



SAN JUAN COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT

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**MEMO**

**REPORT DATE:** August 20, 2018  
**TO:** San Juan County Planning Commission  
**FROM:** Adam Zack, Planner III   
**VIA:** Linda Kuller, AICP, Planning Manager   
**SUBJECT:** 2036 San Juan County Comprehensive Plan Update  
**ATTACHMENT:** Comprehensive Plan issue list, updated August 17, 2018

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**Feedback Requested:** On August 17, 2018, the Planning Commission requested additional time to consider the Comprehensive Plan issue list. Staff has provided an updated list including their additions from this meeting. This updated list is Attached. the Planning Commission's additions are shown in **bold and italics**.

Please provide feedback to staff via Lynda Guernsey (lyndag@sanjuanco.com) by **Friday August 24**. The issues list will be used in planning the Comprehensive Plan workshops scheduled for late September and early October.

**Background:** On August 17, 2018, the Planning Commission was briefed on a preliminary issue list for the Comprehensive Plan update. The preliminary issues list was derived from public comments, the County Council's input, the Planning Commission's input, the Comprehensive Plan update scope of work, and other documents relating to that element or topic. The Department of Community Development (DCD) will use the new issue list to inform future planning efforts, including the community workshops planned for this fall.

**Workshop Schedule for Reference**

Date	Time	Place
September 27, 2018	6:00 to 7:30 pm	Lopez Center for Community and the Arts (Lopez)
October 10, 2018	5:30 to 7:00 pm	SJC District Fire Station #2, 45 Lavender Lane (Orcas)
October 18, 2018	6:00 to 7:30 pm	SJC District Fire Station #3, 1011 Mullis Street (San Juan)

## Comprehensive Plan Issue List

Planning Commission August 17, 2018

Comprehensive Plan Element	Issue	Additional Details	Community Workshop Ideas
Land Use	Density, particularly outside of the urban growth areas (UGA)	'Build out' max?	
	Determine whether there is too much or not enough density allowed outside of UGA		
	Growth may jeopardize quality of life or rural character		
	Land use regulations and permit fees inhibit affordable housing		
	Accessory Dwelling Units (ADU) and tiny homes as well as other possible affordable housing and supply solutions		
	Land use regulations inhibit commercial development		
	Land use regulations and alternative energy generation		
	Making homes more resource efficient		
	RGU uses		
	RGU outside UGA	<b><i>What kind of uses need to be allowed and where?</i></b>	
	Within UGA, where should SLI and other uses go	Specifically, where should bulk fuel storage be allowed?	
	Preserving Large tracts of land, help people maintain large tracts of land avoid subdivisions		
	What is the approach on Hotels?		
			Land use review requests
	Vacation Rental permit, permit type	Particularly CUP requirements	

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	Examine, Land Use tables		<b><i>Cottage enterprise and other rural commercial use regulations and their effect on neighborhoods.</i></b>
	Examine development regulations for conflicts between density and dimensional requirements etc.	<p><b><i>What fees and permitting barriers are problematic re: residential and commercial development?</i></b></p> <p><b><i>What regulations are interfering with provision of worker housing?</i></b></p>	
	Vacation Rental unit intensity	<b><i>Should VR be regulated as a business? Should it be allowed in residential areas? Has VR changed your neighborhood?</i></b>	<b><i>Are there too many VRs? Victoria Compton's thoughts on VR from her hand out included below.</i></b>
	Review land use designations	<p>Places outside UGA that commercial or industrial that may be appropriate.</p> <p>Is a new land use type needed to refine land use further?</p>	
	Temporary housing, where can it be allowed?		
	Review Airport Overlay District allowed uses.		
Rural Element	What does rural character mean to the community		Look for a better understanding of rural character
Natural Resource Lands	Natural resource land use designations must be analyzed to	Application of the Mineral overlay.	

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	determine if they are appropriately applied	Places that don't meet designation criteria but are	
	Evaluate the land use regulations in designated agricultural resource lands	Forest resource lands, are they correctly designated	
	Encouraging regenerative forestry and agricultural practices	<b><i>Timber mgmt. re: fire protection?</i></b>	
Water Resources	Protecting the drinking water supply from being exhausted	<b><i>Is there data that exists re: climate change and the County's water resources?</i></b>	Self-reporting well failure or saltwater intrusion
	Determine whether growth will outpace the drinking water supply		
	Private well productivity and draw down		
	Concern about seawater intrusion		
	Concern about the use of de-salinization systems		Information on the reason for the concern. Is effluent a problem and why?
	Understand capacity and use	<b><i>What are agriculture and natural resource land relationship with water supply?</i></b>	Input on 'measure, monitor, and manage' approach to water resource management.  Is it possible to model capacity of the water supply?
	New storm water approaches re: Kendra Smith's work		

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<b>Housing</b>	Density, whether enough capacity exists in and outside of the UGA		Is added density outside of UGA going to drive down property costs enough to make affordable housing make sense in unincorporated areas?
	Examine whether maximum densities make affordable housing cost-prohibitive		
	Find new ways to incentivize affordable housing		
	Expand the conversation about affordable housing to include middle-income households		
	Maintain a balance between rural character, development pressure, and housing needs		
	Look at options for seasonal-worker and other employee housing		
	Examine ADU and tiny home policies as a potential part of the solution to housing affordability	More lax regulations for tiny homes?  ADU long-term/affordability requirements? Flex ADU rules to meet long-term rental needs	
	Address the impacts of second homes and vacant housing on housing affordability and availability		
	Analyze the relationship between building permit fees, code		

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	requirements, and cost of development		
	Encourage resource efficiency in home design, construction, and operation		
	Broaden options for types of allowed housing		
	Work with the state on energy code.		
	Pre-approved home plans to reduce design costs for homes.		
Transportation	Analyze the relationship between rural character and evolving transportation needs		
	look at how bicycle and pedestrian safety can fit within the rural character of County roads	<p><b><i>Use of open space program to facilitate trail development.</i></b></p> <p><b><i>Get more specific about non-motorized transportation infrastructure. (On the roads or off?)</i></b></p>	
	Understand how climate change will impact County transportation infrastructure		
	Determine ways to reduce greenhouse gas emissions resulting from transportation		
	Examine options for partnering with Washington State Ferries and the County	'reliable ferries', 'replacement ferries', terminal and facility improvements, <i>Lopez Ferry reservations</i> , pedestrian access	What is an acceptable LOS for WSF?

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		<p>WSF is able to deliver a LOS that is consistent with our community needs in the next 20 years. (particularly given the projected growth) in the County</p>	
	<p>Air transportation infrastructure growth or not? (Higher number of flights or expansion of the airport itself?)</p>		<p>How to express the needs for the County's airports, LOS particularly.</p> <p>Increased number of flights or bigger planes preferred?</p>
Capital Facilities	<p>Analyze the inventory of capital facilities to understand how these facilities will serve future needs</p>		
	<p>Determine the County's ability to address the expected changes to facility levels-of-service (LOS) given the forecasted change in population</p>		
	<p>Ensure the LOS standards and other projections are consistent with the rest of the Comprehensive Plan</p>		
	<p>County Campus, DPW strategic plan, parks master plan, tourism master plan</p>	<p>LOS expected for these facilities</p>	<p>Infrastructure LOS sufficient for today?</p> <p>Should LOS be expanded to serve a higher level of growth?</p>

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			Are there any missing Essential Public Facilities?
	Capital facilities and emergency planning.		
Economic Development	Examine how the County can encourage more living/family-wage jobs		
	Analyze the relationship between tourism and resident quality of life		
	Explore options for growth in non-tourism based sectors		
	Find ways to support economic growth without jeopardizing the environment		
			Small-scale manufacturing, what is seen as appropriate?
			What does 'family wage' mean to the community?
		How do we grow jobs outside of tourism and construction?	
		How is fiber influencing the ability to work remotely?	
		<b><i>Protection of whales and natural areas as a part of our economy.</i></b>	

## Comprehensive Plan Issue List

Planning Commission August 17, 2018

### From Planning Commissioner Victoria Compton's Vacation Rental informational hand out

#### Thoughts

- Currently much anecdotal evidence that there are negative impacts to neighborhoods
- Increased pressure on water systems, septic, roads, public safety
- Majority of vacation rental permits issued to absentee owners
- Burden to replace affordable housing now on government (= taxpayers) and employers (increased wages to maintain workforce)
- Growth of owners using properties for short-term rentals (STR's) has increased exponentially in the past two years – up to 5 times more in some areas
- Traditional hotels and B&B's have lost market share, yet are businesses paying B&O taxes and employing workers
- Most insurance companies do not cover STR's – homeowner likely will be liable for damages
- Absentee owners cannot oversee renter behavior – dumping, noise, etc.
- Vacationers use resources differently: water, power
- Up to 50 properties are being converted to vacation rentals every year – to over 1,000 today
- The scope is far larger than previous estimates (5.7 guests per home in summer)
- Vacation rental properties in neighborhoods can reduce the value of other properties