



SAN JUAN COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

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**TRANSMITTAL MEMO**

**TO:** County Council  
**CC:** Erika Shook, AICP, Director, DCD  
Mike Thomas, County Manager  
**FROM:** Adam Zack, Planner II *AZ*  
Linda Kuller, AICP, Planning Manager, DCD *LK*  
**SUBJECT:** 2036 Comprehensive Plan Update: Vision amendments  
**DATE:** May 30, 2018  
**MEETING DATE:** June 11, 2018  
**ATTACHMENTS:** A. Planning Commission Recommended Vision Amendments – Strikeout/Underline  
B. Planning Commission Recommended Vision Amendments – Clean  
C. Planning Commission Recommended Vision Amendments – Revised Topic Order  
D. Draft Resolution Adopting an Amended Vision for the 2018 Update of the San Juan County Comprehensive Plan  
E. May 18, 2018 Draft Planning Commission Findings and Recommendation  
F. May 18, 2018 Planning Commission Draft Minutes  
G. April 20, 2018 Planning Commission Minutes  
H. March 16, 2018 Planning Commission Minutes  
I. February 16, 2018 Planning Commission Minutes  
J. January 19, 2018 Planning Commission Minutes

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**Issue:** Planning Commission recommended Comprehensive Plan Vision amendments. This proposal was drafted following a joint County Council and Planning Commission public hearing on May 18, 2018.

**Requested Action:** Adopt the Planning Commission’s recommended Vision amendments in Attachment A by resolution (Attachment D).

**Background:** Planning Commission began working on the Vision amendments at their January 19, 2018 meeting. One hundred twenty public comments were received between the January 19, 2018 Planning Commission meeting and the May 18, 2018 joint County Council and Planning Commission public hearing. These public comments were considered throughout the Commission’s entire revision process. The following bullet points summarize the public participation process:

- January 19, 2018 – Planning Commission considered the public input from *San Juan County Vision 2036 Update Process* report prepared using broad public outreach during fall 2017. The Commission directed staff to prepare an initial draft proposal.
- February 16, 2018 – Planning Commission received written and oral public comment on the initial draft.
- March 16, 2018 – More written and oral public comments were received on the initial draft. Planning Commission considered all public comments and refined the draft proposal further by consensus.
- April 20, 2018 – Additional written and oral public comments were received on the March 16 draft. Planning Commission refined the draft.
- May 18, 2018 – Public testimony on the Planning Commission’s April 20 draft Vision amendments was received at the joint County Council and Planning Commission public hearing. County Council closed

the public hearing, reserving the right to reopen the hearing later. Following the public hearing, the Commission deliberated and arrived at recommended amendments to the Vision, found in Attachments A and B. See the Draft Planning Commission findings and recommendation in Attachment D.

The proposed amendments include three new statements on housing, climate change and agriculture, as well as a revised order of topics based on the thematic flow of the statements.

Previous staff reports are available on the County website, under the 'Vision' tab at the following URL: <https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>

**ATTACHMENT A: PLANNING COMMISSION RECOMMENDATION TO COUNTY COUNCIL –  
STRIKEOUT/UNDERLINE  
MAY 18, 2018**

1 **PREAMBLE**

2 **WE THE PEOPLE** of San Juan County value our healthy natural environment, vibrant and diverse  
3 community, self-sufficiency, interdependence, privacy, and personal freedom, and stewardship of our  
4 common resources ~~recognize that these rural islands are an extraordinary treasure of natural beauty~~  
5 ~~and abundance, and that independence, privacy and personal freedom are values prized by islanders.~~  
6 These rural islands are an extraordinary environmental treasure: as a community ~~Being a diverse people~~  
7 bound together by these shared values, we declare our commitment to work towards this vision of the  
8 San Juan Islands ~~in 2020 A.D.~~

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

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

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

27 **HOUSING** There is adequate, safe, affordable and stable housing so that our community thrives. There  
28 are diverse housing types and we use innovative strategies to meet the various housing needs of our  
29 community members. Our homes are resource efficient.

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

34 **NATURAL ENVIRONMENT** Our islands and marine waters have exceptional natural beauty and healthy  
35 diverse ecosystems ~~that are surrounded by pollution-free marine waters.~~ The air is fresh and clean, the  
36 water quality is excellent, and the soil is uncontaminated. As careful stewards of these islands and waters,  
37 we conserve resources, protect our shorelines and critical areas, preserve open space, and take  
38 appropriate action to assure healthy land and marine environments. We encourage regenerative forest  
39 practices and recognize the integral role that forests play in the stewardship of our air, soils and water  
40 resources. The natural environment is central to the ecological health, quality of life, and the economy in

**ATTACHMENT A: PLANNING COMMISSION RECOMMENDATION TO COUNTY COUNCIL –  
STRIKEOUT/UNDERLINE  
MAY 18, 2018**

1 the islands. Native plants, ~~and animals,~~ and marine life of the islands thrive, and are proactively identified,  
2 appreciated and conserved.

3 **ENERGY AND RESOURCES** Our community is energy independent~~fosters resource and energy~~  
4 ~~conservation.~~ Energy independence is encouraged. We use renewable energy, materials, and natural  
5 resources on a sustainable basis. Our islands produce zero waste. Reecycling, sSolid waste, and sewage  
6 treatment are managed within the confines of each island in an environmentally sound manner.  
7 ~~Renewable natural resources are used on a sustainable basis. Nonrenewable resources are conserved~~  
8 ~~wherever possible and practical.~~

9 **CLIMATE CHANGE** Our community sets an example with its response to climate change. We proactively  
10 address the causes and effects of climate change. Preparations to mitigate negative effects are made in  
11 advance before they become crises. Our community encourages voluntary efforts and enacts incentives  
12 and regulations if necessary to reduce our carbon footprint. We are carbon neutral.

13  
14 **ECONOMY** We support a diverse, resilient, and sustainable economy while respecting the natural world.  
15 ~~pattern of economic growth and development which~~ This economy serves the needs of our community,  
16 and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the islands.  
17 Our economy comprises a wide spectrum of stable, year-round activities that provide employment for  
18 islanders living or family wages, allowing islanders to live, work, and thrive locally. We support and  
19 encourage traditional industries including forestry, farming agriculture, aquaculture, construction, fishing  
20 and tourism without jeopardizing the ~~resources on which they depend~~ natural environment and quality  
21 of life for residents. We have home occupations and cottage ~~industries which enterprises that~~ are  
22 compatible with surrounding neighborhoods. We encourage new ideas and new technology for improving  
23 the quality and profitability of our goods and services. ~~Value added activities are encouraged.~~  
24 ~~Environmental conservation and sustainable development are balanced.~~ Advanced interactive  
25 communication systems support our economy.

26 **AGRICULTURE** The San Juan Islands have a rich agricultural heritage that remains culturally and  
27 economically significant. We invest resources to ensure that agricultural lands are preserved and to  
28 maintain and enhance agricultural viability. We encourage regenerative practices and recognize the  
29 integral role that agriculture plays in the stewardship of our soils and water resources. Agricultural  
30 activities are essential to the health and well-being of our community, contributing to the social, economic  
31 and environmental fabric of our islands.

32 **LAND USE** Neighborhoods, hHamlets, villages, and towns, and other activity centers are clearly defined  
33 ~~so as to conserve, rural,~~ agricultural, forest, mineral resource and environmentally sensitive lands and  
34 critical areas. These areas define our heritage and sense of place: provide providing for commerce and  
35 community activities without losing their small scale and attractive island ambiance. ~~There is housing for~~  
36 ~~people of all incomes.~~ The unique character of our shorelines is protected by encouraging uses which that  
37 maintain or enhance the quality health of the shoreline environment. Through innovative land use  
38 strategies, our citizens and institutions balance and protect private property rights, public rights, and our  
39 natural environment.

**ATTACHMENT A: PLANNING COMMISSION RECOMMENDATION TO COUNTY COUNCIL –  
STRIKEOUT/UNDERLINE  
MAY 18, 2018**

1

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

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

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

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

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDATION TO COUNTY COUNCIL - CLEAN  
MAY 18, 2018**

1 **PREAMBLE**

2 **WE THE PEOPLE** of San Juan County value our healthy natural environment, vibrant and diverse  
3 community, self-sufficiency, interdependence, privacy, personal freedom, and stewardship of our  
4 common resources. These rural islands are an extraordinary environmental treasure: as a community  
5 bound together by these shared values, we declare our commitment to work towards this vision of the  
6 San Juan Islands.

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

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

20 **BASIC HUMAN NEEDS** Our islands are places where people are safe, day and night. The drinking water  
21 supply is clean, adequate, quantified, and proactively conserved as a vital resource. Health care, including  
22 mental health, elder and child care, and help in time of need are accessible and affordable. Making a life  
23 here is not limited by lack of access to basic human needs.

24 **HOUSING** There is adequate, safe, affordable and stable housing so that our community thrives. There  
25 are diverse housing types and we use innovative strategies to meet the various housing needs of our  
26 community members. Our homes are resource efficient.

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

31 **NATURAL ENVIRONMENT** Our islands and marine waters have exceptional natural beauty and healthy  
32 diverse ecosystems that are pollution-free. The air is fresh and clean, the water quality is excellent, and  
33 the soil is uncontaminated. As careful stewards of these islands and waters, we conserve resources,  
34 protect our shorelines and critical areas, preserve open space, and take appropriate action to assure  
35 healthy land and marine environments. We encourage regenerative forest practices and recognize the  
36 integral role that forests play in the stewardship of our air, soils and water resources. The natural  
37 environment is central to the ecological health, quality of life, and the economy in the islands. Native  
38 plants, animals, and marine life of the islands thrive, and are proactively identified, appreciated and  
39 conserved.

**ATTACHMENT B: PLANNING COMMISSION RECOMMENDATION TO COUNTY COUNCIL - CLEAN  
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1 **ENERGY AND RESOURCES** Our community is energy independent. We use renewable energy, materials,  
2 and natural resources on a sustainable basis. Our islands produce zero waste. Solid waste and sewage  
3 treatment are managed in an environmentally sound manner.

4 **CLIMATE CHANGE** Our community sets an example with its response to climate change. We proactively  
5 address the causes and effects of climate change. Preparations to mitigate negative effects are made in  
6 advance before they become crises. Our community encourages voluntary efforts and enacts incentives  
7 and regulations if necessary to reduce our carbon footprint. We are carbon neutral.  
8

9 **ECONOMY** We support a diverse, resilient, and sustainable economy while respecting the natural world.  
10 This economy serves the needs of our community, and which recognizes the rural, residential, quiet,  
11 agricultural, marine and isolated nature of the islands. Our economy comprises a wide spectrum of stable,  
12 year-round activities that provide living or family wages, allowing islanders to live, work, and thrive locally.  
13 We support and encourage traditional industries including forestry, agriculture, aquaculture,  
14 construction, fishing and tourism without jeopardizing the natural environment and quality of life for  
15 residents. We have home occupations and cottage enterprises that are compatible with surrounding  
16 neighborhoods. We encourage new ideas and new technology for improving the quality and profitability  
17 of our goods and services. Advanced interactive communication systems support our economy.

18 **AGRICULTURE** The San Juan Islands have a rich agricultural heritage that remains culturally and  
19 economically significant. We invest resources to ensure that agricultural lands are preserved and to  
20 maintain and enhance agricultural viability. We encourage regenerative practices and recognize the  
21 integral role that agriculture plays in the stewardship of our soils and water resources. Agricultural  
22 activities are essential to the health and well-being of our community, contributing to the social, economic  
23 and environmental fabric of our islands.

24 **LAND USE** Hamlets, villages, towns, and other activity centers are clearly defined to conserve, rural,  
25 agricultural, forest, mineral resource lands and critical areas. These areas define our heritage and sense  
26 of place: providing for commerce and community activities without losing their small scale and attractive  
27 island ambiance. The unique character of our shorelines is protected by encouraging uses that maintain  
28 or enhance the health of the shoreline environment. Through innovative land use strategies, our citizens  
29 and institutions balance and protect private property rights, public rights, and our natural environment.

30 **TRANSPORTATION** We have reliable, affordable, local, and regional water, land, and air transportation  
31 systems commensurate with our island culture. On-island circulation is by means of a system of scenic  
32 rural roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the  
33 roads are unpaved, narrow, and winding. Transportation plans carefully consider cyclists, pedestrians,  
34 automobiles, public transportation, and rural character. Expansion or construction of transportation  
35 systems, infrastructure, and facilities occurs only based on demonstrated local public need.

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

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2 tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to  
3 our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers. We  
4 encourage preservation of our heritage, historic sites, structures, and traditions for the enjoyment of all.

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



**ATTACHMENT C: PLANNING COMMISSION RECOMMENDED VISION AMENDMENTS – REVISED TOPIC  
ORDER  
MAY 18, 2018**

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 <u>Agriculture</u>
11 Governance	11 Land Use
	12 Transportation
	13 Arts, Culture, and Recreation
	14 Heritage and Historic Preservation

1

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**VISION AMENDMENTS**

**ATTACHMENT D**

**DRAFT RESOLUTION ADOPTING AN AMENDED  
VISION FOR THE 2018 UPDATE OF THE SAN  
JUAN COUNTY COMPREHENSIVE PLAN**

**RESOLUTION NO. \_\_\_\_ - 2018**

**A RESOLUTION ADOPTING AN AMENDED VISION FOR THE 2018 UPDATE OF  
THE SAN JUAN COUNTY COMPREHENSIVE PLAN.**

WHEREAS, the Growth Management Act (GMA) was passed by the State Legislature in April, 1990;

WHEREAS, the Board of County Commissioners voted to plan under the GMA in November, 1990;

WHEREAS, San Juan County is updating the San Juan County Comprehensive Plan, (the Plan) to extend the planning horizon through 2036;

WHEREAS, the County adopted the Plan's Vision in December 1998;

WHEREAS, nearly twenty years have passed since the Vision was adopted;

WHEREAS, an updated Vision is needed to inform the Plan update, including amendments to the Plan's goals and policies;

WHEREAS, in August 2017, the County hired consulting firms Community Attributes Inc. (CAI) and Studio Cascade Inc. (SCI) to conduct broad public outreach;

WHEREAS, SCI interviewed over twenty "orienteers" from the community in September 2017 to identify specific topics the Vision update needs to address;

WHEREAS, CAI, SCI and County staff conducted pop-up studios and used a mini-poll on San Juan, Orcas, and Lopez Islands in October 2017 to ask people about whether the existing Vision would serve the County through the new planning horizon of 2036;

WHEREAS, the mini-poll received over 200 responses, providing insight into possible areas of improvement for the adopted Vision from 1998;

WHEREAS, CAI, SCI and County staff conducted community workshops on San Juan, Orcas, and Lopez Islands in October 2017;

WHEREAS, workshop participants engaged in an exercise to quantify public sentiment about and identify specific areas of improvement for the adopted Vision from 1998;

WHEREAS, in November 2017, SCI conducted an online questionnaire that received 560 responses, with specific questions regarding each topic section of the Vision;

WHEREAS, the data collected by consultants during the autumn of 2017 is summarized in the report, *San Juan County Vision 2036 Update Process*;

WHEREAS, the Planning Commission considered the public input from this report during their meeting on January 19, 2018, and directed staff to prepare draft amendments to the Vision;

WHEREAS, the preliminary staff draft amendments composed following the Planning Commission meeting January 19, 2018, were posted online in a staff report dated February 2, 2018 and the public was notified with newflashes to project subscribers;

WHEREAS, there was no quorum at the February 16, 2018, Planning Commission meeting, only public testimony was taken at that time;

WHEREAS, based on public comments, staff updated the draft the initial staff Vision amendments and attached them to a staff report dated March 1, 2018, that was posted on the project website and the public was notified of the draft in a newflash to project subscribers;

WHEREAS, at the March 16, 2018, Planning Commission meeting, public testimony and written comments on the March 1<sup>st</sup> draft were considered, and the Planning Commission proposed further amendments to the Vision;

WHEREAS, at the March 16, 2018, Planning Commission meeting, the Commission agreed by consensus to amendments of the preamble, community, basic human needs, education, economy, natural environment, land use, transportation, energy and resources, and governance statements of the Vision;

WHEREAS, at the March 16, 2018, Planning Commission meeting, the Commission agreed by consensus to adding statements on housing and climate change to the Vision;

WHEREAS, proposed amendments from the March 16, 2018, Planning Commission meeting were posted to the project website in a staff report dated March 29, 2018 and the public was notified of the availability of the draft in a newflash to project subscribers;

WHEREAS, the staff report dated March 29, 2018, included all public comments received to date and was transmitted to County Council and Planning Commission;

WHEREAS, on April 9, 2018, staff briefed County Council on the Planning Commission's progress on the Vision;

WHEREAS, on April 20, 2018, the Planning Commission considered written public comments, voted to add a new agriculture statement, and approved a draft of Vision amendments that was recommended to County Council for consideration during a public hearing;

WHEREAS, on April 23, 2018, staff briefed County Council on the Planning Commission's work to date and the Council set a joint Council and Planning Commission public hearing on May 18, 2018;

WHEREAS, the May 18, 2018, joint public hearing was duly advertised in *The Journal of the San Juan Islands* and the *Islands Sounder* on May 2, 2018 and additional newsflashes were used to announce the availability of the public hearing draft and request comment from project subscribers;

WHEREAS, the County Council and Planning Commission held a joint public hearing, receiving written comments and public testimony on May 18, 2018;

WHEREAS, the joint public hearing was closed by the County Council, reserving the right to re-open later;

WHEREAS, following the joint public hearing, the Planning Commission's regularly scheduled May 18, 2018 meeting commenced and they deliberated on the draft amendments to the Vision;

WHEREAS, on May 18, 2018, Planning Commission considered public comments and testimony heard at the public hearing and agreed by consensus to amend the preamble, governance, basic human needs, housing, education, natural environment, energy and resources, climate change, economy, and transportation statements of the Vision;

WHEREAS, on May 18, 2018, Planning Commission recommended adoption of their final proposal to amend the Vision to the County Council (Attachment A);

WHEREAS, the *Council deliberated on the Planning Commission's recommended amendments on June 11, 2018 and XXXX*; and

WHEREAS, *on June 11, 2018, the County Council directed staff to XXXX*.

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

1. That the Vision found at San Juan County Comprehensive Plan, Section A, page 2, be amended as shown in Attachment A for the Plan update.

ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2018.

ATTEST: Clerk of the Council

**COUNTY COUNCIL  
SAN JUAN COUNTY, WASHINGTON**

\_\_\_\_\_  
Ingrid Gabriel, Clerk Date

\_\_\_\_\_  
Bill Watson, Chair  
District 1, San Juan

REVIEWED BY COUNTY MANAGER

\_\_\_\_\_  
Michael J. Thomas Date

\_\_\_\_\_  
Jamie Stephens, Vice-Chair  
District 3, Lopez/Shaw

RANDALL K. GAYLORD  
APPROVED AS TO FORM ONLY

\_\_\_\_\_  
Rick Hughes, Member  
District 2, Orcas/Waldron

By: \_\_\_\_\_  
Date

VISION AMENDMENTS

# ATTACHMENT E

MAY 18, 2018, DRAFT PLANNING COMMISSION  
FINDINGS AND RECOMMENDATIONS



## San Juan County Planning Commission

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### DRAFT FINDINGS AND RECOMMENDATIONS

**HEARING DATE:** April 20, 2018 and May 18, 2018

**SUBJECT:** 2036 Comprehensive Plan Update: Vision Statement

**APPLICANT:** San Juan County

**LOCATION:** San Juan County

**COMMISSION MEMBERS PARTICIPATING:** Tim Blanchard, Dale Roundy, Pete Moe, Steve Rubey, Camille Uhlir, Victoria Compton, and Michael Pickett.

#### COMMUNITY DEVELOPMENT AND PLANNING

**RECOMMENDATION:** Approval

#### PLANNING COMMISSION

**RECOMMENDATION:** Approval

#### FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS:

The San Juan County Planning Commission hereby recommends to the County Council, the adoption of the 2036 Comprehensive Plan Update: Vision Statement as it was modified at the April 20, 2018 and May 18, 2018 Planning Commission meetings. The following, in underline/strikeout format, shows the modifications to the Vision Statement done by consensus. The final motion of recommendation follows the statement changes.

**PREAMBLE: WE THE PEOPLE** of San Juan County value our healthy natural environment, vibrant and diverse community, self-sufficiency, interdependence, privacy, and personal freedom, and stewardship of our common resources ~~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. These rural islands are an extraordinary environmental treasure: as a community~~ Being a diverse people bound together by these shared values, we declare our commitment to work towards this vision of the San Juan Islands ~~in~~ 2020 A.D.

**COMMUNITY** We envision a community that is primarily rural, made up of islands of varying character, each with its own unique qualities. The islands are places of peace and mutual tolerance, where ~~citizens~~ people 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.

**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 and collaborate with others in 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.

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

**HOUSING** There is adequate, safe, affordable and stable housing so that our community thrives. There are diverse housing types and we use innovative strategies to meet the various housing needs of our community members. Our homes are resource efficient.

**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 educational 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.

**NATURAL ENVIRONMENT** Our islands and marine waters have exceptional natural beauty and healthy diverse ecosystems ~~that are 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 and waters, we conserve resources, protect our shorelines and critical areas, preserve open space, and take appropriate action to assure healthy land and marine environments. We encourage regenerative forest practices and recognize the integral role that forests play in the stewardship of our air, soils and water resources. The natural environment is central to the ecological health, quality of life, and the economy in the islands. Native plants, ~~and animals, and marine life~~ of the islands thrive, and are proactively identified, appreciated and conserved.

**ENERGY AND RESOURCES** Our community ~~is energy independent fosters resource and energy conservation.~~ ~~Energy independence is encouraged.~~ We use renewable energy, materials, and natural resources on a sustainable basis. Our islands produce zero waste. Recycling, ~~s~~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.

**CLIMATE CHANGE** Our community sets an example with its response to climate change. We proactively address the causes and effects of climate change. Preparations to mitigate negative effects are made in advance before they become crises. Our community encourages voluntary efforts and enacts incentives and regulations if necessary to reduce our carbon footprint. We are carbon neutral.

**ECONOMY** We support a diverse, resilient, and sustainable economy while respecting the natural world, pattern of economic growth and development which This economy 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 living or family wages, allowing islanders to live, work, and thrive locally. We support and encourage traditional industries including forestry, farming agriculture, aquaculture, construction, fishing and tourism without jeopardizing the resources on which they depend natural environment and quality of life for residents. 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. Value added activities are encouraged. Environmental conservation and sustainable development are balanced. Advanced interactive communication systems support our economy.

**AGRICULTURE** The San Juan Islands have a rich agricultural heritage that remains culturally and economically significant. We invest resources to ensure that agricultural lands are preserved and to maintain and enhance agricultural viability. We encourage regenerative practices and recognize the integral role that agriculture plays in the stewardship of our soils and water resources. Agricultural activities are essential to the health and well-being of our community, contributing to the social, economic and environmental fabric of our islands.

**LAND USE** Neighborhoods, hamlets, villages, and towns, and other activity centers are clearly defined so as to conserve, rural, agricultural, forest, mineral resource and environmentally sensitive lands and critical areas. These areas define our heritage and sense of place; provideing 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 that maintain or enhance the quality health 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 reliable, affordable, local, and regional 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 carefully consider cyclists, pedestrians, automobiles, public transportation, and rural character. Expansion or new construction of basic public transportation systems, infrastructure, and facilities occurs only based on the basis of demonstrated local public need. Advanced interactive communication systems are encouraged.

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

**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.

The Planning Commission recommends adoption of the Vision Statement as revised at the April 20, 2018 and May 18, 2018 hearing.

The vote of the Planning Commission on the above described recommendation is as follows:

<u>Name</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Camille Uhlir	X		
Michael Pickett	X		
Pete Moe	X		
Tim Blanchard	X		
Dale Roundy	X		
Steven Rubey	X		
Victoria Compton	X		

**RECOMMENDED** this 18th day of May, 2018 which constitutes the date of the Planning Commission's action, per State law.

SAN JUAN COUNTY PLANNING COMMISSION

Chair or Vice-Chair

Date

Co-signor

Date

**VISION AMENDMENTS**

**ATTACHMENT F**

**MAY 18, 2018 PLANNING COMMISSION DRAFT  
MINUTES**



**DRAFT**  
**SAN JUAN COUNTY PLANNING COMMISSION**  
**MINUTES OF THE MAY 18, 2018 MEETING**

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 9:00 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

County Council

Present: Bill Watson, Rick Hughes, and Jamie Stephens

County Council

Staff Present: Ingrid Gabriel, Clerk to the Council

Planning Commission

Members Present: Tim Blanchard, Victoria Compton, Camille Uhlir, Pete Moe, Steve Rubey, Dale Roundy, and Michael Pickett

Planning Commission

Members Excused: Brian Ehrmantraut and Brent Snow

Department of Community  
Development (DCD) Staff

Present: Erika Shook, Director; Linda Kuller, Planning Manager; Colin Maycock, Planner IV; Adam Zack, Planner II; and Lynda Guernsey, AS II

**COUNTY COUNCIL/ PLANNING COMMISSION MEETING**

Chair Watson opened the meeting and then turned the meeting over to the Chair of the Planning Commission, Tim Blanchard.

**2036 Comprehensive Plan Update: Public hearing on the Vision Statement - Adam Zack, Planner II, and Linda Kuller, Planning Manager**

Adam Zack gave an update to the County Council and Planning Commission on the process involved in the Vision Statement to-date.

Public testimony was opened and the following spoke:

Joe Symons, Orcas Island	Margie Doyle, Orcas Island	Jane Hart, San Juan Island
Chom Greacen, Lopez Island	Stephanie Buffum, Executive Director, Friends of the San Juans	
Jay Kimball, San Juan County Comp Plan Workgroup	Ryan Palmateer, San Juan Island	
Sandra Chalk, San Juan Island	Christine Coray, Project Engineer, SJC Public Works	
Liz Lafferty, Lopez Island		

Public testimony was closed and deliberations were continued to after the briefings on the 2018 docket and Comprehensive Plan land use map review requests, with the option to re-open public testimony.

**Briefing on 2018 Comprehensive Plan Amendment Docket Proposals – Adam Zack, Planner II; and Linda Kuller, Planning Manager**

Adam Zack updated all on the docket process to-date, went through the docket requests that have been submitted, and responded to questions from the County Council and Planning Commission.

**Briefing on Proposals to Amend the Comprehensive Plan Land Use Maps – Adam Zack, Planner II; and Linda Kuller, Planning Manager**

Adam Zack updated all on the requests to amend the Comprehensive Plan land use maps, and responded to questions from the County Council and Planning Commission.

**ADJOURN SJC COUNCIL MEETING** - Chair Watson stated that this concluded the County Council portion of the public hearing and meeting, with the right to reopen public testimony, and the County Council was adjourned at 10:36 a.m.

**CONTINUED Planning Commission Meeting**

**2036 Comprehensive Plan Update: Deliberations on the Vision Statement - Adam Zack, Planner II, and Linda Kuller, Planning Manager**

Discussion was held on the best way to proceed through deliberations. It was decided to go through the clean version of **Attachment B: Vision Public Hearing Draft, May 18, 2018** as part of Adam Zack's staff report dated May 1, 2018. The action taken was by consensus. They are shown in strike-out/underline format.

**PREAMBLE: WE THE PEOPLE** of San Juan County value our healthy natural environment, vibrant and diverse community, self-sufficiency, interdependence, privacy and personal freedom, and stewardship of our common resources. These rural islands are an extraordinary environmental treasure: as a community bound together by these shared values, we declare our commitment to work towards this vision of the San Juan Islands.

**COMMUNITY – No Change.**

**GOVERNANCE** We are self-governed by informed citizens. We are represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner 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 with others 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.

**BASIC HUMAN NEEDS** Our islands are places where people are safe, day and night. The drinking water supply is clean, adequate, quantified, monitored, and proactively conserved as a vital resource. Health care,

including mental health, elder and child care, and help in time of need are accessible and affordable. Making a life here is not limited by lack of access to basic human needs.

**HOUSING** There is adequate, safe, affordable and stable housing so that our community thrives. There are diverse housing types and we use innovative strategies to meet the various housing needs of our community members. Our homes are resource efficient.

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

**NATURAL ENVIRONMENT** Our islands and marine waters have exceptional natural beauty and healthy diverse ecosystems ~~surrounded by that are~~ 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 and waters, we conserve resources, protect our shorelines and critical areas, preserve open space, and take appropriate action to assure healthy land and marine environments. We encourage regenerative forest practices and recognize the integral role that forests play in the stewardship of our air, soils and water resources. The natural environment is central to the ecological health, quality of life, and the economy in the islands. Native plants ~~and animals~~, and marine life of the islands thrive, and are proactively identified, appreciated and conserved.

**Continue deliberations on the Vision Statement after the hearing on the Flood Hazard Control Regulations, Planning Commission Minutes of April 20, 2018, and DCD Update from Erika Shook**

**Public hearing and deliberations on the Proposed Repeal and Update of the County's Flood Hazard Control Regulations (Chapter 15.12 SJCC) and San Juan County Code 18.80.140 (B) - Colin Maycock, Planner IV, AICP**

Colin Maycock updated the Planning Commission on the proposed items of repeal and change to the County's Flood Hazard Control Regulations and responded to questions.

Public testimony was opened, and as there was no one to speak, public testimony was closed.

**Deliberations**

Moved by Victoria Compton, seconded by Camille Uhlir, to recommend adoption of the draft ordinance repealing sections 15.12-010-15.12.200 of Chapter 15.12 (Flood Hazard Control Regulations); adopting new flood hazard control regulations and amending Chapter 18.80.140 SJCC including the options regulations for subgrade crawlspaces, as stated in the staff report dated May 3, 2018. Camille Uhlir – yes, Steve Rubey – yes, Dale Roundy – yes, Michael Pickett – yes, Victoria Compton – yes, Pete Moe – yes, and Tim Blanchard – yes. Motion passed unanimously.

**Administrative Items**

**Minutes of April 20, 2018**

Moved by Victoria Compton, seconded by Steve Rubey, to approve the minutes as submitted. Motion passed unanimously.

## DCD Update from Erika Shook

1. Update on the Land Capacity Analysis.
2. Explanation of the court decision regarding Inter Island Propane.
3. The Shoreline Master Program appeal went before the Growth Management Hearings Board on May 4<sup>th</sup>. There should be a decision soon.
4. Building permits are up 20%.
5. Update on vacation rental fee process.
6. The agenda for the Planning Commission going forward for the next months will be updated soon.
7. Discussion of public notification of appeals.

## Return to 2036 Comprehensive Plan Update: Continued Deliberations on the Vision Statement - Adam Zack, Planner II, and Linda Kuller, Planning Manager

**ENERGY AND RESOURCES** Our community is energy independent, fosters resource and energy conservation, independence and resilience. Energy independence is encouraged. Water, soil, and local Environmental, land, energy and food production resources are proactively managed to meet the needs of our community and future generations. Recycling, solid waste, and sewage treatment are carefully managed in an environmentally sound manner. Our islands produce zero waste. We use renewable, energy, materials, and natural resources on a sustainable basis. Nonrenewable resources are conserved wherever possible and practical and replaced by renewable resources whenever practical, with priority given when siting renewable energy projects. Our community is energy independent. We use renewable energy, materials, and natural resources on a sustainable basis. Our islands produce zero waste. Solid waste and sewage treatment are managed in an environmentally sound manner.

**CLIMATE CHANGE** Our community of islands sets an example with its response to climate change. We proactively address the causes and effects of climate change such as ocean acidification, sea level rise, and drought. Preparations to mitigate these negative effects are made in advance before they become crises. Our community encourages voluntary efforts and enacts incentives and regulations if necessary to reduce our carbon footprint. We are carbon neutral. Carbon neutrality is our goal. Greenhouse gas emissions are limited.

**ECONOMY** We support a diverse, resilient, and sustainable economy while respecting the natural world. This economy serves the needs of our community, and reflects 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 living or family wages, allowing islanders to live, work, and thrive locally. We support and encourage traditional industries such as forestry, agriculture, aquaculture, construction, fishing and tourism without jeopardizing the natural environment and quality of life for residents. We support and encourage home occupations and cottage enterprises that are compatible with surrounding areas. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. Advanced interactive communication systems support our economy.

## **AGRICULTURE – No Change**

Discussion on adding Forestry as a new section or wording to an existing section. By Consensus, the following wording was added to the Natural Environment section and it is noted there in these minutes. We encourage regenerative forest practices and recognize the integral role that forests play in the stewardship of our air, soils and water resources.

## **LAND USE – No Change**

**TRANSPORTATION** We have reliable, affordable, local, and regional 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 character, rustic quality in public signs.~~ Transportation plans carefully consider cyclists, pedestrians, automobiles, public transportation, transportation electrification and rural character. ~~Expansion or new construction of basic public transportation transit facilities occurs only based on demonstrated local public need.~~ Expansion or construction of transportation systems, infrastructure and facilities occurs only based on demonstrated public need.

## **ARTS, CULTURE AND RECREATION; HERITAGE AND HISTORIC PRESERVATION; and OUR COMMITMENT: AS FORTUNATE CITIZENS OF THE SAN JUAN ISLANDS – No Change**

Moved by Michael Pickett, seconded by Victoria Compton, to recommend the Vision Statement as revised at today's hearing. Camille Uhlir – yes, Steve Rubey – yes, Dale Roundy – yes, Michael Pickett – yes, Victoria Compton – yes, Pete Moe – yes, and Tim Blanchard – yes. Motion passed unanimously.

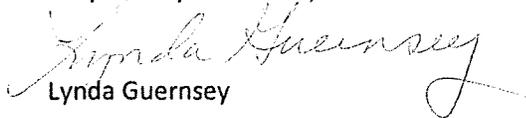
## **Return to Administrative Items**

1. The Planning Commission discussed with staff the public notification of Hearing Examiner appeals. Chair Tim Blanchard will bring a proposal to the next meeting.
2. A reminder from staff that there will be reorganization of the Comp Plan Update schedule and the staff will update the Planning Commission as soon as that is completed.

## **Adjournment**

The meeting adjourned at 2:35 p.m. The next meeting of the Planning Commission will be Friday, June 15, 2018, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

  
Lynda Guernsey

VISION AMENDMENTS

# ATTACHMENT G

APRIL 20, 2018 PLANNING COMMISSION  
MINUTES



Approved as submitted at the May 18, 2018 meeting.

**SAN JUAN COUNTY PLANNING COMMISSION**

**MINUTES OF THE APRIL 20, 2018 MEETING**

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:32 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

**Planning Commission**

Members Present: Tim Blanchard, Pete Moe, Camille Uhlir, Steve Rubey, Dale Roundy, Victoria Compton (in at 8:50 a.m.), Michael Pickett, Brian Ehrmantraut, and Brent Snow (out at 12:00 p.m.).

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

Present: Erika Shook, Director; Linda Kuller, Planning Manager; Colin Maycock, Planner IV; Adam Zack, Planner II; and Lynda Guernsey, AS II.

**Health and Community Services Department (HCS) Staff**

Present: Mark Tompkins, Director; Ryan Page, Affordable Housing Coordinator; Kyle Dodd, Environmental Health Manager.

**Parks and Fair Department**

Staff Present: Dona Wuthnow, Director.

**Administrative Items**

DCD Update – Erika Shook, Director

1. A welcome was given to the staff present for Health and Community Services and Parks and Fair departments.
2. Erika stated that she would have the build out information done in the next couple of weeks.

Planning Commission Business

1. The Planning Commission agreed that besides the Public Access time, that public comment would be accepted in regards to the Vision Statement during the Vision briefing.

Minutes of January 19, 2018

Moved by Camille Uhlir, seconded by Steve Rubey, to approve the minutes as submitted. Motion passed with seven yes votes, zero no votes, and one abstention (Ehrmantraut).

Public Access Time – The following spoke:

Vince Daucionas, OPALCO

Steve Ulvi, San Juan Island

Lerner Limbach, Orcas Island

**Housing Bank Commission: Strategic Action Plan Briefing – Ryan Page, Health and Community Services Coordinator (HCS), Mark Tompkins, HCS Director, and the Housing Bank Commission**

Mark Tompkins and Ryan Page gave a presentation updating the Planning Commission on the process of developing the Housing Strategic Plan and efforts in addressing affordable housing to-date. They then responded to questions and comments from the Planning Commission.

**Water Resource Management Committee Briefing – Kyle Dodd, HCS Environmental Health Manager**

Kyle Dodd and Paul Kamin, Chair of the Water Resources Committee, updated the Planning Commission on the changes that are proposed for the Water Resources Element of the Comprehensive Plan and some of the items that may still need to be looked at. Paul Kamin also addressed some of the challenges from the perspective of the Water Resources Committee. Both Kyle Dodd and Paul Kamin responded to questions and comments from the Planning Commission.

**Flood Hazard Ordinance Briefing – Colin Maycock, DCD Planner IV**

Colin Maycock updated the process of, and elements involved in, amending the flood hazard reduction regulations and responded to questions and comments from the Planning Commission.

**Visitor Study Briefing – Dona Wuthnow, Director, Parks and Fair**

Dona Wuthnow gave an overview presentation of the Visitor Study and responded to questions and comments from the Planning Commission.

**2036 Comprehensive Plan Briefing: Vision – Agriculture and Tourism – Adam Zack, DCD Planner II**

Public comment was opened and the following spoke:

Lerner Limbach, Orcas Island

Public comment was closed. Brent Snow gave his comments regarding the agriculture and tourism proposals, as he would be leaving at 12:00 p.m.

Return to public comment and Lerner Limbach spoke again, and public comment was closed.

Adam Zack updated the Planning Commission on the Vision process and upcoming dates of the Vision Statement going forward. Adam then went through the process he hoped to proceed with to get the Planning Commission's decisions on the Agriculture and Tourism statements.

**Staff Report Dated March 29, 2018**

**Page 1**

**Item 1. Tourism, Option A – No Action – Recommended by Staff**

Moved by Brian Ehrmantraut, seconded by Steve Rubey, to adopt Option A for Tourism. Camille Uhlir – yes, Michael Pickett – yes, Steve Rubey – yes, Brian Ehrmantraut – yes, Pete Moe – yes, Dale Roundy – yes, Victoria Compton – yes, Tim Blanchard - yes. Motion passed unanimously.

## Page 2

### Item 2. Agriculture

Moved by Victoria Compton, seconded by Brian Ehrmantraut, to incorporate the Agriculture statement in its entirety into the land use section of the Vision Statement and rename the section Land Use and Agriculture. Camille Uhlir – no, Michael Pickett – no, Steve Rubey – no, Brian Ehrmantraut – no, Pete Moe – no, Dale Roundy – no, Victoria Compton – yes, and Tim Blanchard - no. Motion failed with one yes vote and seven no votes (Uhlir, Pickett, Rubey, Ehrmantraut, Moe, Roundy, and Blanchard).

Moved by Brian Ehrmantraut, seconded by Pete Moe, to add a new Agriculture section in the Vision Statement using the language provided by the Agricultural Resource Committee. Camille Uhlir – yes, Michael Pickett – yes, Steve Rubey – yes, Brian Ehrmantraut – no, Pete Moe – yes, Dale Roundy – yes, Victoria Compton – yes, Tim Blanchard - no. Motion passed with six yes votes and two no votes (Ehrmantraut and Blanchard).

## Page 3

### Item 2. Agriculture Continued

Moved by Dale Roundy, seconded by Brian Ehrmantraut, to add the word “agricultural” in the Heritage and Historic Preservation section of the Vision Statement as suggested in Option B. Camille Uhlir – yes, Michael Pickett – yes, Steve Rubey – yes, Brian Ehrmantraut – yes, Pete Moe – yes, Dale Roundy – yes, Victoria Compton – yes, Tim Blanchard - yes. Motion passed unanimously.

## Page 4

### Item 3. Vision Statement Order

Moved by Brian Ehrmantraut, seconded by Michael Pickett, to adopt the staff recommendation about the order of the statements in the Vision Statement. Camille Uhlir – yes, Michael Pickett – yes, Steve Rubey – yes, Brian Ehrmantraut – yes, Pete Moe – yes, Dale Roundy – yes, Victoria Compton – yes, Tim Blanchard - yes. Motion passed unanimously.

Moved by Dale Roundy, seconded by Victoria Compton, to insert the new Agriculture section between the Economy section and the Land Use section in the Vision Statement order. Motion withdrawn by motion maker and second.

By Consensus, to insert the new Agriculture section between the Economy section and the Land Use section in the Vision Statement order.

### Item 4. Recommended Edit for Clarity

By Consensus, to adopt the edit for clarity, as proposed by staff, as shown below:

**ECONOMY** We support a diverse, resilient, and sustainable economy while respecting the natural world ~~on which we and our economy depends~~

**Adjournment**

The meeting adjourned at 1:31 p.m. The next meeting of the Planning Commission will be Friday, May 18, 2018, at 9:00 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

  
Lynda Guernsey

VISION AMENDMENTS

# ATTACHMENT H

MARCH 16, 2018 PLANNING COMMISSION  
MINUTES



Approved as submitted at the April 20, 2018 meeting.

## SAN JUAN COUNTY PLANNING COMMISSION

### MINUTES OF THE MARCH 16, 2018 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

#### Planning Commission

Members Present: Tim Blanchard, Pete Moe (by phone), Camille Uhlir (out at 3:08 p.m.), Steve Rubey, Dale Roundy, Victoria Compton (out at 2:30 p.m.), and Michael Pickett.

#### Planning Commission

Members Excused: Brian Ehrmantraut and Brent Snow.

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

Present: Erika Shook, Director; Linda Kuller, Planning Manager; Adam Zack, Planner II; and Lynda Guernsey, AS II.

#### Administrative Items

##### Update from Chair – Tim Blanchard

Victoria Compton was introduced as a new Planning Commissioner for San Juan Island.

##### DCD Update – Erika Shook, Director

1. The Vacation Rental Ordinance was passed by the County Council.
2. Erika went through the Planning Commission and County Council Calendar handout dated March 15, 2018, given today, with tentative dates for items coming before them for the next few months.

##### Minutes of January 19, 2018

Moved by Steve Rubey, seconded by Michael Pickett, to approve the minutes as submitted. Motion passed with four yes votes, zero no votes, and three abstentions (Uhlir, Roundy, and Compton).

##### Minutes of February 16, 2018

Moved by Camille Uhlir, seconded by Pete Moe, to approve the minutes as submitted. Motion passed with three yes votes, zero no votes, and four abstentions (Roundy, Pickett, Rubey, and Compton).

##### Public Access Time – The following spoke:

Christina Dahl-Sesby, San Juan Island

Jane Hart, San Juan Island

Lori Ann David, San Juan Island

Liz Lafferty, Lopez Island and submitted comment letter from Transition Lopez Island

**2036 Comprehensive Plan Briefings: Initial Draft of Proposed Vision Amendments - Adam Zack, DCD Planner II**

Adam Zack updated the Planning Commission on the Vision process to-date. Discussion was held on how to proceed today. Adam then went through his power point presentation of the second draft of the Vision Amendments, receiving comments, suggestions, questions, and recommendations from the Planning Commission.

In regards to the **Draft Vision Amendments, San Juan County Vision 2036, March 1, 2018 – Second Draft**, presented today, the Planning Commission made the following changes. The action taken was by consensus. They are shown in strike-out/underline format.

**C. Proposed Vision Amendments**

**Page 3**

**PREAMBLE:** WE THE PEOPLE of San Juan County ~~recognize value our healthy natural environment, vibrant and diverse community, independence self-sufficiency, interdependence,~~ privacy and personal freedom. ~~that~~ These rural islands are an extraordinary environmental treasure; of natural beauty and abundance, and ~~that~~ Healthy natural environment, community, independence, interdependence, privacy and personal freedom are values prized by islanders. Being a diverse people as a community bound together by these shared values, we declare our commitment to work towards this vision of the San Juan Islands ~~in 2020 A.D.~~

**COMMUNITY** We envision a community that is primarily rural, made up of islands of varying character, each with its own unique qualities. The islands are places of peace and mutual tolerance, where ~~citizens~~ people 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~~ people are safe, day or ~~and~~ night. The drinking water supply is clean, ~~and~~ adequate, and conserved as a vital resource. Health care, elder and child 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 lack of access to basic human needs.~~

**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, and availability of a wide range of educational opportunities. This educational environment produces ethical, environmentally conscious, self-directed, compassionate, and responsible world citizens, alive with the love of learning.

**Page 4**

**ECONOMY** We support a ~~pattern of economic growth and development~~ a diverse, resilient, and sustainable economy while respecting the natural world on which we and our economy depends. ~~which serves~~ Serving This economy serves the needs of our community, and ~~which recognizes~~ reflects 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 living or family wages, employment for allowing islanders. The workforce is able to live, work, and thrive locally.

We support and encourage traditional industries including such as forestry, farming agriculture, aquaculture, construction, fishing and tourism without jeopardizing the resources and natural environment and quality of life on which they depend. We have support and encourage home occupations and cottage industries which enterprises that are compatible with surrounding neighborhoods areas. 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.

(support and encourage in bullet point list).

**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 based on the best available science 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, and other activity centers are clearly defined so as to conserve rural, agricultural, forest, mineral resource lands 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 ambiance. 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 health 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.

Page 5

**TRANSPORTATION AND COMMUNICATION** We have reliable, affordable, local, and regional 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 carefully consider cyclists, pedestrians, automobiles, public transportation, and rural character. Expansion or new construction of basic public transportation facilities occurs only on the basis of based on 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, soil, and local food production resources are proactively managed to meet the needs of our community and future generations. Recycling, solid waste, and sewage treatment are managed both within the confines of each island and Countywide in an environmentally sound manner. We

use Renewable energy, materials, and 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 our heritage, historic sites, structures, and traditions for the enjoyment of all.

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**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** There is adequate, safe, affordable and stable housing so that our community thrives. There are diverse housing types and we use innovative strategies to meet the various housing needs of our community members.

**CLIMATE CHANGE** Our community of islands sets an example with its response to climate change. We proactively address the causes and 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 and enacts incentives and regulations if necessary to reduce our carbon footprint. Carbon neutrality is our goal. Greenhouse gas emissions are limited.

\*\*\* Staff to draft wording for Agriculture and Tourism for the next meeting.

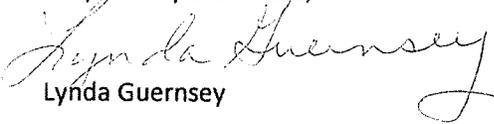
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**OUR COMMITMENT: AS FORTUNATE CITIZENS OF THE SAN JUAN ISLANDS, WE COMMIT** ourselves individually and communally to a future for ourselves and our children that reflects this vision. To this end, we, the undersigned individuals dedicate our time and our talents. **No change to this item by consensus.**

**Adjournment**

The meeting adjourned at 3:18 p.m. The next meeting of the Planning Commission will be Friday, April 20, 2018, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

  
Lynda Guernsey

**VISION AMENDMENTS**

# **ATTACHMENT I**

**FEBRUARY 16, 2018 PLANNING COMMISSION  
MINUTES**



Approved as submitted at the March 16, 2018 meeting.

## SAN JUAN COUNTY PLANNING COMMISSION

### MINUTES OF THE FEBRUARY 16, 2018 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

#### Planning Commission

Members Present: Tim Blanchard, Brent Snow, Pete Moe, and Camille Uhlir.

#### Planning Commission

Members Excused: Dale Roundy, Victoria Compton, Michael Pickett, Brian Ehrmantraut, and Steve Rubey.

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

Present: Linda Kuller, Planning Manager; Adam Zack, Planner II; and Lynda Guernsey, AS II.

#### Administrative Items

##### Update from Chair – Tim Blanchard

This meeting was not official as the Planning Commission did not have a quorum. The Planning Commissioners present will hear comments from the public but no decisive action will be taken.

Camille Uhlir was introduced as a new Planning Commissioner for San Juan Island.

##### DCD Update – Linda Kuller, Deputy Director

Linda Kuller went through the items on the handout the Planning Commission had received and responded to questions and suggestions from them.

Adam Zack updated the Planning Commission on the ADU lottery process.

##### Minutes of January 19, 2017

As there was no quorum, the minutes could not be formalized.

##### Update on Open Public Meeting Act (OPMA) Training Requirement – Lynda Guernsey, Clerk

Lynda Guernsey reminded the Planning Commissioners that they needed to view an OPMA video or listen to a CD from the County Council's office to complete the requirement recommended by the County Council office. After completing the training, they would need to sign/initial in the logbook being kept in the County Council office for the record.

#### 2036 Comprehensive Plan Briefings: Initial Draft of Proposed Vision Amendments - Adam Zack, DCD Planner II

It was restated that due to a lack of a quorum, today was an unofficial meeting. Public comment would be

deliberations or actions taken and there would be no draft proposed vision amendment staff update for that reason.

The following members of the public spoke:

Janet Alderton, Orcas Island  
Steve Bernheim, Orcas Island  
Sarah Severn for Jane Hart, San Juan Island  
Stephanie Buffum, Executive Director, Friends of the San Juans  
Rami Amaro, San Juan Island  
Christine Dahl-Sesby, San Juan Island  
Gretchen Allison, San Juan Island  
Fred Klein, Orcas Island  
Sam Dillingham, Lopez Island  
David Kane, San Juan Island  
Fred Klein, Orcas Island

Tim Blanchard, Chair, had summary remarks. It was discussed that the meeting intended for today will be held in conjunction with any other agenda items at the next Planning Commission meeting in March. Pete Moe suggested that meetings could go longer in the day to accommodate more agenda items.

#### **Adjournment**

The meeting adjourned at 9:58 a.m. The next meeting of the Planning Commission will be Friday, March 16, 2018, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,

  
Lynda Guernsey

**VISION AMENDMENTS**

# **ATTACHMENT J**

**JANUARY 19, 2018 PLANNING COMMISSION  
DRAFT MINUTES**



Approved as submitted at the March 16, 2018 meeting.

SAN JUAN COUNTY PLANNING COMMISSION

MINUTES OF THE JANUARY 19, 2018 MEETING

The meeting of the San Juan County Planning Commission was called to order by Chair, Tim Blanchard, at 8:35 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Planning Commission

Members Present: Tim Blanchard, Steve Rubey, Michael Pickett, Brian Ehrmantraut, Brent Snow, and Pete Moe.

Planning Commission

Members Excused: Dale Roundy, and two seats are vacant

Department of Community  
Development (DCD) Staff

Present: Erika Shook, Director; Linda Kuller, Planning Manager; Adam Zack, Planner II; and Lynda Guernsey, AS II.

**Administrative Items**

Election of Officers

Moved by Steve Rubey, seconded by Brent Snow, to have Tim Blanchard continue as Chair. Motion passed unanimously.

Moved by Michael Pickett, seconded by Pete Moe, to have Brian Ehrmantraut continue as Vice-Chair. Motion passed unanimously

Moved by Michael Pickett, seconded by Brent Snow, to elect Pete Moe as Secretary. Motion passed unanimously.

DCD Update – Erika Shook, Director

1. Erika Shook, Director, went through the Community Development Work Program – 2018 handout with the Planning Commissioners and responded to questions.
2. Comprehensive Plan Update – where the process is to date and coming up.
3. Vacation Rental Ordinance - The Planning Commission stated that they would like an email sent when the final ordinance is available online.
4. Tim Blanchard, Chair, brought forward the ideas of meeting with employers in some format regarding the issues they may have with the permitting processes. Also, doing the same for discussion of long-term rentals and short-term vacation rentals. Erika stated that one idea was to allow public participation time on the Planning Commission agenda and another idea might be to use an electronic survey, like Survey Monkey for instance.

Minutes of December 15, 2017

Moved by Brian Ehrmantraut, seconded by Pete Moe, to approve the minutes as submitted. Motion passed with five yes votes, zero no votes, and one abstention.

**2036 Comprehensive Plan Briefings: Direction for vision statement amendment recommendations - Adam Zack, DCD Planner II**

Adam Zack summarized the vision statement process to date and stated that at this meeting the information will be reviewed with the Planning Commission for discussion and direction. At the next Planning Commission meeting in February, drafts with those general directions will be brought forward to finalize. The vision statement was displayed in a power point presentation with the items that had been ranked by priority from the public participation events and survey done by the consultants.

The vision statement items reviewed were:

- Basic Needs
- Transportation and Communication
- Economy
- Energy and Resources
- Natural Environment
- Land Use
- Governance
- Community
- Education
- Arts, Culture, and Recreation
- Heritage and Historic Preservation

As stated before, the recommendations will be coming forward at the February 16 meeting of the Planning Commission. If the Planning Commissioners have any other ideas that they might want to have go forward, please email them to the clerk, Lynda Guernsey.

**Planning Commission suggestions for Comprehensive Plan Update public participation – Erika Shook, Director and Linda Kuller, Planning Manager**

Erika Shook explained that the document she was displaying was a list of what is done now and for the future, by DCD for public participation. She asked the Planning Commission for their comments and suggestions to add to the public participation list going forward. Some ideas that were presented at the meeting were: target group workshops, Planning Commission meetings with specific groups, surveys (electronic or otherwise), to add specific group meetings to the shorter regular Planning Commission meetings, to receive updates from specific groups, and ways to involve the public now to come up with a vision for a rural element (surveys, etc.). Staff will provide examples of other jurisdictions rural elements.

If the Planning Commission has questions they would like to see on a survey, they should email them to the clerk, Lynda Guernsey.

**Adjournment**

Moved by Michael Pickett, seconded by Brian Ehrmantraut, to adjourn the meeting at 11:14 a.m. Motion passed unanimously. The next meeting of the Planning Commission will be Friday, February 16, 2018, at 8:30 a.m. in the County Council hearing room, Legislative Building, 55 Second Street, Friday Harbor, San Juan Island.

Respectfully submitted,  
Lynda Guernsey

