged.</p>	<p>We have water, land, and air transportation systems commensurate with our island culture. On-island circulation is by means of a system of scenic rural roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the roads are unpaved, narrow, and winding, and care is taken to maintain a rustic quality in public signs. <u>Transportation plans equally consider cyclists, pedestrians, automobiles, public transportation, and rural character.</u> Expansion or new construction of basic public transportation facilities occurs only on the basis of <u>based on</u> demonstrated local public need. Advanced interactive communication systems are encouraged.</p>

2

3 ISSUES

4 In the Vision 2036 Update Process report on page 43, community concerns regarding the topic of land use
5 are outlined. The core issues identified in the Report are:

- 6 • The county’s roads are perceived as unsafe, making people reluctant to walk or ride bikes and
7 potentially endangering those who do.
- 8 • The islands rely heavily on the State ferry system and count on its continued reliability and
9 adequacy of service.
- 10 • Traffic congestion and continued reliance on the car for daily needs - particularly during tourist
11 season - may drive a scale of improvements that jeopardize rural character.
- 12 • There are different expectations of what needs the roadways serve, and design standards may
13 not universally apply.
- 14 • Inclusion of “interactive communication” in this portion of the vision is not entirely understood.

15 Planning Commission felt that this statement overall is strong. They pointed out that the third sentence
16 summarized the importance of rural character well. Commission recommended relocating the final
17 sentence about communication. They agreed with public input that including communication with
18 transportation does not make sense today in the same way it did when the statement was drafted. The
19 Commissioners pointed out the need to balance infrastructure improvements with rural character, that
20 bicycle and pedestrian considerations should be included but not at the expense of rural character.

21 Public Comments – Appendix A

- 22 • Steve Bernheim, page 7, line 8
- 23 • David Kane, page 14, line 7
- 24 • Jane Hart, page 22, line 6
- 25 • Verbal Comments, page

1 **PROPOSAL**

- 2 • “Transportation plans equally consider cyclists, pedestrians, automobiles, public transportation,
3 and rural character.” Added as a fourth sentence
- 4 • “On the basis of” changed to “based on”
- 5 • “Advanced interactive communication systems are encouraged.” Struck and relocated to
6 economy

7 **EXPLANATION**

8 **“Transportation plans equally consider...”** This sentence was added to strengthen the consideration of
9 bicycles, pedestrians, public transportation, and rural character. The concept was to unite the vast public
10 input requesting bicycle and pedestrian improvements with the Planning Commission’s imperative to
11 protect rural character.

12 **“Based on”** ‘On the basis of’ was changed to ‘based on’ for brevity.

13 **“Advanced interactive communication...”** This statement was relocated to the economy statement in
14 response to public input and Commission’s recommendation for a more logical fit.

15

16

ENERGY AND RESOURCES

EXISTING	PROPOSED
<p>Our community fosters resource and energy conservation. Energy independence is encouraged. Recycling, solid waste, and sewage treatment are managed within the confines of each island in an environmentally sound manner. Renewable natural resources are used on a sustainable basis. Nonrenewable resources are conserved wherever possible and practical.</p>	<p>Our community fosters resource and energy conservation. Energy independence is encouraged. <u>Drinking water resources are managed to meet the needs of our community and future generations.</u> Recycling, solid waste, and sewage treatment are managed <u>both</u> within the confines of each island <u>and Countywide</u> in an environmentally sound manner. Renewable natural resources are used on a sustainable basis. Nonrenewable resources are conserved wherever possible and practical.</p>

17

18 **ISSUES**

19 In page 49 of the Report, community concerns regarding the topic of energy and resources are outlined.
20 The core issues identified in the Report are:

- 21 • It has proven challenging to initiate and sustain conservation and recycling efforts, mostly because
22 the market for recycled materials is inconsistent and beyond local control.
- 23 • Generalized awareness of the need for energy and resource conservation has not fully translated
24 to policy and action.

1 Planning Commission highlighted that the currently adopted statement limits resource and waste
 2 management to ‘the confines of each island’. They suggested that this be broadened to include the
 3 County overall. Including a stronger statement on the importance of drinking water came up during the
 4 conversation on basic human needs but Commission felt that another place in the statement would be
 5 more appropriate. The primacy of protecting drinking water was brought up in conversations about many
 6 of the subjects in the Vision.

7 **Public Comments – Appendix A**

- | | | | |
|---|----------------------------------|----|---|
| 8 | • Steve Bernheim, page 4, line 7 | 10 | • Islands Climate Resilience, page 34, line 6 |
| 9 | • Sandi Friel, page 11, line 7 | 11 | • Verbal Comments, page 40 |

12 **PROPOSAL**

- 13 • “Drinking water resources are managed to meet the needs of our community and future
 14 generations.” Added as a third sentence
- 15 • “Both” “and Countywide” added to the existing third sentence

16 **EXPLANATION**

17 **“Drinking water resources...”** This sentence was added to strengthen the Vision’s response to concerns
 18 over the availability and management of drinking water resources. Managing this resource in a
 19 sustainable manner requires that consideration be paid to not only the needs of our community but also
 20 future generations. The phrase ‘future generations’ was recommended by public comment, see Appendix
 21 A, page 4, line 11.

22 **“Both” and “Countywide”.** These words were added to the existing third sentence to broaden the
 23 statement to include Commission comments concerning the need to look at the islands’ system overall.

24 **ARTS, CULTURE AND RECREATION**

EXISTING	PROPOSED
Our community nurtures the expression of its creative talents and supports diverse cultural and entertainment activities. Our cultural facilities such as libraries, museums, and theaters are focal points of activity and community support. Well managed parks, trails, and shoreline access, where appropriate, provide islanders with recreation with due regard for both the rights of private property owners and the natural limitations of each site.	Our community nurtures the expression of its creative talents and supports diverse cultural and entertainment activities. Our cultural facilities such as libraries, museums, and theaters are focal points of activity and community support. <u>Well-managed</u> parks, trails, and shoreline access, where appropriate, provide islanders with recreation with due regard for both the rights of private property owners and the natural limitations of each site.

25

26 **ISSUES**

27 Community input and Planning Commission suggestions indicated that this statement does not need
 28 amendment.

1 **PROPOSAL**

- 2 • “Well managed” changed to “Well-managed”

3 **EXPLANATION**

4 **“Well-managed”** A minor grammatical correction.

5

6

HERITAGE AND HISTORIC PRESERVATION

EXISTING	PROPOSED
<p>Our community is enriched by a strong sense of identity, tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers, and encourage the preservation of that heritage. We encourage preservation of historic sites, structures, and traditions for the enjoyment of all.</p>	<p>Our community is enriched by a strong sense of identity, tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers. and encourage the preservation of that heritage. We encourage preservation of <u>our heritage</u>, historic sites, structures, and traditions for the enjoyment of all.</p>

7

8 **ISSUES**

9 Community input and Planning Commission suggestions indicated that this statement does not need
10 amendment.

11 **Public Comments** – Appendix A

- 12 • Sandi Friel, page 11, line 10
- 13 • Jane Hart, page 22, line 13
- 14 • Verbal Comments, page 40

15 **PROPOSAL**

- 16 • “And encourage the preservation of that heritage.” Struck out
- 17 • “our heritage” added to the last sentence

18 **EXPLANATION**

19 **“Our heritage”** The concept preservation is addressed in the final sentence of this statement. Relocating
20 preservation of heritage to the final sentence makes more sense and reduces wordiness.

21

22

23

GOVERNANCE

EXISTING	PROPOSED
<p>We are self-governed by informed citizens. We are equally represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner which recognizes the independent, self-reliant nature of its citizens. Our government institutions balance responsibility with resources and costs, consolidate services where practical, manage prudently, provide reliable data, are service-oriented, and perform in a timely manner.</p>	<p>We are self-governed by informed citizens. We are equally represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner which <u>that</u> recognizes the independent, self-reliant nature of its citizens. <u>Our county borders the Province of British Columbia, including the Gulf Islands, and several Washington State counties. Our elected officials and government institutions communicate with and collaborate in our areas of mutual interest.</u></p> <p>Our government institutions balance responsibility with resources and costs, consolidate services where practical, manage prudently, provide reliable data, are service-oriented, and perform in a timely manner.</p>

2

3 ISSUES

4 Community input and Planning Commission suggestions indicated that this statement does not need
5 amendment.

6 Public Comments – Appendix A

- | | | | |
|---|----------------------------------|----|-------------------------------------|
| 7 | • Steve Bernheim, page 6, line 1 | 10 | • Jane Hart, page 22, line 13 |
| 8 | • Sandi Friel, page 11, line 16 | 11 | • Friends of the San Juans, page 36 |
| 9 | • Joe Symons, page 17, line 21 | 12 | • Verbal Comments, page 40 |

13 PROPOSAL

- “Which” changed to “that”
- “Our county borders the Province of British Columbia, including the Gulf Islands, and several Washington State counties. Our elected officials and government institutions communicate with and collaborate in our areas of mutual interest.” added

18 EXPLANATION

19 “Which” Which was struck in favor of “that”, this corrects grammar.

20 “Our county borders the Province of British Columbia, including the Gulf Islands, and several
21 Washington State counties. Our elected officials and government institutions communicate with and
22 collaborate in our areas of mutual interest.” These two sentences were added in response to public
23 comments. See Appendix A, page 36.

1 **E. PROPOSED NEW STATEMENT SECTIONS**

2 **HOUSING**

EXISTING	PROPOSED
N/A	<u>The supply of affordable housing is adequate to meet the needs of our diverse population. There is housing for people of all incomes. There is sufficient variety in housing types. Raising a family, having a good quality of life, and economic opportunities are not limited by access to housing.</u>

3 *note: new additions, ~~removed~~, and relocated

4 **ISSUES**

5 Planning Commission recommended the creation of a new housing Vision statement to reflect the
6 increased public concerns over housing. Commission pointed out that housing availability and
7 affordability affect the economy, land use, and basic human needs. The idea is that the scope and breadth
8 of housing’s impact warrant special consideration in the Vision.

9 The community input also highlighted the broad concerns regarding housing. The core issues are
10 summarized in the Report on pages 25, 31, & 39.

- 11 • Finding housing accessible to working families and individuals is a critical challenge, with half of
- 12 all residential units devoted to short-term rental or second homes (Report page 25).
- 13 • Housing is too expensive for many islanders, causing many, including tradespeople and entry-level
- 14 professionals, to settle for substandard or distant housing (Report page 31).
- 15 • Housing is not easily available for people living year-round on the islands and part of the
- 16 workforce (Report page 39).

17 **Public Comments – Appendix A**

- 18 • Steve Bernheim, page 4, line 30
- 19 • Friends of the San Juans, page 36
- 20 • Verbal Comments, page 40

21 **PROPOSAL**

- 22 • “The supply of affordable housing is adequate to meet the needs of our diverse population.”
- 23 • “There is housing for people of all incomes.”
- 24 • “There is sufficient variety in housing types.”
- 25 • “Raising a family, having a good quality of life, and economic opportunities are not limited by
- 26 access to housing.”

1 **EXPLANATION**

2 **“The supply of...”** This statement was moved from the Basic Human Needs statement.

3 **“There is housing for people of all incomes.”** This statement was moved from land use. It addresses the
4 aspiration that affordable housing will be available regardless of income.

5 **“There is sufficient variety in housing types.”** This statement was added to include the concept of
6 diversifying our housing stock. The idea is that a diverse housing stock will allow for more working
7 families, reasonably priced rentals, and aging in place for elderly residents. These were all concerns
8 expressed by Commission and the public.

9 **“Raising a family, having a good quality of life, and economic opportunities are not limited by access to
10 housing.”** This statement was added to reflect an aspiration that access to housing will not prevent anyone
11 from making a life in the islands. This aspiration was expressed throughout the public engagement.

12

13

CLIMATE CHANGE

EXISTING	PROPOSED
N/A	<u>Our community of islands sets an example with its response to climate change. We proactively address the effects of climate change such as sea level rise and drought. Preparations to mitigate these effects are made in advance before they become crises. Our community encourages voluntary efforts, enacting incentives and regulations to reduce our carbon footprint. Greenhouse gas emissions are limited.</u>

14

15 **ISSUES**

16 In the Vision 2036 Update Process report on page 35, the section on natural environment outlined the
17 community concerns about climate change. The core issues identified in the Report are:

- 18 • A large number of mini-poll and survey responses called for the inclusion of climate change in the
19 Vision.
- 20 • Many of the topics of central concern have solutions that are beyond local control, relying on
21 other agencies and actors.
- 22 • Questionnaire respondents believe that the County should adopt policy that would incorporate
23 climate change consideration in its decisions.

24 Planning Commission climate change was a concern for many residents. It was suggested that it does not
25 neatly fit into one of the existing statements and needed to be included as its own topic.

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Public Comments – Appendix A

- Steve Bernheim, page 3, line 19
- Sandi Friel, page 11, line 20
- Charles Carver, page 16, line 19
- Friends of the San Juans, page 36
- Islands Climate Resilience, page 36, line 15
- Verbal Comments, page 40

PROPOSAL

- “Our community of islands sets an example with its response to climate change.”
- “We proactively address the effects of climate change like sea level rise and drought.”
- “Our community encourages voluntary efforts and enacts incentives and regulations to reduce our carbon footprint.”
- “Greenhouse gas emissions are limited.”
- “Preparations to mitigate these affects are made in advance before they become crises.”

EXPLANATION

“Our community of islands sets an example...” The phrase ‘sets an example’ was inspired by a questionnaire response included in the Report in Appendix D pg. 146, comment #5. The aspiration is that our community not only responds to climate change but that response is exemplary. We are uniquely positioned, geographically and historically, to respond to the challenge of climate change as leaders.

“We proactively address...” Our archipelago is the frontline of many climate change affects. The affects listed (sea-level rise and drought) are likely to be the impacts we experience. Community responses in the Report were mostly focused on being prepared for the effects of climate change.

“Our community encourages voluntary efforts...” One of the recurring questions about the County’s ability to respond to climate change centers on what actual methods are available and appropriate. One option that has been supported by both Commission and public input is the idea of voluntary programs to reduce carbon footprint. This would include voluntarily building more energy efficient buildings or converting to the use of electric cars. Focusing on voluntary efforts will provide some high-level policy guidance for subsequent Comprehensive Plan amendments. Two separate comments recommended adding ‘and enacts incentives and regulations’, this was added because it seemed to align with other comments received, please see Appendix A, page 39, line 21.

“Greenhouse gas emissions are limited.” This specific language was recommended in many of the written comments. See Steve Bernheim, Sandi Friel, Charles Carver, Friends of the San Juans, and Islands Climate Resilience comments in Appendix A.

“Preparations to mitigate...” This statement is an aspiration to prepare for the effects of climate change in a resilient manner. If we are prepared ahead of time, these effects will not be crises.

1

ORDER OF STATEMENTS

EXISTING	PROPOSED
1 Community	1 Community
2 Basic Human Needs	2 <u>Governance</u>
3 Education	3 Basic Human Needs
4 Economy	4 <u>Housing</u>
5 Natural Environment	5 Education
6 Land Use	6 <u>Natural Environment</u>
7 Transportation	7 <u>Energy and Resources</u>
8 Energy and Resources	8 <u>Climate Change</u>
9 Arts, Culture, and Recreation	9 Economy
10 Heritage and Historic Preservation	10 Land Use
11 Governance	11 Transportation
12 Housing	12 Arts, Culture, and Recreation
13 Climate Change	13 Heritage and Historic Preservation

2

3 ISSUES

4 Adding new sections to the Vision will require reorganizing the statement components.

5 **Public Comments** – Appendix A

- 6 • Sandi Friel, Page 9, line 10
- 7 • Joe Symons, page 12, line 6
- 8 • Charles Carver, page 16, line 26
- 9 • Verbal Comments, page 40

10

Appendix A

Public Comments on First Draft Vision Amendment Proposal

(First Draft Dated February 2, 2018)

1

2

Public Comments on DRAFT Proposal

1 **From:** joe symons [mailto:joesymons@me.com]

2 **Sent:** Friday, February 9, 2018 8:53 AM

3 **To:** Erika Shook <erikas@sanjuanco.com>

4 **Cc:** Charlie Carver <lefthandhorticulture@gmail.com>; fred klein <fklein@orcasonline.com>; Sandi Friel
5 <sandi@rockisland.com>; Natalie Menacho <paceorcas@gmail.com>; dillingham.samantha@gmail.com;
6 Glenn Hendrick <glennhendrick@gmail.com>; Keara Axelrod <keara.a@outlook.com>; Maile Johnson
7 <nohealani@rockisland.com>

8 **Subject:** typo in vision statement PC document

9 comments here are based on

10 <https://www.sanjuanco.com/DocumentCenter/View/14382>

11 page 18, line 8, I believe the word “to” was left out of the sentence between “access” and “housing”

12 More generally, the sentence is poorly worded.

13 I think the intent is more like:

14 “This statement was added to reflect an aspiration that lack of access to housing should not prevent
15 anyone from making a life in the islands.”

16 although IMHO better, my suggested re-wording is still a bit awkward.

17 It is clear that you and your team and the PC have done an exemplary job in fine tuning the vision
18 statement and showing a careful and professional pathway as to the precise changes that are being
19 suggested.

20 Thanks much

21 Joe Symons

22 —

23 carpe diem

24

Public Comments on DRAFT Proposal

1 **From:** Steve Bernheim <sabernheim@gmail.com>

2 **Sent:** Sunday, February 11, 2018 1:57 PM

3 **To:** Comp Plan Update

4 **Subject:** Comp Plan Comments for Vision Meeting Feburary 16 Planning Commission

5 **Attachments:** CLIMATE CHANGE bernheim version.docx; ECONOMY (bernheim proposals).docx; Energy
6 and Resources BERNHEIM PROPOSALS.docx; GOVERNANCE (BERNHEIM VERSION).docx; HOUSING (my
7 version).docx; LAND USE bernheim proposal.docx; NATURAL ENVIRONMENT bernheim proposal.docx;
8 TRANSPORTATION Bernheim version.docx

9 Dear Adam,

10 Please accept these comments on EIGHT of the vision elements of the comprehensive plan to be discussed
11 at the

12 planning commission public hearing this coming Friday, thank you.

13 Sb.

14 Steve Bernheim

15 Box 305

16 Olga WA 98279

17 206 240 5344 (cell)

18

19 **Climate Change Bernheim Version:**

20 [Our island community sets an example with its response to climate change. We proactively address the
21 effects of climate change like sea level rise and drought. Our community uses its resources to meet current
22 needs while ensuring that adequate resources are available for future generations and seeks a better
23 quality of life for all its residents while maintaining nature's ability to function over time by minimizing
24 waste, preventing pollution, promoting efficiency and developing local resources to revitalize the local
25 economy. Decision-making in a sustainable community stems from a rich civic life and shared information
26 among community members where human, natural and economic elements are interdependent and
27 promote each other. encourages voluntary efforts to reduce our carbon footprint. Preparations to
28 mitigate these affects are made in advance before they become crises. We adopt greenhouse gas emission
29 reduction targets, track our county's greenhouse gas emissions, and accept climate change as a factor in
30 land use and construction permit decision-making](#)

31 **BERNHEIM PROPOSALS AND EXPLANATION:**

32 1. Add "uses resources to meet current needs while ensuring resources for the future," because it is
33 more specific with regard to what is the impact of Climate Change on our island vision. We must do more
34 than "balance" rights against the environment: we must at least preserve the island resources for future

Public Comments on DRAFT Proposal

1 generations. Greater public involvement will be necessary to successfully deal with climate change's
2 impacts or our personal and community economies.

3 2. Add "GHG emission reduction targets" and policies and actions to achieve those targets by
4 recognizing that individuals and government will play separate roles in achieving substantial greenhouse
5 gas reductions.

6

7 **Energy and Resources (Bernheim Version)**

8 CURRENT STAFF VERSION WITH PROPOSED BERNHEIM REVISIONS

9 Our community fosters resource and energy conservation. Energy independence is encouraged. Drinking
10 water resources are conserved, protected, monitored and managed to meet the needs of our community,
11 and ~~and~~ the natural environment, and future generations. Recycling, solid waste, and sewage treatment
12 are managed both within the confines of each island and Countywide in an environmentally sound
13 manner. Renewable natural resources are used on a sustainable basis. Nonrenewable resources are
14 conserved wherever possible and practical.

15 BERNHEIM PROPOSALS:

- 16 • Add that in addition to being "managed," water resources are to be "conserved, protected, and
17 monitored."
- 18 • Add that water resources must meet the needs of "future generations."

19 Explanation:

20 The current staff proposal suggests that nonrenewable water resources are conserved wherever possible
21 and practical. Because of the importance of the water resource, the vision statement should specifically
22 state that the County's water resources will be "conserved, protected, and monitored" as well as
23 "managed," because the County's comprehensive plan and implementing laws and regulations should
24 promote water conservation and savings, protect clean water from harmful residential and commercial
25 pollution, and monitor water quality and quantity.

26 Water is a fragile and finite resource. Today's responsibilities should be expressed in terms of protecting
27 adequate water resources for "future generations," and not only for the benefit of the community and
28 the natural environment.

29

30 **Housing (Bernheim version)**

31 PROPOSED

32 The supply of accessible and affordable housing is adequate to meet the needs of our diverse
33 population. There is housing for people of all incomes. There is sufficient variety in housing types to
34 accommodate diverse households. Raising a family, having a good quality of life, and economic
35 opportunities are not limited by access to housing. Zoning and development regulations allow seasonal

Public Comments on DRAFT Proposal

1 [communal agricultural housing and rezones of property which results in a range of affordable multi-](#)
2 [dwelling special needs and senior housing.](#)

3 BERNHEIM PROPOSAL AND EXPLANATION:

4 The new housing Vision statement recommended by the Planning Commission to reflect the increased
5 public concerns over housing, should provide that new regulations will be required to a) provide for
6 communal seasonal agricultural housing for up to 120 days per year and b) allow for the construction of
7 appropriate mutli-family facilities in development areas to provide for elderly and lower income units.

8

9 **NATURAL ENVIRONMENT (Bernheim proposal)**

10 [O](#)ur islands have exceptional natural beauty and healthy diverse ecosystems surrounded by pollution-free
11 marine waters. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated.
12 As careful stewards of these islands, we [create voluntary associations, pay taxes and fees, and adopt laws](#)
13 [and regulations to](#) conserve resources, protect our shorelines, preserve [and expand](#) open space, and take
14 appropriate action to ~~take appropriate action to~~ assure healthy land and marine environments. [Roadways](#)
15 [are discouraged along shorelines.](#) Preserving the natural environment [from damaging development](#)
16 [activities](#) is central to the ecological health, quality of life, and the economy in the islands. Native plants
17 and animals of the islands thrive, and are identified, appreciated and conserved.

18 BERNHEIM PROPOSALS AND EXPLANATIONS:

19 1. Add “create voluntary associations, pay taxes and fees, and adopt laws and regulations” ...
20 Preservation of the natural environment and its protection against undue development occurs in the San
21 Juan Islands not by voluntary, unregulated acts of selfless individuals, but intentionally through a)
22 voluntary associations, b) funds created by taxpayers and permit seekers, and c) government regulation.
23 Our vision includes more voluntary associations, more taxes and fees and more voter-supported
24 regulation in order to protect the natural environment.

25 2. Add “expand” open space and “Roadways are discouraged along shorelines,” in order to facilitate
26 the de-commissioning of Crescent Beach Road and returning that roadway to a beach area.

27 3. Add that threats to the environment derive from “damaging development activities,” and that the
28 community supports development that does not threaten or damage the natural environment.

29 4. The natural environment of the San Juan Islands is a major contributing factor to the quality of
30 life and visual attractiveness to residents and visitors alike. The islands’ land and marine environment
31 represents an important economic resource; provides habitat for plants, animals and marine life; and is
32 the basis for the island’s recreational activities. As the degree of human activity intensifies so does the
33 threat to permanently alter or destroy valuable environmental features and resource areas. In
34 accommodating future development on the San Juan Islands, care must be taken so as not to irreversibly
35 alter the island’s healthy, liveable and aesthetically pleasing upland and marine-based natural landscape.

36

37

Public Comments on DRAFT Proposal

1 GOVERNANCE (BERNHEIM VERSION)

2 We are self-governed by informed citizens. We are equally represented by elected officials who conduct
3 the activities of government in an ethical, fair, impartial, responsive and open manner that recognizes the
4 independent, self-reliant nature of its citizens. Our government institutions balance responsibility with
5 resources and costs, consolidate services where practical, manage prudently, provide reliable data, are
6 service-oriented, and perform in a timely manner. [Taxes are necessary to raise revenue to pay for every
7 community service and government service and all county residents understand that without tax receipts,
8 government cannot function effectively. County residents exercise their duty to vote when issues of
9 community concerns so that the responsibility for decision-making is shared by all members of the
10 community.](#)

11 BERNHEIM PROPOSALS AND EXPLANATIONS:

- 12 1. Add “taxes are necessary,” because many people don’t seem to realize it.
- 13 2. Add “residents exercise their duty to vote,” to encourage voter participation drives and high voter
14 turnout.

16 LAND USE (Bernheim proposal)

17 Neighborhoods, hamlets, villages and towns are clearly defined to conserve agricultural, forest, mineral
18 resource and critical areas. These areas define our heritage and sense of place, providing for commerce
19 and community activities without losing their small scale and attractive island ambiance. The unique
20 character of our shorelines is protected by encouraging uses that maintain or enhance the quality of the
21 shoreline environment. Through innovative land use strategies, [including limits on the issuance of
22 resident, non-resident, and tourist construction permits consistent with growth projections and carrying
23 capacity analysis,](#) our citizens and institutions ~~balance and~~ protect private property rights, public rights
24 and our natural environment [and help assure that options for future generations to make land use
25 decisions will not be jeopardized.-](#)

26 BERNHEIM PROPOSALS AND EXPLANATIONS:

- 27 1. Add “limits on the issuance of ... construction permits,” because the San Juan Islands’ resources
28 are finite and cannot accommodate a full build out permitted under current code and zoning laws.
- 29 2. Delete “balance” of private and public rights and the environment: it is sufficient to “protect” all
30 rights without balancing and thereby sacrificing one set of rights against another.
- 31 3. Add that “options for future generations” should be preserved by limiting development
32 decisions that cause irreversible environmental damage or loss.
- 33 4. Non-renewable resources are finite and ecosystems have limits in their capacity to absorb
34 pollutants and humanity. Environmental assets, such as areas of outstanding natural beauty, are
35 irreplaceable. Our vision statement should recognize that environmental assets are irreplaceable and
36 the extent to which current future levels of resource use degrade the capital stock of environmental
37 assets for future generations.

Public Comments on DRAFT Proposal

1 5. The San Juan Islands environment is vulnerable because of the islands' relative isolation, a
2 sensitive environment, a high dependency on seasonal activities and external economic activity,
3 demographic imbalance and insufficient public infrastructure. Biodiversity, clean sea and recreation
4 opportunities are the main advantage of the islands, whereas problems include the lack of urban and/or
5 industrial waste treatment, declining marine environment, uncontrolled tourism development and
6 increasing numbers of expensive, overbuilt second homes.

7

8 **TRANSPORTATION (BERNHEIM VERSION)**

9 We have water, land, and air transportation systems commensurate with our island culture. On-island
10 circulation is by means of a system of scenic rural roads with automobile, bicycle and pedestrian ways
11 functioning without conflict. In some places, the roads are unpaved, narrow, and winding, and care is
12 taken to maintain a rustic quality in public signs. Transportation plans equally consider cyclists,
13 pedestrians, automobiles, public transportation, and rural character. Expansion of new construction of
14 basic public transportation facilities occurs only based on demonstrated local public need. [Roadways
15 constructed long ago along sensitive shorelines are decommissioned where alternative connectors are
16 available. The physical capacities of existing transportation systems are a factor in limiting unlimited
17 vehicular and tourist access to the San Juan Islands](#)

18 **BERNHEIM PROPOSALS AND EXPLANATIONS:**

19 1. Add "roadways ... are decommissioned," to allow for sensible abandonment of motorways in
20 sensitive shoreline areas where high costs of maintenance and repair suggest returning the roadway to
21 nature.

22 2. Add "physical capacities ... are a factor," to permit future limits on cars and tourists visiting the
23 island in case of overcrowding of available facilities. A small island such as Orcas can discourage motor
24 vehicular use thus preserving its peaceful and non-polluted character. The easier the access the greater
25 the pressure for development. It is therefore desirable to limit vehicular ferries so that development
26 pressures on the social and natural environment can be reduced.

27

28 **ECONOMY (Bernheim proposals)**

29 We support a pattern of economic growth and development which serves the needs [and preferences](#) of
30 our community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated
31 nature of the islands. Our economy comprises a wide spectrum of stable, year-round activities [and](#)
32 [seasonal tourism](#) that provide family wage employment for islanders. The workforce is able to live, work
33 and thrive locally. We support and encourage traditional industries including forestry, farming,
34 aquaculture, construction, fishing and tourism without jeopardizing the natural environment on which
35 they depend. We have home occupations and cottage enterprises that are compatible with surrounding
36 neighborhoods. We encourage new ideas and new technology for improving the quality and profitability
37 of our goods and services. Advanced interactive communication systems support our economy. Value-
38 added activities are encouraged. Environmental conservation ~~and~~ [principles limit permitted](#) sustainable
39 development ~~are balanced~~.

Public Comments on DRAFT Proposal

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BERNHEIM PROPOSALS AND EXPLANATIONS:

1. All economic activities in the San Juan Islands owe their sustainable development potential to well-preserved natural resources, clean sea, beautiful forests and beaches and the coast which has been spared excessive or illegal building. Agro-tourism encourages ecological farm and forest practices. Eco and agro tourism thrive on the protection and preservation of the environment. We need a new tourism slogan: the San Juans as they used to be. That is precisely what tourists want: seven days of peace and quiet, good domestic food, clean sea, a comfortable hotel, local products. No amusement parks and such things. Anybody can have them. But once you pollute your clean sea, there is no going back. The damage is irreparable.

2. Add “preferences” ... The County’s vision statement should provide that economic growth and development will be guided by our islands’ residents’ *preferences*, as well as by their needs. We island residents have the power and authority to make our development preferences into law and we should view economic development as more than accruing incomes, employment numbers, business profits, and construction sites. Our vision of economic development should describe *four* basic elements: not only is there the “growth” factor, but there should also be equitable spread of benefits among residents, improved governance, and increased sustainability. Development so defined is participatory development: the people here decide how it proceeds.

3. Add “seasonal tourism” ... Seasonal tourism should be highlighted as a major prong of our islands’ economy. By preserving our natural resources and leveraging them into a successful program of low-impact seasonal tourism, all islanders can share the benefits of the development.

4. Revise the thought that conservation and development are “balanced.” Conservation is the priority; development is subject to principles of conservation, not “balanced” against them.

Public Comments on DRAFT Proposal

1 **From:** Sandi Friel <sandi@rockisland.com>
2 **Sent:** Thursday, February 15, 2018 1:43 AM
3 **To:** Comp Plan Update
4 **Subject:** Proposed Vision Statement Amendments

5
6 Dear SJC staff, councilors and planning commission:

7 First, let me tell you I was thrilled to see the changes made in the vision statement! I thought you all did
8 a great job of incorporating the citizens preferences and concerns.

9 Here are my suggestions:

10 Consider changing the order for a more logical flow from section to section, such as:

11

EXISTING ORDER	PROPOSED ORDER
Community	Community
Basic Human Needs	Natural Environment
Education	Basic Human Needs
Economy	Housing
Natural Environment	Education
Land Use	Arts, Culture and Recreation
Transportation	Heritage and Historic Preservation
Energy and Resources	Economy
Arts, Culture and Recreation	Land Use
Heritage and Historic Preservation	Energy and Resources
Governance	Climate Change
Housing	Transportation
Climate Change	Governance

12

13 **PAGE 3, LINE 5 PREAMBLE** "...our commitment to work towards this vision of the San Juan Islands in
14 2020 A.D. to preserve that which we hold so dear.

15

Public Comments on DRAFT Proposal

1 **Explanation:** Though the vision statement is included in a comprehensive plan that has a mandated
2 2036 planning horizon, I think the community's vision surpasses this timeframe without an end date, to
3 last for all time (though it can be tweaked at any time in the future).

4 A.D. (*anno Domini*) is Medieval Latin and means "in the year of the Lord." (Note: Traditionally it appears
5 before the year, not after.) Since it refers specifically to the birth of Jesus Christ, it is not appropriate for
6 a vision statement that represents the wishes of a multi-denominational and non-denominational
7 community.

8 **PAGE 3, LINES 15 & 16 BASIC HUMAN NEEDS:** Making a life here is possible for all people residents and
9 is not limited by access to basic human needs.

10 **Explanation:** Our islands are very limited in size and resources. We need to determine, recognize and
11 respect the limits by determining carrying capacities for the environment, natural resources, social
12 services and quality of life. It will not be possible for ALL people who may want to make a life here at any
13 time in the future, to do so. Those residents who have already made a life and home here (and those
14 who will in the future successfully make a life and home here) should be able to continue and not be
15 driven off the island due to, for example, over-commitment of water resources, short supply of food,
16 inadequate healthcare, lack of affordable housing, etc.

17 **PAGE 3, LINE 21 ECONOMY:** We support a pattern of economic growth and development diverse,
18 resilient and sustainable economy which serves the needs of our community, and which recognizes the
19 rural, residential, quiet, agricultural, marine and isolated nature of the islands.

20 **Explanation:** The quality of our natural environment is our key economic driver in the San Juan Islands
21 and the reason the citizens choose to live here and visitors vacation here. In order to respect the limits
22 of our small islands, we cannot support an open-ended pattern of economic growth and development
23 ad infinitum without negatively impacting our natural environment and quality of life.

24 Our current Comprehensive Plan Section B, Element 10, Page 3 "Economic Development Element"
25 Section 10.2 Purpose and Background is very clear: "Smart economic development recognizes that
26 prosperity both depends on, and drives quality of life. Sustaining the structure, nature, and diversity of
27 the San Juan County community as it is, will be dependent on maintaining and nurturing a successful
28 economy. The economy in the San Juan Islands is inextricably linked to the environment and
29 sustainability. The county's future economy is driven by county residents' vision for the future of the
30 community itself. A strong economy that dovetails with the communities vision will help that
31 community achieve larger goals. Indeed, as the Washington State Department of Community, Trade and
32 Economic Development (now Commerce) has noted, "a community that...preserves its natural features
33 will have an edge when it comes to improving its economy."

34 Although the Economy section in the proposed Vision Statement Amendment does make mention of the
35 "natural environment" midway on line 26 and "sustainable development" at the very end on line 30/31,
36 the prominent first line "we support a pattern of economic growth and development" is at odds with
37 the goals and values expressed elsewhere in the vision statement and the Economic Development
38 Element itself.

39

Public Comments on DRAFT Proposal

1 **PAGE 3, LINE 26 ECONOMY:** We support and encourage traditional industries including forestry,
2 farming, aquaculture, construction, fishing and tourism without jeopardizing the natural environment on
3 which they depend. Resource lands such as timber and agriculture are conserved and managed to serve
4 the island community, reducing reliance on outside sources.

5 **EXPLANATION:** Though this is also addressed in land use, seems like somewhere in economy we should
6 work in a goal to reduce reliance on outside sources for food and materials.

7 **PAGE 4, LINE 16 ENERGY AND RESOURCES:** Our community fosters resource and energy conservation.
8 We support renewable energy that reduces our reliance on fossil fuels. Energy independence and the
9 use of innovative low-impact building methods and materials are is encouraged.

10 **PAGE 4 LINE 30 HERITAGE AND HISTORIC PRESERVATION:** We encourage preservation of historic sites,
11 heritage, structures, and traditions for the enjoyment of all.

12 **EXPLANATION:** The word “traditions” in this sentence supports a similar meaning as heritage, and
13 “heritage” is already used appropriately on line 29.

14 A comma is not required before “and” in a sequence (this also occurs in other areas of the vision
15 statement.)

16 **PAGE 4 LINE 37 GOVERNANCE:** Recognizing that we share the Salish Sea with other counties and British
17 Columbia, our elected officials are attuned to activities beyond our county’s borders and take action
18 when needed protect the community’s interest. Our government institutions collaborate with our
19 neighbors to further the region’s goals when they coincide with our own.

20 **PAGE 5 LINE 3 CLIMATE CHANGE:** Our island community sets an example with its response to climate
21 change and a bold plan to reduce our county’s reduce greenhouse gas emissions. We proactively
22 address the effects of climate change like sea level rise and drought and mitigate these impacts to our
23 community before they become crises. Our community encourages voluntary efforts to reduce our
24 carbon footprint. Preparations to mitigate these affects are made in advance before they become crises.
25 We recognize our world is bigger than our islands and we seek to be part of a regional and global
26 solution.

27 **EXPLANATION:** We need to do more than respond to inevitable change and encourage voluntary
28 efforts. The vision statement is the place to set our aspirations high!

29 Respectfully submitted,

30 Sandi Friel
31 Deer Harbor
32 360-298-5180

33

Public Comments on DRAFT Proposal

1 **From:** joe symons <joesymons@me.com>

2 **Sent:** Thursday, February 15, 2018 10:41 AM

3 **To:** DL - Council; Lynda Guernsey; Linda Ann Kuller; Comp Plan Update

4 **Cc:** Sandi Friel

5 **Subject:** Planning Commission Hearing on revisions to SJC Vision Statement

6 I write to endorse the positions and recommendations that Sandi Friel has submitted regarding
7 modifications to the SJC Vision Statement; a copy of her email is attached below. As the chair of the
8 Orcas Committee to rewrite the SJC CP under GMA during the period ~1992-1998, I bring a long
9 standing knowledge of the challenges faced by the county in its attempts to move forward in bringing
10 wisdom to land use planning. Our committees took a year to craft the currently-adopted (in 1994) SJC
11 Vision Statement.

12 The changes crafted by PC-led workshops during the last month or two are laudatory and demonstrate a
13 consistency with the long standing wishes of the residents of the county, updated to reflect new
14 realities. Sandi's modifications add and strengthen the decades long and enduring vision which the PC
15 has updated.

16 As the process of the CP update unfolds, it will be essential and critical to ensure that the UDC is
17 modified to conform to the goals and policies of the CP, and that in turn the CP be modified to, as stated
18 in the Introduction to the CP (page 1), confirm and honor the Vision as the "foundation" of the CP. That
19 is, the Vision is the top of the pyramid, and should not serve as a mere figurehead to a CP and UDC that
20 otherwise ignore, minimize, marginalize or disregard the Vision. It is the PC's responsibility to move this
21 idea forward for CC adoption.

22 Thank you for your participation in this most essential responsibility and public service.

23 Joe Symons

24 Olga WA

25 For a thorough portrait of the challenge before the county, please review the many components of

26 KeepSanJuansWild.org

27

Public Comments on DRAFT Proposal

1 **From:** David Kane <dbkane@gmail.com>

2 **Sent:** Thursday, February 15, 2018 1:42 PM

3 **To:** Adam Zack; Comp Plan Update

4 **Subject:** Comments: Final Report San Juan County Vision 2036 Update Process .

5 Hi Adam,

6 A big thank you to you and Linda for all the great work on the comp plan, keep up the good work. Here
7 are comments on the 'Final Report San Juan County Vision 2036 Update Process' that I'd like added to
8 Public Comments for the Vision Statement. Some may be of interest to you.

9 See attachment

10 **Final Draft Vison Comments 2/15/2018 David Kane**

11 Thank you,

12 David Kane

13 dbkane@gmail.com

14 (360) 298-4840

15 2/15/2018 Comments

16

17 **Final Draft Vison Comments 2/15/2018 David Kane**

18 Intended Audience: Planning Commision and SJC Comp Plan Staff.

19 Commenting on : 'Final Report San Juan County Vision 2036 Update Process'
20 (Report¹) <https://www.sanjuanco.com/DocumentCenter/Home/View/13890>

21 Given the significant public engagement, meetings and outreach spanning many months and the
22 incredible response to the online Survey we can feel confident that the 'Final Report San Juan County
23 Vision 2036 Update Process' (Report¹) reflects the wishes of the Community.

24 In my reading of the report I wanted to know the opinions of my fellow citizens and ensure that
25 proposed amendments to the Vision were proportional to the Community input . Given the breath of
26 the 464 page Report¹ and 21 page Staff² 'Proposed Vision Amendments' there nearly 500 pages to
27 absorb. After reading the documents I took an analytical approach and ran word counts on the Report¹
28 and compared those to the Staff² proposal. The instances of each term in the Report¹ we're tallied and
29 cross referenced to the existing Vision Statement and Staff² proposal.

30 The resulting tallies show Housing as clearly number 1 priority and Agriculture as a close number 2
31 priority. Next most important theme was close to my heart, but a bit of a surprise, Bikes/Cyclists, but
32 with only half the mentions of Agriculture and one third the mention of Housing. Huge ideas like
33 Climate Change and Drinking water were mentioned 20-25% as often as Housing and Agriculture. It was
34 good to see my neighbors had so much care for People and Place.

Public Comments on DRAFT Proposal

1 The analysis revealed a few 'Opportunities'... I'll get to those after I show you the numbers and a 'Cliff
2 Notes' style summary of the Report¹ and Staff² proposal.

3 **Housing:** 59 instances in report. 2 in current Vision. Staff² proposes to Create new Vision Element and
4 add 4 instances.

5 **Agriculture:** 39 instances in report. 2 mentions of Agriculture in current Vision. No Staff² proposals. We
6 have an 'Opportunity' here. See more below...

7 **Bike / Cyclist:** 19 instances in report. 1 in current Vision and Staff² proposes to add 1 new instance.

8 **Shoreline:** 13 instances in report. 3 in current Vision. Staff² proposes add 1 new instance.

9 **Climate Change:** 12 instances in report. 0 in current vision. Staff² proposes to Create new Vision Element
10 add 3 new instances.

11 **Drinking Water:** 7 instances in report. 1 in current Vision and Staff² proposes to add 1 new instance.

12 **Health:** 4 instances in report. 1 in current Vision. No Staff² Comment.

13 **Food:** 2 instances in report. 0 in current Vision. Another opportunity to prioritize Local Food.

14 **Elder Care:** 2 instances in report. 0 in current Vision and Staff² proposes to add 1 new instance.

15 Proposal / Justification:

16

17 As we can see, Agriculture is the second most important topic discussed in this Report¹, however it has
18 not yet been addressed by the Draft Staff² Report, perhaps in the next draft?.

19 As it is, a real 'Opportunity' exists to look more closely at the narrative of Report¹ as it says much about
20 the communities interest in Preserving Agricultural Land, while Reinvigorating and Promoting Local
21 Sustainably Produced Food.

22 Proposed additions to Vision Statement for 2036 to better align the Vision with findings of Report¹, I
23 plan on more comments, but for the moment I'll limit the comment to Agriculture as it's not yet
24 represented equally.

25 **Basic Human Needs:** Include 'Local Sustainably Produced Food'.

26 **Economy:**

27 For consistency 'Agriculture' should replace 'Farming'.

28 **Land Use:**

29 'Agricultural Land held in Public Trust is Preserved for Sustainable Agricultural Productivity and Soil
30 Health'

31 *Supported as a Planning Priority as seen by the a 81% vote (Page 149 of Report¹).*

32 See following many many pages of excerpts from the Report¹ supporting these notions.

Public Comments on DRAFT Proposal

1 **STAFF NOTE:** The comment from Mr. Kane included many sections copied from the Report that were
2 omitted here. The complete comment, including the omitted report citations, is available here:
3 <https://www.sanjuanco.com/DocumentCenter/View/14485>

4
5 **From:** Charlie Carver <lefthandhorticulture@gmail.com>

6 **Sent:** Thursday, February 15, 2018 1:56 PM

7 **To:** Comp Plan Update; Linda Ann Kuller; Lynda Guernsey

8 **Subject:** Fwd: Proposed Vision Statement Amendments

9 Due to some spelling errors in the previously sent comments I am re-submitting my comments with
10 spelling

11 corrections.

12 Thank you,

13 Charles Carver

14
15 **From:** Charlie Carver <lefthandhorticulture@gmail.com>

16 **Subject:** Proposed Vision Statement Amendments

17 **Date:** February 15, 2018 12:07:40 PM PST

18 **To:** compplancomments@sanjuanco.com

19 Dear SJC staff, councilors and planning commission,

20 You are all to be complimented on the work you have done in updating the community vision
21 statement.

22 My concerns and suggestions are as follows:

23 Twice in the text private property rights are mentioned. While mention of them is appropriate I find it
24 inappropriate that both times they are mentioned they are placed first, perhaps inadvertently
25 suggesting a hierarchy of importance See Page 4 Lines 7 & 26. Enshrined in a Washington State legal
26 ruling is a declaration that "The land speaks first". The land came first. Humanity, human culture and
27 community emerged from the land, interdependent with it; private property rights is a community
28 superimposition upon the land, secondary to the the common ground of our origin and secondary to the
29 public property rights of the community. Additionally since public rights (Page 4, Line 7) is not defined I
30 recommend it be amended to indicate public property rights. The suggested text below is altered to
31 reflect that as follows:

32

33

Public Comments on DRAFT Proposal

1 PROPOSED VISION STATEMENT AMENDMENTS

2 PAGE 4, LINE 6 & 7 Through innovative land use strategies, our citizens and institutions balance and
3 protect our natural environment, public property rights and private property rights.

4 Page 4, Lines 24-26 Well-managed parks, trails and shoreline access where, where appropriate, provide
5 islanders with recreation with due regard for the natural limitations of the site and the rights of private
6 property owners.

7 Page 8 Curiously absent in the examination of 'family wage' is no mention of raising and maintaining a
8 suitable minimum wage in SJC suggesting the solution is a future oriented goal of higher quality jobs
9 when the beginnings of a solution are immediately at hand. Raising the minimum wage in the county
10 would provide some immediate fiscal relief for low paid workers.

11 Page 8 Second sentence/PROPOSED, suggested amendment as follows: Our economy comprises a wide
12 spectrum of of stable, year-round activities that provide family wage..and suitable minimum wage
13 employment for islanders.

14 I applaud the community and planning commission's wisdom in including a statement regarding climate
15 change however as written it is a response to effects rather than causes and prevention. While
16 prevention is outside our control we could enact a Vision Statement that suggested we choose to
17 respond as if it were within our control, ie. to take preventive measures rather than merely respond to
18 the effects while also acknowledging we must also be prepared to respond to the effects.

19 Suggested Amendments:

20 Our island community sets an example with its response to the threats of climate change by addressing
21 and alleviating it's causes. We proactively and boldly address the prevention of climate change and the
22 effects of climate change like sea level rise and drought. Our community undertakes this task voluntarily,
23 as individuals and likewise our commercial, public and governmental institutions embrace this challenge
24 to reduce our carbon footprint to an environmentally sustainable level. We enact these changes in
25 advance before the effects of climate change become crises.

26 In concluding I also want to heartily endorse the comments submitted by Sandi Friel of Orcas Island with
27 the following exception: Regarding the proposal to reorder the topics presented in the vision statement
28 and consistent with the proposal that "The Land speaks first", I suggest the Natural Environment be
29 placed first, followed by Community and that Land Use precede Economy.

30 The Natural Environment provides the common ground for Community, Land Use establishes some of
31 the the framework for how our economy will function. Repeatedly in the text of the vision statement
32 and the comp plan the sanctity of the natural environment is stated as well as the community's concern
33 for the preservation of it. Repeatedly the link between our environment and economy is recognized and
34 the dependency of our economy on the health of the environment acknowledged. The Vision Statement
35 appears to endorse a cultural paradigm shift in our thinking, restoring a previously universal view of the
36 land as the source and foundation of community and economy thus elevating the land in our hierarchy
37 of values. The Natural Environment comes first.

38 Lastly I would like to address a quote from Sandi Friel's comments: "We cannot support an open-ended
39 pattern of economic growth and development ad infinitum without negatively impacting our natural

Public Comments on DRAFT Proposal

1 environment and quality of life." This astute statement recognizes the consequences of an open-ended
2 pattern of growth and development that has occurred and is occurring almost everywhere in the world.
3 We are facing the consequences of that here as evident in our need to amend our vision statement in
4 regard to climate change and to more directly address water resources and arguably housing (in our
5 case an example of how growth and the consequent prosperity for some can create circumstances of
6 poverty for others).

7 Thank you,

8

9 Charles Carver

10 P.O. Box 392

11 Orcas, WA 98280

12

13 **From:** joe symons <joesymons@me.com>

14 **Sent:** Thursday, February 15, 2018 4:05 PM

15 **To:** Comp Plan Update; Lynda Guernsey; Linda Ann Kuller

16 **Cc:** Charlie Carver; fred klein; Sandi Friel; Natalie Menacho;

17 dillingham.samantha@gmail.com; Glenn Hendrick; Keara Axelrod

18 **Subject:** Proposed Vision Statement Amendments / Governance Section

19 The following comments are based on the Vision Statement Amendments Draft shown at
20 <https://www.sanjuanco.com/DocumentCenter/View/14382>

21 I write to propose a change in the **Governance** section of the draft amendment to the Vision Statement
22 pursuant to the CP update process currently underway.

23 The *existing* **Governance** section, as proposed by the workshop, which includes the proposed
24 modification of the language replacing the word "which" with "that", is as follows:

25 We are self-governed by informed citizens. We are equally represented by elected officials who conduct
26 the activities of government in an ethical, fair, impartial, responsive and open manner that recognizes
27 the independent, self-reliant nature of its citizens. Our government institutions balance responsibility
28 with resources and costs, consolidate services where practical, manage prudently, provide reliable data,
29 are service-oriented, and perform in a timely manner.

30 The modification (an addition) which I propose, is presented here:

31 We are self-governed by informed citizens. We are equally represented by elected officials who conduct
32 the activities of government in an ethical, fair, impartial, responsive and open manner that recognizes
33 the independent, self-reliant nature of its citizens. Our government institutions balance responsibility
34 with resources and costs, consolidate services where practical, manage prudently, provide reliable data,

Public Comments on DRAFT Proposal

1 are service-oriented, and perform in a timely manner. We recognize and affirm that the Vision
2 Statement is the foundation of the Comprehensive Plan and ensure that our Comprehensive Plan's
3 goals, policies and Unified Development Code accurately and completely reflect the Vision.

4 **Argument for this addition:**

5 The current Vision Statement concludes with a commitment, the first sentence of which reads:

6 **"AS FORTUNATE CITIZENS OF THE SAN JUAN ISLANDS, WE COMMIT** ourselves individually and
7 communally to a future for ourselves and our children that reflects this vision."

8 This commitment obligates us to craft a comprehensive plan and associated legal structure (the UDC)
9 **"that reflects this vision."**

10 There is no ambiguity about this commitment.

11 In addition, page one of the Introduction to the Comprehensive Plan explicitly states:

12 **" The Vision Statement (Table 1) is the foundation upon which the entire Comprehensive Plan is**
13 **based"**

14 **see:** <http://www.sanjuanco.com/DocumentCenter/Home/View/1052>

15 Omitting the suggested sentence renders the importance of the Vision Statement as the flagpole around
16 which the CP and UDC ambiguous. The addition of the sentence confirms and concretizes the
17 importance of the Vision, and reinforces, at the end, the stated commitment in the Preamble. The Draft
18 Amendment shows no changes to the Preamble striking or modifying the word "commitment".

19 The proposed amendments to the Vision in the Amendments Draft do not show any modification or
20 removal of this specific concluding two sentence element of the Vision Statement. I note for the record
21 that the Preamble is specifically addressed, but the Commitment, at the end of the Vision, has been
22 inexplicably unreferenced. This omission should be addressed by insuring that the draft Vision
23 Statement include this concluding statement as drafted and part of the original Vision Statement.

24 I would additionally like to endorse and support the revision suggestions by Charles Carver.

25 Thank you for your efforts to modify the existing Vision Statement to reflect new realities and public
26 input.

27 Joe Symons

28 Olga, WA

29 Former Chair, Orcas Comprehensive Plan Citizen Committee, appointed by BOCC to rewrite the CP
30 under

31 GMA, 1992-1998.

32 — —

33 carpe diem

34

Public Comments on DRAFT Proposal

1 **From:** Janie Hart <janiehart@hotmail.com>

2 **Sent:** Friday, February 16, 2018 7:22 AM

3 **To:** Comp Plan Update

4 **Subject:** Fw: Jane Hart's Testimony for Feb. 16, 2018 Planning Commission Public Hearing

5 **Attachments:** Feb. 16 2018 Planning Comm Testimony.docx; Feb 16 testimony attachment.docx

6

7 Hello Adam,

8 I tried sending the email below yesterday and realize now that there was a typo in your address. I know it
9 is late but would be deeply grateful if you could please bring a copy of the two attachments to the
10 Planning Commission meeting today. I am not on the island and cannot attend the meeting, which I am
11 so sorry for.

12 Below is my email sent yesterday :

13 I am hopeful that you will see this before the Planning Commission meeting tomorrow (Feb. 16) so that
14 the attached testimony (both files) can be entered in to the public record and that the Planning
15 Commisison members will receive a copy of my testimony.

16 I am off island and will not be able to attend the Planning Commission meeting to deliver this testimony
17 orally as I had hoped.

18 I would be grateful for confirmation that you have received this email and that my testimony has been
19 entered in to the public record.

20 Yours truly,

21 Jane Hart

22 February 15, 2018

23 San Juan County Planning Commission Meeting

24 Agenda Item 8 – Comprehensive Plan Draft Vision Check-In

25 Jane Hart

26 238 Straits View Dr.

27 Friday Harbor, WA

28

29 Thank you for the opportunity to provide this written testimony to be entered in to the record at the
30 February 16, 2018 San Juan County Planning Commission Meeting. I regret that I am unable to provide
31 public input at the meeting as I will be off island.

Public Comments on DRAFT Proposal

1 Amending of the County's Comprehensive Plan Vision Statement is the first step to set in motion a process
2 that will ultimately result in an updated vision and policies and regulations to implement that vision. This
3 process will produce results that will enhance or detract from the quality of the daily lives of everyone
4 living in the San Juan Islands, not only for the next 20 years but more likely for generations.

5 I applaud the public involvement efforts that have occurred to date for the Comp. Plan update. Between
6 the 22 one-on-one interviews, 3 studios and the online survey there have been many voices heard and
7 discussions had about the future of the San Juan Islands. It is clear to me from participating in the
8 workshop on San Juan Island and in reading some of the 4,000 plus comments for the on-line survey that
9 the residents of the county care deeply about where they live and work, are articulate, smart and are one
10 of the best resources the planning staff, County Council and Planning Commission have to tap in to work
11 together through this process .

12 During the October visioning workshop on San Juan Island one gentleman who had participated in the
13 previous Comp Plan update 20 years ago described the incredible work of the citizen committee he
14 participated on over several months to hash out the vision statement, and I believe that level of
15 community involvement is needed now. Having such a committee to bring the community conscience to
16 this work as well as their good minds, hearts and willingness to dig in to the detail, and the devil is in the
17 detail would really give credibility and community ownership to this process. It is too important not to
18 have a citizen committee to assist the staff, Council and Planning Commission in this work.

19 Now I would like to focus more specifically on some areas of the vision statement that I believe could use
20 strengthening. In the survey there were an abundance of comments related to the importance of
21 maintaining the rural nature of the islands. When I took the on-line survey my comments were primarily
22 addressing this one area, but there were several headings of the vision statement that this topic is
23 addressed where I suggested new language.

24 To summarize, several of the vision statements do not emphasize the importance of preserving scenic
25 vistas and views both from the water towards the interior of the islands and from the land looking out to
26 sea, as well as interior view of valleys and mountain ridges. Including words such as scenic vistas, natural
27 scenic beauty, preserve open spaces will help to define rural nature.

28 The vision statement leads to policies and regulations so we need to be sure action oriented language sets
29 that stage. For example, language that emphasizes the importance of preserving the right for residents to
30 have unimpeded views (within reason) of the natural beauty on the island. This could lead to the
31 development of a Scenic overlay which could address careful siting and screening of development and
32 establishing lower height limits. Even now some of the homeowners associations have taken it on their
33 own to establish height limits, so the example already exists, but this needs to a county-wide requirement.
34 Also statements about protecting the night sky from light pollution could set the course for an outdoor
35 lighting ordinance. The recent publication "A place in the Islands; How Private Land Owners Shape the
36 Future of the San Juan and Gulf Islands" contains many non-regulatory suggestions to address maintaining
37 the sense of place that is special to the islands. The County could incorporate many of these suggestions
38 in to the code.

39 My specific proposed amendments to the initial draft of the proposed Vision amendments being
40 considered by the Planning Commission are provided as an attachment to this letter.

Public Comments on DRAFT Proposal

1 Thank you for this opportunity to provide this testimony.

2 Jane Hart

3

4 Jane Hart's proposed amendments to the Planning Commission's Draft Vision

5 Amendments dated February 16, 2018

6 Page 3, Community, Line 7

7 In the first sentence Add the words "and natural scenic beauty" to the end of the sentence after the words
8 'unique qualities'. Several of the statements below do not adequately emphasize the importance of
9 preserving scenic vistas and views both from the water towards the interior of the islands, and from the
10 land out to sea, as well as interior views of valleys and mountain ridges. In the last sentence add the words
11 "respect for the natural world" after the words ' self-sufficiency,'

12 Page 3, Basic Human Needs, Line 12

13 While this statement is still relevant it is not reflected in the community today. I think adding statements
14 that are more action oriented that get at the specific needs would help this goal. For example, it is not
15 safe to walk on many of the roads on the island as there is little to no shoulder, much less to bike, and
16 especially at night. I would say it is life threatening, much less safe. With the Life Care facility closing
17 recently, a statement stating the need for a similar facility and operator to replace it or serve the same
18 purpose is needed.

19 Page 3, Economy, line 22

20 Add the word 'scenic' after the word 'quiet' in the first sentence to more fully reflect the need to balance
21 protection of scenic vistas which is an important intrinsic reason so many of the residents live on the
22 islands. In the third sentence, add the words "finite natural" before to the word 'resources'.

23 Page 3, Natural Environment, Line 35.

24 The statement needs to emphasize the importance of preserving the right for residents to have
25 unimpeded views (within reason) of the natural beauty on the island. Add the words ' and scenic vistas,'
26 to the phrase "preserve open spaces,"

27 Page 4, Land Use, Line 7.

28 Reword the last sentence of the statement after the words 'private property rights' to read "public rights,
29 our natural environment and scenic views."

30 Then add a new statement to emphasize the importance of preserving scenic vistas from the sea towards
31 the islands and from the island looking to sea. This will set the stage for the next steps in the Comp. Plan
32 update to draft policies and regulations to implement this part of the vision. For example by establish a
33 scenic view overlay map and district to ensure careful siting and screening of development by reducing
34 the currently allowed residential building height from 35' to perhaps 20', which is already required in many
35 Homeowners Associations bylaws. It is a blight to the island and community values when huge footprint
36 homes that can build to 35' block out views of the neighbors behind them. The recent publication "A Place

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1 in the Islands; How Private Land Owners Shape the future of the San Juan and Gulf Islands" contains many
2 non-regulator suggestions to address this very issue. The county could take a responsible step by making
3 many of those suggestions regulations. While this survey deals with the Vision Statement, some kind of
4 action statement about preserving the scenic views for all could be crafted so that it could then be
5 developed in to a goal and eventually a regulation in the update to the Comprehensive Plan.

6 Page 4, Transportation – general comment

7 With a few exceptions, most of the roads on San Juan Island have no bike lane and are dangerous for
8 bicyclists and pedestrians. With bicycling being one of the most popular tourism activities, this condition
9 must change. The county right-of-ways could be improved to accomodate bike lanes that are next to but
10 separated from the road in many places. There are examples of where this sort of development has been
11 done successfully in rural areas. An exisiting conditions study, desired future conditions and County wide
12 master plan for bicycling and pedestrians is needed to be eligible for outside funding sources.

13 Page 4, Heritage and Historic Preservation, Line 30

14 In the last sentence add the word "landscapes," after 'historic sites,'

15 Page 4, Governance – General comment

16 It seems this statement could be more explicit about seeking early and meaningful public input on matters
17 of public concern. One such action would have been to create a citizen committee to lead the process for
18 recommending changes to the vision statement to the county, in the same manner that the 1998 vision
19 statement was crafted. That way it would really have given the year-round residents a chance to imagine
20 what our community can become at its best and capture the future vision needs and wants of county
21 residents come from the citizens of the county. This idea was also brought up at the Oct. 2 Workshop on
22 San Juan Island by an eloquent gentleman who had been on committee that crafted the 1998 vision
23 statement. Island. It isn't too late to create a citizen's committe to recommend Comp Plan goals and
24 policies and development regulations to guide the next 20 years of growth in the county.

25

Public Comments on DRAFT Proposal

1 **From:** joe symons <joesymons@me.com>
2 **Sent:** Saturday, February 17, 2018 2:57 PM
3 **To:** Comp Plan Update; Lynda Guernsey
4 **Cc:** Natalie Menacho
5 **Subject:** Additional comments regarding Vision Statement Amendments
6 **Attachments:** vision statment draft.pdf

7
8 The following comments are based on the Vision Statement Amendments Draft shown at
9 <https://www.sanjuanco.com/DocumentCenter/View/14382>

10 I have attached a copy of the Vision Statement Draft with highlights; please refer to this document in
11 considering the following comments. I realize the Vision Draft is incomplete as I write. However the
12 suggested revisions as well as the excellent public suggestions all point in the same direction. Thus I don't
13 believe my comments are premature or irrelevant.

14 I am not requesting any specific change in the language of the Vision Statement Draft.

15 However, a review of the highlights clearly indicates that the entire document is focussed, correctly and
16 appropriately, on the desires of the full time residents of the county. Words like "People of San Juan
17 County", "islanders", "community", "careful stewards", "small scale", "demonstrated local public need"
18 clearly point to the intention that the Vision is directed to and for full time residents. There are two other
19 population groups that impact SJC: part time property owners and visitors. Page 3, line 26 of the Draft
20 Vision Statement makes the only reference to visitors in the entire Vision Statement with the single word
21 "tourism" in the context that the tourism and other traditional industries economy is encouraged
22 "without jeopardizing the natural environment on which they depend."

23 It is important, therefore, to contextualize the Comprehensive Plan's obligation to the Vision Statement
24 to ensure that the visitor population is managed to ensure compliance with Vision Statements such as:

25 "rural islands are an extraordinary treasure"

26 and an economy

27 "which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the islands."

28 and

29 "providing for commerce...without losing their small scale and attractive island ambiance"

30 This context would naturally lead to finding a way to manage the impact of visitors so the "tail" doesn't
31 wag the dog. One logical way to begin a conversation about how to meet this obligation is to discuss a
32 quota or limitation on the issuance of Transient Rental Permits in order to ensure that the Vision
33 Statement is honored and not just window dressing on an economy increasingly dominated by market
34 forces that run counter to the overall tone and meaning of the Vision Statement. Staff reports on the

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1 impact of visitors over the past few decades have consistently demonstrated that the county population
2 doubles or more than doubles during the summer season, which itself is stretching to include shoulder
3 seasons. The impacts of visitors on community values such as described in the Vision Statement, as well
4 as on hard and soft infrastructure (from water, sewer and transportation to emergency services and food),
5 are significant and unrestrained by any existing policies in the CP or code in the UDC.

6 Failure to discuss, and then appropriately respond to, the impact of visitors (which often include part-time
7 property owners who use their properties either for personal use or as an income source via platforms
8 such as airbnb) emasculates the Vision and continues the transition of the county from what the residents,
9 who are the voters, want to what the non-resident private sector wants.

10 It is the responsibility of the Planning Commission to begin a conversation on ensuring that the stated
11 intention of the Vision Statement is not degraded, disrespected, marginalized or ignored by market forces.
12 Otherwise the CP is a futile waste of PC, staff and resident time. There are endless examples of how other
13 small communities have lost the qualities prized by locals. Let's insure this does not happen here.

14 With appreciation for the challenges you have in navigating these waters.

15 Joe Symons

16 Olga WA

17

18 **From:** joe symons <joesymons@me.com>

19 **Sent:** Tuesday, February 20, 2018 9:16 AM

20 **To:** Comp Plan Update; Lynda Guernsey

21 **Subject:** Additional comments regarding Vision Statement Amendments / Three separate requests

22 **Attachments:** vision statment draft.pdf

23 The following comments are based on the Vision Statement Amendments Draft shown at

24 <https://www.sanjuanco.com/DocumentCenter/View/14382>

25 The following comments are similar to, yet separate from, the comments sent to you on 17 February
26 2018. This is a separate and additional comment. I have attached a copy of the Vision Statement Draft
27 with highlights; please refer to this document in considering the following comments. I realize the Vision
28 Draft is incomplete as I write. However the suggested revisions as well as the excellent public
29 suggestions already submitted all point in the same direction. Thus I don't believe my comments are
30 premature or irrelevant.

31 I have three (3) suggestions.

32 FIRST:

33 *I am requesting a specific change in the language of the Vision Statement Draft.*

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1 As noted earlier in my 17 Feb 18 comments, a review of the highlights clearly indicates that the entire
2 document is focussed, correctly and appropriately, on the desires of the full time residents of the
3 county. Words like “People of San Juan County”, “islanders”, “community”, “careful stewards”, “small
4 scale”, “demonstrated local public need” clearly point to the intention that the Vision is directed to and
5 for full time residents.

6 However, there is no direct, specific language in the Vision Statement that addresses the growth rate or
7 maximum size of either the full time resident population which is exclusively considered by GMA, or the
8 parttime property owner and visitor population (neither of the latter two is addressed by GMA). These 3
9 populations will, henceforth in my comments below, be considered as combined into the single term
10 “population”.

11 At the same time, the sub-text of the meaning of words found in the Vision Statement:

12 rural, isolated, marine, agricultural, rural islands, quiet, small scale, privacy, stable, forestry, farming,
13 natural environment, careful stewards, conserve, protect, preserve, heritage, sense of place, public
14 rights, scenic, rustic, unpaved, narrow (roads), demonstrated local public need, management of water
15 resources to meet the needs of our community, tradition, legacy, continuity, natural limitations,
16 sustainable (*)

17 clearly speak to the rhythms of nature, not of man, and these rhythms are slow, cyclical, and bounded
18 by natural ecological and biological limitations. They speak to ecological harmony, dynamic natural
19 equilibrium and by their contextual nature explicitly (if by implication) prohibit the unlimited and
20 unregulated growth of one species over all others. The dominance of these words throughout the Vision
21 Statement could easily be translated as an intention to harmonize with, rather than dominate, the
22 natural rhythms of the environment, and by extension these words imply little or no human population
23 growth, or certainly imply restricting a rate of growth and a maximum size of human population growth
24 and impact to levels that would not disrupt, degrade or destroy these rhythms.

25 It is important, therefore, to contextualize the Comprehensive Plan’s obligation to the Vision Statement
26 to ensure that both the growth rate for all 3 of these populations, and the maximum size of these
27 cumulative human populations, is managed to ensure compliance with the Vision Statement, the
28 Growth Management Act, best-available science regarding carrying capacity, and sustainability
29 aspirations.

30 Thus, I request the addition of a sentence, perhaps best located in the Natural Environment paragraph
31 (lines 32- 38 pf page 3 of the draft), following the sentence "The natural environment is central to the
32 ecological health, quality of life, and the economy in the islands." to read: “To ensure protection of this
33 environment in perpetuity, we carefully choose to limit our collective human footprint by both
34 restricting the rate of growth of human population as well as the maximum size of our population to
35 levels well below those known to adversely impact our extraordinary treasure of natural beauty.”

36 It is the responsibility of county staff and the Planning Commission to begin a conversation on ensuring
37 that the stated intention of the Vision Statement is honored and **stands firm against the face of market
38 forces**. This is the best way to honor the time the Planning Commission, staff and residents have spent
39 crafting the Vision. There are endless examples of how other small communities have lost the qualities
40 prized by locals. Let’s insure this does not happen here.

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1 SECOND:

2 The format of the Vision Statement, as with the format of the entire CP, is a massive wall of text. Think
3 of a novel, a letter, a dictionary, or the vast majority of public comments sent to SJC. Given the
4 importance of the Vision Statement, and given capabilities available today, I recommend that the Vision
5 Statement be reformatted to include photographs, graphics and images that illuminate and illustrate its
6 fundamental intentions and aspirations. The current Vision Statement is structured to fit on one 8.5x11”
7 page, forcing the type size to be small and concomitantly harder to read. There is no rational argument
8 that the Vision be so structured. Indeed, no other pages in the the entire CP are so formatted.

9 As I was one of the author’s of the original vision statement, I take some responsibility for this concept,
10 as I argued, at the time (~1993) that we structure the Vision Statement around the same concept as the
11 Declaration of Independence, a single page document that would be signed by all committee members
12 following the closing language which echoed the Declaration. My idea at the time was to utilize the
13 precedent of one of the most significant documents in American history; the other committee members
14 agreed. At the time of the drafting, we did not contemplate that this statement would be required to fit
15 on one “page” and thus be structured with ever smaller type to fit.

16 Times have changed. We have an opportunity to craft a far more visually compelling document that
17 introduces the long standing observation that a picture is worth a thousand words. The graphics artist I
18 have in mind to submit a sample of how the vision statement might be illustrated is currently out of the
19 county. I am sending this request w/o a sample in order to meet the time deadline for PC deliberations,
20 but hope to have a sample crafted and sent to you to as soon as possible for your consideration of this
21 concept. I can imagine that a Vision Statement so reformatted would (and could) be used to celebrate
22 our heritage and aspirations (i.e., past and future), made into a brochure, made available to the
23 populations I’ve described, and used to bolster our collective desire to achieve the Vision in spite of
24 significant pressures to ignore or devalue it. Additionally, given electronic distribution opportunities
25 unavailable earlier, the entire Vision Statement could include URL links to supplemental materials that
26 any interested reader could pursue to deepen their understanding of the Vision and the county.

27 THIRD:

28 I request the inclusion of a new paragraph, titled “Implementation”, that would follow the last identified
29 titled paragraph in the Vision Statement and precede the closing lines. The vision statement attached
30 shows “Housing” as the last entry, although draft statements may have “Climate Change” as the last
31 entry. In any case, “Implementation” would follow whatever is chosen as the last titled paragraph.

32 This paragraph’s intention would be to concretize the Vision into specific parameters and metrics that
33 would give clearly measurable definitions to terms identified earlier—see the paragraph ending with an
34 asterisk (*) above. Language such as “Whenever and wherever possible, proactive steps will be taken to
35 ensure that the principles and intentions of this Vision are honored and enforced.” Those definitions and
36 metrics would not be part of the paragraph, but would by the inclusion of this section be authorized to
37 be designed, typically under “best-available” science and/or other established techniques. These
38 definitions and metrics would be articulated in a new section of the CP (possibly in an Appendix) and
39 serve as the baseline against which proposed changes that occur in the county would be compared *prior*
40 *to implementation or authorization*, so that we maintain the Vision and do not have to play damage
41 control because we permitted some activity that we knew (or should have known) would degrade or

Public Comments on DRAFT Proposal

1 weaken our intention. This is the “death by a thousand cuts” challenge. It can be prevented by looking at
2 any proposed “cut” in advance. Examples here include reviewing building permit applications, exempt
3 wells, parking expansions, and endless other proposed modifications to ensure compliance and prevent
4 actions and activities that are outside the defined ranges built into the definitions and metrics. Given the
5 innovative nature of this request, considerable discussion of the precise language of this new paragraph
6 and of the concomitant definitions and metrics would be required by staff, PC and with proper notice
7 and comment periods by residents.

8 With appreciation for the challenges you have in navigating these waters.

9 Joe Symons

10 Olga WA

11 — —

12 carpe diem

13

14 **STAFF NOTE:** The highlighted version of the Vision proposal referenced in the previous two comments
15 from Mr. Symons are included below.

DRAFT

Public Comments on DRAFT Proposal

PROPOSED VISION STATEMENT AMENDMENTS

1 PROPOSED VISION

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

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

12 **BASIC HUMAN NEEDS** Our islands are places where all citizens can safely walk or play, day or night. The
13 drinking water supply is clean, and adequate, and conserved as a vital resource. Health care, elder care,
14 and help in time of need are accessible and affordable. The supply of affordable housing is adequate to
15 meet the needs of our diverse population. Making a life here is possible for all people and is not limited
16 by access to basic human needs. (See page 6)

17 **EDUCATION** Learning is a continuing lifelong process which that is encouraged and aided by the
18 community. A partnership of families and community creates a supportive and challenging environment
19 founded on academic excellence and artistic expression. This educational environment produces ethical,
20 self-directed, compassionate, responsible world citizens, alive with the love of learning. (See page 7)

21 **ECONOMY** We support a pattern of economic growth and development which serves the needs of our
22 community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of
23 the islands. Our economy comprises a wide spectrum of stable, year-round activities that provide family
24 wage employment for islanders. The workforce is able to live, work, and thrive locally. We support and
25 encourage traditional industries including forestry, farming, aquaculture, construction, fishing and
26 tourism without jeopardizing the resources natural environment on which they depend. We have home
27 occupations and cottage industries which enterprises that are compatible with surrounding
28 neighborhoods. We encourage new ideas and new technology for improving the quality and profitability
29 of our goods and services. Advanced interactive communication systems are encouraged support our
30 economy. Value-added activities are encouraged. Environmental conservation and sustainable
31 development are balanced. (See page 8)

32 **NATURAL ENVIRONMENT** Our islands have exceptional natural beauty and healthy diverse ecosystems
33 surrounded by pollution-free marine waters. The air is fresh and clean, the water quality is excellent,
34 and the soil is uncontaminated. As careful stewards of these islands, we conserve resources, protect our
35 shorelines and critical areas, preserve open space, and take appropriate action to assure healthy land
36 and marine environments. The natural environment is central to the ecological health, quality of life,
37 and the economy in the islands. Native plants and animals of the islands thrive, and are identified,
38 appreciated and conserved. (See page 10)

39

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PROPOSED VISION STATEMENT AMENDMENTS

1 **LAND USE** Neighborhoods, hamlets, villages and towns are clearly defined so as to conserve agricultural,
2 forest, mineral resource and environmentally sensitive lands critical areas. These areas define our
3 heritage and sense of place, provide providing for commerce and community activities without losing
4 their small scale and attractive island ambiance. ~~There is housing for people of all incomes.~~ The unique
5 character of our shorelines is protected by encouraging uses which that maintain or enhance the quality
6 of the shoreline environment. Through innovative land use strategies, our citizens and institutions
7 balance and protect private property rights, public rights, and our natural environment. (See page 11)

8 **TRANSPORTATION AND COMMUNICATION** We have water, land, and air transportation systems
9 commensurate with our island culture. On-island circulation is by means of a system of scenic rural
10 roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the
11 roads are unpaved, narrow, and winding, and care is taken to maintain a rustic quality in public signs.
12 Transportation plans equally consider cyclists, pedestrians, automobiles, public transportation, and rural
13 character. Expansion or new construction of basic public transportation facilities occurs only on the basis
14 of based on demonstrated local public need. ~~Advanced interactive communication systems are~~
15 ~~encouraged~~. (See page 12)

16 **ENERGY AND RESOURCES** Our community fosters resource and energy conservation. Energy
17 independence is encouraged. Drinking water resources are managed to meet the needs of our
18 community and the natural environment. Recycling, solid waste, and sewage treatment are managed
19 both within the confines of each island and Countywide in an environmentally sound manner.
20 Renewable natural resources are used on a sustainable basis. Nonrenewable resources are conserved
21 wherever possible and practical. (See page 13)

22 **ARTS, CULTURE AND RECREATION** Our community nurtures the expression of its creative talents and
23 supports diverse cultural and entertainment activities. Our cultural facilities such as libraries, museums,
24 and theaters are focal points of activity and community support. Well-managed parks, trails, and
25 shoreline access, where appropriate, provide islanders with recreation with due regard for both the
26 rights of private property owners and the natural limitations of each site. (See page 14)

27 **HERITAGE AND HISTORIC PRESERVATION** Our community is enriched by a strong sense of identity,
28 tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions
29 to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers, ~~and~~
30 ~~encourage the preservation of that heritage~~. We encourage preservation of historic sites, heritage,
31 structures, and traditions for the enjoyment of all. (See page 15)

32 **GOVERNANCE** We are self-governed by informed citizens. We are equally represented by elected
33 officials who conduct the activities of government in an ethical, fair, impartial, responsive and open
34 manner which that recognizes the independent, self-reliant nature of its citizens. Our government
35 institutions balance responsibility with resources and costs, consolidate services where practical,
36 manage prudently, provide reliable data, are service-oriented, and perform in a timely manner. (See
37 page 16)

38 **HOUSING** The supply of accessible and affordable housing is adequate to meet the needs of our diverse
39 population. There is housing for people of all incomes. There is sufficient variety in housing types to
40 accommodate diverse households. Raising a family, having a good quality of life, and economic
41 opportunities are not limited by access to housing. (See page 17)

Public Comments on DRAFT Proposal

1 **From:** Stephanie Buffum <stephanie@sanjuans.org>

2 **Sent:** Friday, February 16, 2018 4:11 PM

3 **To:** Adam Zack

4 **Subject:** PC_vision_public hearing cmt letter Friends of the San Juans 2_16_18

5 **Attachments:** PC_vision_public hearing cmt letter Friends of the San Juans 2_16_18.docx

6 Hi Adam,

7

8 Attached are my comments to the Planning Commission members this morning.

9

10 Best, Stephanie

11 Stephanie

12 Stephanie Buffum

13 Executive Director

14 stephanie@sanjuans.org

15 FRIENDS of the San Juans

16

17 **STAFF NOTE:** To reconcile the different format of this document and the letter Ms. Buffum attached, the
18 letter is copied as an image. The difference in format allows the inclusion of the comments
19 accompanying each proposed change. The text version of this document can be found on the San Juan
20 County Website at: <https://www.sanjuanco.com/DocumentCenter/View/14491>

Public Comments on DRAFT Proposal



Friends of the San Juans

360.378.2319
www.sanjuanislands.org

P.O. Box 1344
Friday Harbor, WA 98250

February 16, 2018

Public Testimony – San Juan County
Comprehensive Land Use Vision Statement

Dear San Juan County Planning Commission:

Thank you for the opportunity to provide comments on the San Juan County Comprehensive Plan Vision Statement update. FRIENDS of the San Juans ("FRIENDS") is a 501(c)(3) non-profit organization established in 1979 to protect and restore the San Juan Islands and the Salish Sea for people and nature. We represent over 2,000 members and use science, policy, law, education, and citizen activism to protect, preserve, and restore the land, water, and sea of the San Juan archipelago. Our members live, work, and recreate in the San Juan Islands.

As Islanders, we share fundamental goals to our island life, present and future.

- To preserve and protect the unique amenities and natural environment of the San Juan Islands for the benefit of Island residents and, generally, for residents of Washington State and the Salish Sea.
- To recognize the importance of the marine environment and preserve a marine oriented community and island atmosphere.
- To provide environmental stewardship strategies, to be followed by residents and visitors alike, that recognize societal responsibilities, as well as the rights of property owners.
- To minimize the Island's contribution to global climate change.
- To establish a land use pattern which places high priority on environmental and social factors.
- To manage growth in a way that it is conditioned by the natural environment and respects social and economic diversity.
- To be inclusive by welcoming residents with varying income levels, lifestyles and age groups.
- To ensure a healthy community, with residents working together to improve the quality of life.
- To ensure that a balance is maintained between community well-being and the rights of individual property owners.
- To foster the creation and maintenance of local employment in island-based sustainable activities.
- To recognize our environment is the economic heart of our Islands, and to provide for the expansion of commercial, residential, and community and cultural uses that will contribute towards a pleasant, walkable villages, appropriate in form and scale to a small community.
- To engage other levels of government and non-governmental organizations to accomplish the objectives and policies of the San Juan County Comprehensive Plan.

protecting and restoring the San Juan Islands and the Salish Sea for people and nature

1



Public Comments on DRAFT Proposal

With over 8 million residents in the Salish Sea, the visitor Population of the San Juan County was estimated to be 813,000 visitors, who spent approximately \$203 million in 2015.¹ The San Juan County 2017 Comprehensive Landuse Plan Population projections Technical Memorandum shows that approximately 125,000 visitors stay with resident friends or relatives.² If accurate, this represents a 40 fold increase in our base population during peak season.

2016 marina statistics from the Port of Friday Harbor reported:

- Transportation vessels such as Clipper, Puget Sound Express, Pacific Cruises 62,812 passengers
- Cruise ships and pocket cruise ships 2,719
- Overnight guest moorage 13,400 – this is the vessel count not the passenger count. We do not have passenger count per vessel but you can safely say the majority have 2 or more passengers
- Locally based whale watch, excursion, charter, fishing vessels 32,675 passengers (these passengers would probably be counted elsewhere in a visitor numbers survey as coming by ferry or float plane).

Visitors are attracted to our islands for many of the same reasons as our full and part-time residents and they are a vital part of our economy on our major ferry served islands. Many visitors enjoy our state parks and national trails that are only accessible by boat. How we plan and manage for visitor use of our islands, and their increased use of local trails, drinking water, septic and sewer use, farm, forests, housing and recreation is a major topic for planning and one we have never take taken on in the past 17 years.

Several local, state, federal and non-governmental organizations manage parks, protected areas, or recreational facilities, have formed a Cooperative Action Plan to manage visitor use to protect and enhance visitor experiences. They have formed the Visitor Management Workshop and Assessment with summary statistics being presented later this month. I encourage all of you to attend these meetings on your islands.

Mon Feb 26 5:30 to 7:30 pm Orcas Senior Center, Eastsound, Orcas
Tue Feb 27 5:30 to 7:30 pm Grace Episcopal Church, Lopez Village
Wed Feb 28 5:30 to 7:30 pm San Juan Island Library, Friday Harbor

Edits to the VISION STATEMENT

PREAMBLE

1. Add "fragile." The abundance of island resources cannot be taken for granted. There has been a decline in wildlife populations and a reduced quality of some of their habitats (e.g., SRKWs, salmon species, eelgrass, etc.) An ethic of self-reliance, which underpins decisions where conserving land, air, water and energy reduces our ecological footprint.

¹ San Juan County Comprehensive Landuse Plan Population projections Technical Memorandum states a report from Dean Runyan and Associates model, 2017, page 36.

² Dean Runyan Associates for the Washington Tourism Alliance, 2015.

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2. Add "stewardship of our common resources." Stewardship is necessary to preserve the 'extraordinary treasure of natural beauty' and other priority resources identified below (e.g., water and natural resources).
3. Change 2020 to 2038 or 2040?

Basic Human Need

1. Add "quantified, monitored." In order to ensure that our drinking water is clean and adequate and conserved, it must also be quantified and monitored.
2. Correct word choice? One would not be limited by 'access.' Change "access" to "barriers"

Economy

Retain "resource" and add "land." We cannot support the traditional industries of forestry and farming without the resources and resource lands upon which they depend.

Governance

1. Add, "Our county borders the Province of British Columbia, including the Gulf Islands, and several Washington State counties. Our elected officials and government institutions communicate with and collaborate in our areas of mutual interest." Additional language needed to address the importance of engagement and advocacy for our economy and resources beyond our county borders.
2. What is meant by "accessible?" ADA? Available?
3. Add "sufficient." If 'sufficient' is used to quantify the variety of housing types, it should also be used to quantify "housing for people of all incomes."

Housing

In order to ensure that there is sufficient housing for people of all incomes, affordable housing development should not be limited (e.g., to the initial homeowner(s), a 20-year affordability requirement, etc.). Housing that is affordable to certain income levels which then converts to market rate can require the replacement of those units in addition to the need to meet the on-going demand for affordable housing.

Climate Change

1. Add an "s" to "island." Our community is comprised of many islands.
2. Add, "and enacts incentives and regulations." If we are serious about addressing climate change, our vision statement must do more than just encourage voluntary efforts such as:
 - Reduction of greenhouse gas (GHG) emissions
 - Community energy planning
 - Corporate carbon neutrality
 - Feasibility of an on-island composting facility
 - Mitigation of and adaptation to water shortages
 - Transportation alternatives



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- Support for community-based initiatives related to climate action
 - Other emerging climate-related issues
3. Add "and climate resiliency planning in all aspects of governance." Building climate resiliency is the key to mitigating the impacts of climate change.

In this next section, the same edits mentioned above, are inserted the body of the Vision statement as comments:

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

PREAMBLE

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

Commented [M1]: Add "fragile." The abundance of island resources cannot be taken for granted. There has been a decline in wildlife populations and a reduced quality of some of their habitats (e.g., SRKWs, salmon species, eelgrass, etc.) An ethic of self-reliance, which underpins decisions where conserving land, air, water and energy reduces our ecological footprint.

Commented [M2]: Add "stewardship of our common resources." Stewardship is necessary to preserve the 'extraordinary treasure of natural beauty' and other priority resources identified below (e.g., water, air, and natural resources).

Commented [M3]: Change to 2038 or 2040?

COMMUNITY

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

BASIC HUMAN NEEDS

Our islands are places where all citizens can safely walk or play, day or night. The drinking water supply is clean, and adequate, quantified, monitored, and conserved as a vital resource. Health care, elder care, and help in time of need are accessible and affordable. The supply of affordable housing is adequate to meet the needs of our diverse population. Making a life here is possible for all people and is not limited by access to basic human needs.

Commented [M4]: Add "quantified, monitored." In order to ensure that our drinking water is clean and adequate and conserved, it must also be quantified and monitored.

Commented [M5]: Correct word choice? One would not be limited by 'access.' Change "access" to "barriers"

EDUCATION

Learning is a continuing lifelong process which that is encouraged and aided by the community. A partnership of families and community creates a supportive and challenging environment founded on academic excellence and artistic expression. This educational environment produces ethical, self-directed, compassionate, responsible world citizens, alive with the love of learning.

ECONOMY

We support a pattern of economic growth and development which serves the needs of our community, and which recognizes the rural, residential, quiet, agricultural, marine



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and isolated nature of the islands. Our economy comprises a wide spectrum of stable, year-round activities that provide family wage employment for islanders. The workforce is able to live, work, and thrive locally. We support and encourage traditional industries including forestry, farming, aquaculture, construction, fishing and tourism without jeopardizing the ~~resources~~ resource lands and natural environment on which they depend. We have home occupations and cottage ~~industries which enterprises that~~ are compatible with surrounding neighborhoods. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. ~~Advanced interactive communication systems are encouraged~~ support our economy. Value-added activities are encouraged. Environmental conservation and sustainable development are balanced.

Commented [M6]: Retain "resource" and add "land." We cannot support the traditional industries of forestry and farming without the resources and resource lands upon which they depend.

NATURAL ENVIRONMENT

Our islands have exceptional natural beauty and healthy diverse ecosystems surrounded by pollution-free marine waters. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated. As careful stewards of these islands, we conserve resources, protect our shorelines and critical areas, preserve open space, and take appropriate action to assure healthy land and marine environments. The natural environment is central to the ecological health, quality of life, and the economy in the islands. Native plants and animals of the islands thrive, and are identified, appreciated and conserved.

LAND USE

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

TRANSPORTATION AND COMMUNICATION

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

ENERGY AND RESOURCES

Our community fosters resource and energy conservation. Energy independence is encouraged. Drinking water resources are managed to meet the needs of our community and the natural environment. Recycling, solid waste, and sewage treatment are managed both within the confines of each island and Countywide in an



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environmentally sound manner. Renewable natural resources are used on a sustainable basis. Nonrenewable resources are conserved wherever possible and practical.

ARTS, CULTURE AND RECREATION

Our **community** nurtures the expression of its creative talents and supports diverse cultural and entertainment activities. Our cultural facilities such as libraries, museums, and theaters are focal points of activity and **community** support. Well-managed parks, trails, and shoreline access, where appropriate, provide islanders with recreation with due regard for both the rights of private property owners and the natural limitations of each site.

HERITAGE AND HISTORIC PRESERVATION

Our **community** is enriched by a strong sense of identity, tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers, ~~and encourage the preservation of that heritage.~~ We encourage preservation of historic sites, heritage, structures, and traditions for the enjoyment of all.

GOVERNANCE

We are self-governed by informed citizens. We are equally represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner ~~which~~ that recognizes the independent, self-reliant nature of its citizens. Our county borders the Province of British Columbia, including the Gulf Islands, and several Washington State counties. Our elected officials and government institutions communicate with and collaborate in our areas of mutual interest. Our government institutions balance responsibility with resources and costs, consolidate services where practical, manage prudently, provide reliable data, are service-oriented, and perform in a timely manner.

HOUSING

The supply of accessible and affordable housing is adequate to meet the needs of our diverse population. There is sufficient housing for people of all incomes. Funding provided for the development of affordable housing prioritizes perpetually affordable housing. There is sufficient variety in housing types to accommodate diverse households. Raising a family, having a good quality of life, and economic opportunities are not limited by access to housing.

CLIMATE CHANGE

Our islands community sets an example with its response to climate change. We proactively address the effects of climate change like sea level rise and drought. Our community encourages voluntary efforts and enacts incentives and regulations to reduce our carbon footprint and climate resiliency planning in all aspects of governance. Preparations to mitigate these affects are made in advance before they become crises.

OUR COMMITMENT:

AS FORTUNATE CITIZENS OF THE SAN JUAN ISLANDS, WE COMMIT ourselves individually and communally to a future for ourselves and our children that reflects this vision. To this end, we, the undersigned individuals dedicate our time and our talents.

Commented [M7]: Add, "Our county borders the Province of British Columbia, including the Gulf Islands, and several Washington State counties. Our elected officials and government institutions communicate with and collaborate in our areas of mutual interest." Additional language needed to address the importance of engagement and advocacy for our economy and resources beyond our county borders.

Commented [M8]: What is meant by "accessible?" ADA? Available?

Commented [M9]: Add "sufficient." If "sufficient" is used to quantify the variety of housing types, it should also be used to quantify "housing for people of all incomes."

Commented [M10]: In order to ensure that there is sufficient housing for people of all incomes, affordable housing development should not be limited (e.g., to the initial homeowner(s), a 20-year affordability requirement, etc.). Housing that is affordable to certain income levels which then converts to market rate can require the replacement of those units in addition to the need to meet the on-going demand for affordable housing.

Commented [M11]: Add an "s" to "island." Our community is comprised of many islands.

Commented [M12]: •Add, "and enacts incentives and regulations." If we are serious about addressing climate change, our vision statement must do more than just encourage voluntary efforts such as:
•Reviews all plans through the lens of sea level rise
•Reduction of greenhouse gas (GHG) emissions
•Community energy planning
•Corporate carbon neutrality
•Feasibility of an on-island composting facility
•Mitigation of and adaptation to water shortages
•Transportation alternatives
•Support for community-based initiatives related to climate action
•Other emerging climate-related issues

Commented [M13]: Add "and climate resiliency planning in all aspects of governance." Building climate resiliency is the key to mitigating the impacts of climate change.

1
2
3



Public Comments on DRAFT Proposal

1 **From:** Katie Fleming <katie@sanjuans.org>

2
3 **Sent:** Monday, February 26, 2018 3:19 PM

4
5 **To:** Adam Zack

6
7 **Cc:** Comp Plan Update

8
9 **Subject:** Islands Climate Resilience Comment Letter

10
11 **Attachments:** ICR letter to SJCC re Comp Plan Vision changes 2-26-18.pdf

12
13 Hi Adam,

14 Please see the attached comment letter from Islands Climate Resilience with suggestions regarding the preliminary draft Vision amendments.

15 Thank you for your consideration!

16 Katie

17 --

18
19 **Katie Fleming**

20 **Community Engagement Director**

21 Friends of the San Juans

22 P.O. Box 1344 | Friday Harbor, WA 98250

23 Main: 360.378.2319 | Direct: 360.378.3979

24
25 February 26, 2018

26
27 Adam Zack

28 SJC Department of Community Development

29 PO Box 947

30 Friday Harbor, WA 98250

31 adamz@sanjuanco.com

32 cc: compplancomments@sanjuanco.com

33
34 Re: Comment on preliminary draft Vision amendments

35
36 Dear Adam,

37
38 We are glad to see that the Planning Commission heard the community's calls for including climate change in the Vision. We agree that it does not fit neatly into one existing statement.

39 The stand-alone climate change statement is valuable insofar as it shows the community's concern about climate change and the desire to serve as a leader in addressing it. We'd like to see the following included:

- 43 • Our community encourages **and incentivizes** voluntary efforts to reduce our carbon footprint.
- 44 • **We work determinedly towards a carbon-neutral future.**
- 45 • **Our policies, programs, and development regulations are informed by the best available science.**
- 46 • Note also a need to correct a typo: it should read "mitigate these effects" rather than "mitigate these affects."
- 47
- 48

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1 However, climate change is highly relevant to several of the existing statements, and therefore should
2 be woven into those statements rather than just relegated to its own statement at the end. Climate
3 change threatens to affect our ability to achieve a wide variety of goals across sectors, and **we need to**
4 **take action in each of those sectors** and under each County department to ensure that we are a
5 resilient community into the future. Below we have listed the statements where we believe climate
6 change is most relevant and should be explicitly acknowledged as such.

7 **Community:** The community as a whole should be strong in standing up to climate change and other
8 hazards and stressors. We would like to see this language added:

- 9
- 10 • Our community thrives and is resilient in the face of a changing climate and a range of other
11 stressors.

12

13 **Basic human needs:** We must actively prepare for climate change to ensure that our drinking water
14 supply is clean, adequate, quantified, monitored, and conserved as a vital resource such that we can rely
15 on it even as the climate changes and the population grows in the future. At the open house, we heard
16 numerous people express concern about conserving water as a vital resource given recent droughts and
17 projected climate change impacts on precipitation and evaporation rates. Specifically, we suggest
18 adding:

- 19
- 20 • The drinking water supply is clean, adequate, and conserved as a vital resource **such that we can**
21 **rely on it even as the climate changes and the population grows.**

22

23 **Economy:** We must proactively plan to ensure that our forestry, farming, aquaculture, fishing, and
24 tourism industries can thrive despite changes in the climate and resulting changes in invasive species,
25 precipitation, water supply, and ocean pH. Specifically, we suggest adding:

- 26
- 27 • We support and encourage traditional industries including forestry, farming, aquaculture,
28 construction, fishing and tourism without jeopardizing the natural environment on which they
29 depend, **and we seek to build their resilience to economic stressors and climate change impacts.**
 - 30 • Environmental conservation and sustainable development are balanced **and take into account**
31 **the latest climate change projections.**

32

33 **Natural environment:** Climate change is very relevant to the components of this statement. More
34 wildfires will threaten the quality of our air. Heavier rainfall and runoff will put our water quality at risk.
35 Changes in temperatures will affect native plants and animals of the islands. At the same time, a healthy
36 natural environment will directly help us be resilient in the face of changes in climate; for example,
37 preserving open spaces and limiting impervious surfaces will reduce runoff and help conserve our water
38 supply. Ultimately, it will be critical to consider climate change as part of all of the work done to steward
39 our natural environment. Specifically, we suggest adding:

- 40
- 41 • As careful stewards of our islands, we conserve resources, protect our shorelines, preserve open
42 space, and take appropriate action **based on the best available science** to assure healthy land
43 and marine environments.
 - 44 • Preserving the natural environment is central to the ecological health, quality of life, and the
45 economy in the islands, **particularly in the face of a changing climate.**

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1 **Transportation:** Transportation is one of the largest contributors to greenhouse gas emissions. We must
2 have an explicit vision of a low/zero-emissions transportation future. Specifically, we suggest adding:

- 3
4 • We actively seek to reduce greenhouse gas emissions from transportation in the islands.

5
6 **Energy:** The new mention of drinking water resources here should specifically include managing those
7 resources based on the best available climate science. In addition, we note that desalination is
8 extremely energy-intensive and should be avoided; efficient use and conservation are better options.
9 Specifically, we suggest adding:

- 10
11 • Drinking water resources are managed to meet the needs of our community and the natural
12 environment, and the best available climate science is used to inform those management
13 decisions.

14
15 **Climate Change:** We would like to advocate for “regulations” to be included in this section. If San Juan
16 County is serious about addressing climate change, our vision statement must include more than just
17 voluntary efforts and incentives:

- 18
19 • Our islands community sets an example with its response to climate change. We proactively
20 address the effects of climate change like sea level rise and drought. Our community encourages
21 voluntary efforts and enacts incentives and regulations to reduce our carbon footprint and
22 climate resiliency planning in all aspects of governance. Preparations to mitigate these affects
23 are made in advance before they become crises.

24
25 Thank you for the opportunity to provide this input. We hope that when the individual elements are
26 updated, they will incorporate climate change adaptation and mitigation as cross-cutting issues. That is
27 the only way to ensure that implementation of the Comprehensive Plan will consistently take into
28 account the need to build our climate resilience and the imperative of doing our part to mitigate climate
29 change. Experience in other communities has shown that having climate action as a stand-alone
30 element or plan means that it is largely forgotten, as local government staff do not feel directly
31 responsible for implementing those items.

32
33 Sincerely,

34
35 Islands Climate Resilience

Public Comments on DRAFT Proposal

1 **VERBAL COMMENTS MADE AT FEBRUARY 16, 2018 PLANNING COMMISSION MEETING**

2 Planning Commission heard public comments at the February 16 meeting. A recording of this meeting
3 and the public comments can be accessed on the County's website using the link below.

4 <https://www.sanjuanco.com/971/Planning-Commission-Meeting-Video>

5 At this meeting, 10 members of the public offered their comments. Please refer to the table below for a
6 list of the commenters with a minute reference from the recorded meeting.

Name	Island	Minute Mark in the Video
Janet Alderton	Orcas	0:35:07
Steve Bernheim	Orcas	0:39:40
Sarah Severin (On behalf of Jane Hart)	San Juan	0:48:50
Stephanie Buffum (on behalf of Friends of the San Juans)	Shaw	0:52:20
Rami Amaro	San Juan	0:58:50
Christina Dahl-Sesby	San Juan	1:07:00
Gretchen Allison	San Juan	1:07:50
Fred Klein	Orcas	1:12:35 and 1:20:50
Sam Dillingham	Lopez	1:16:16
David Kane	San Juan	1:18:45

7

8 Speakers David Kane, Stephanie Buffum, Sarah Severin (for Jane Hart) and Steve Bernheim included
9 comments to supplement their written comments submitted prior to the meeting.