

RESOLUTION ADOPTING SAN JUAN COUNTY ECONOMIC DEVELOPMENT PLAN

WHEREAS, RCW 82.14.370 provides that qualifying rural counties may impose a sales and use tax of up to 0.08% for purposes of financing public facilities; and

WHEREAS, San Juan County qualifies as a rural county eligible to collect this tax under RCW 82.14.370(5); and

WHEREAS, the statute specifies that moneys collected under its authorization must be listed as an item in the officially adopted county overall economic development plan, for those counties planning under the Growth Management Act; and

WHEREAS, San Juan County has adopted a comprehensive plan in accordance with the Growth Management Act; and

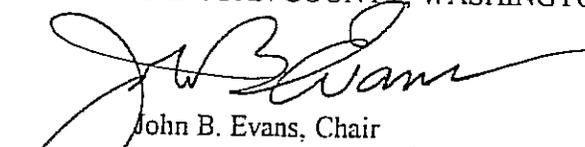
WHEREAS, this Board desires to adopt an economic development plan to express its expectations that economic development activities undertaken by or supported by the county will be fully consistent with and responsive to the adopted goals and policies of the San Juan County Comprehensive Plan, and to allow for additional funding opportunity that may be available for public facility needs through the authority of RCW 82.14.370, and

WHEREAS, the Board of County Commissioners held a Public hearing on January 23, 2001,

NOW THEREFORE, BE IT RESOLVED that the economic development plan attached as Exhibit A is hereby adopted to be effective immediately, and that any amendments deemed necessary shall be made by resolution of the Board

DONE THIS 23 day of January, 2001

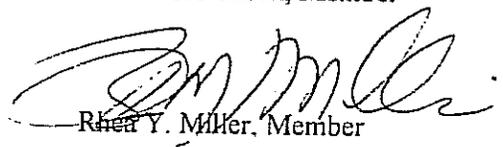
BOARD OF COUNTY COMMISSIONERS
SAN JUAN COUNTY, WASHINGTON



John B. Evans, Chair

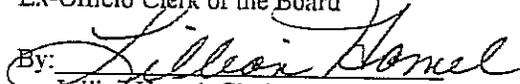


Darcie L. Nielsen, Member



Rhea Y. Miller, Member

ATTEST: Si A. Stephens, Auditor and
Ex-Officio Clerk of the Board

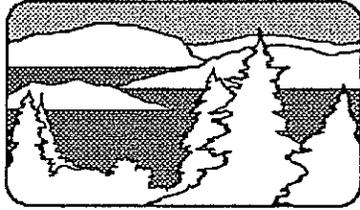
By: 
Lillian Hamel, Clerk

APPROVED AS TO FORM ONLY
Randall K. Gaylord, Prosecuting Attorney



By: Karen Wedder 1/2/01
Date

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San Juan County Economic Development Plan

Vision

We support a pattern of economic growth and development which serves the needs of our community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the islands. Our economy comprises a wide spectrum of stable, year-round activities that provide employment for islanders. We support and encourage traditional industries including forestry, farming, aquaculture, construction, fishing and tourism without jeopardizing the resources on which they depend. We have home occupations and cottage industries which are compatible with surrounding neighborhoods. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. Value-added activities are encouraged. Environmental conservation and sustainable development are balanced.

Economy – Vision Statement, San Juan County Comprehensive Plan, 1998

San Juan County Economic Development Goal and Policies

Goal: To support a broad-based, diversified, stable, year-round economy which provides a range of goods, services and employment opportunities serving the needs of county residents, while safeguarding the rural, residential, agricultural and marine nature of the County.

Policies:

1. Provide a predictable development atmosphere for the local economy through the formulation of clearly defined land use designations, regulations and standards.
2. Allow the establishment of *home occupations* and *cottage enterprises* with appropriate performance standards.
3. Retain *resource-based activities* by:
 - a. Conserving agricultural, forest, and mineral resource lands;
 - b. Encouraging forest land owners to use best management practices and sustainable harvesting techniques;
 - c. Allowing resource-based processing and commercial activities to locate on resource lands and in some rural areas; and
 - d. Allowing the storage of personal commercial fishing vessels and related equipment incidental to a personal residential use throughout the county.

4. Ensure that new commercial, industrial, and institutional uses are consistent and compatible with the islands' natural environment, community livability, and the needs of county residents by establishing performance standards which address:
 - a. compatibility with surrounding area;
 - b. visual impact, including signage, light and glare;
 - c. storm drainage control;
 - d. traffic access and circulation;
 - e. outdoor storage and location of parking and loading;
 - f. noise abatement;
 - g. water and air pollution, including hazardous wastes, odor, and noxious fumes; and
 - h. environmentally sensitive areas.
5. Allow for tourism-related businesses and activities within the context of maintaining a diverse and balanced economy while minimizing the related negative impacts.
6. Commercial and industrial uses should be located only where directly accessible from a County Road, or from a private road if traffic and maintenance impacts to the private road are minimized.

Comprehensive Plan, Element 2, Section 2.2.B, Economy

Purpose of the Economic Development Plan

This economic development plan is to establish a policy framework for county investments in economic development and capital facility financing in accordance with the above goal and policy and with the Comprehensive Plan as a whole.

This plan identifies the resources, partnerships, and planned and projected activities for economic development within San Juan County, including the capital facilities planned to support it. It also identifies the county team dedicated to carrying out this plan. Appendix A, Project List, identifies countywide and department-specific projects. To ensure that sufficient resources are dedicated to implementing county economic development services and responsibilities, a revised Appendix A will be presented annually to the Board of County Commissioners as part of its budgeting process.

County Role in Economic Development

The county has identified the types of development planned over the next twenty years and the proposed areas for development in its Comprehensive Plan, as amended. The goals and policies expressed in each element of the Comprehensive Plan provide the fundamental guidance for all county activities in economic development. These address an array of factors all of which influence the economic health and diversity in the county, including water and sewer infrastructure and other capital facilities, housing, natural resources, land and shoreline use, transportation, utilities, and the deployment of new technologies.

A primary objective of this plan is to maximize the use of limited county resources

dedicated for economic development. To do that, the county adopts three principles for its actions in economic development activities:

1. Investment of county funds will first be allocated to those projects that support local governmental services, including public buildings and other public infrastructure investments, including the appropriation and use of technology facilities.
2. The county will seek to support funding from appropriate sources for economic development activities that further the goals and policies of the county's Comprehensive Plan, in partnership with other entities.
3. The county will coordinate its economic development project actions with those of other entities by participating in the Washington Community Economic Revitalization Team (WACERT) prioritization process, but is not limited to projects identified in that process.

Economic Development Categories

Agriculture – including facilities for farmers' markets, food processing, and other facilities that directly support active agricultural production and employment in the county, which in turn responds to the following Comprehensive Plan goal: To preserve nonrenewable natural resources and conserve renewable natural resources for the benefit of existing and future generations. [*Land Use Element, Goal 2.2.F, Natural Resource Conservation*]

Housing – including property acquisition, capital facility improvements and housing construction and/or management toward the goals and policies in Element 5 of the Comprehensive Plan in support of developing low and moderate income housing.

Recreation – including county fairgrounds, parks, paths and trails, and other recreational facilities throughout the county, in accordance with the Comprehensive Plan goal and policies in Element B, Section 2.2.E.

Public Facilities – including essential public facilities as defined in the Comprehensive Plan and capital facilities and infrastructure needed to conduct county services effectively and efficiently as the county grows, and capital improvements to public service systems of other entities.

Funding Sources

County economic development-related efforts are funded by a variety of sources, including the following:

- **Current Expense Fund.** Finances routine and operational improvement activities primarily through property tax, and sales and use tax revenue.
- **County Road Fund.** Finances the design, construction and maintenance of county roads. Fund sources include real and personal property tax assessments for the local road levy, Capron funds, and state and federal grants.
- **Real-estate Excise Tax.** Finances capital projects that meet the purposes and definition established in RCW 82.46.010, A Counties and Cities--Excise Tax on Real Estate Sales."
- **Capital Fund.** County-established fund for capital projects.
- **State Sales Tax Disbursement to Rural Counties.** RCW 82.14.370, as amended in 1999, allows up to .08% of the state sales tax to be credited to certain rural counties specifically to finance public facilities in support of economic development.
- **Grants and Loans.** A variety of state and federal grants and loans is available for planning and development. The county will actively pursue (individually or jointly with other jurisdictions or community organizations) state, and federal grants and other funding opportunities to finance county economic development projects and initiatives.
- **Other Sources.** Government agencies, special purpose districts, private sector entities and individuals may provide funding and services on specific projects.

Partnerships

San Juan County has historically partnered with community organizations, port districts, and the Town of Friday Harbor, for economic development on an *ad hoc* basis. It is the intention of the county to more actively pursue mutually beneficial partnerships and contractual arrangements that promote growth in the areas of agriculture, housing, recreation and public facilities, in a manner consistent with the funding principles expressed in this plan.

The Port of Friday Harbor on San Juan Island and the Town of Friday Harbor are appropriate partners with the county for public improvements that serve to enhance investments toward mutual economic benefits on San Juan Island. Such a partnership may be effective in acquiring and improving portions of the Friday Harbor Sand and Gravel Company's abandoned gravel mining site for public uses.

The Town of Friday Harbor is an appropriate partner in sharing funds through provisions in RCW 84.14.370 for public utilities and facilities improvements to provide and enhance capacity

to serve a growing resident and visitor population on San Juan Island.

Local community land trusts on Lopez and Orcas Islands and Homes for Islanders are local non-profit organizations in the business of providing affordable housing. The county will seek to support efforts of these and others in the development of housing in a manner to accomplish the county's goals and policies in its Comprehensive Plan.

San Juan County contracts with the Island County Economic Development Council for economic development programs. The EDC has been instrumental in surveying and assisting local businesses, promoting telecommunications infrastructure development, and implementing the WA-CERT project identification and ranking process in San Juan County.

Special taxing districts, island historical societies, water and sewer system providers, and others may also be considered as potential partners in county economic development efforts.

County Economic Development Team

San Juan County performs a variety of services that directly and indirectly contribute to economic development, and all county elected officials and department heads participate as appropriate in updating the project list.

The county's role in economic development, as identified in this document, is to support the efforts of existing economic development organizations through partnerships, subject to available resources and expertise to support specific projects and programs to promote desired forms of enhancements to the local economy. The principal team membership and responsibilities are provided below. The team meets as needed to coordinate implementation of this plan. Other county departments may participate on specific economic development activities and projects.

Board of County Commissioners - The Board is the leader of the county economic development team. Each year the Board will identify a Commissioner as lead in Board efforts with the economic development team. The Board sets policy, and ensures that plans, staff and resources are established to achieve economic development goals and objectives. Commissioners serve on various governing boards of economic development organizations.

Administrative Services Director - The Administrative Services Director is the contact point for the Board of Commissioners and is responsible for meeting and identifying key contact persons within target agencies to improve communication and keep the Board informed on issues.

Assessor - Assists in calculating return on investment for county expenditures.

Auditor - Participates in county financial planning and budgeting.

Treasurer - Participates in county special projects. Reviews and provides fund and business tax

information, including revenue estimates for economic development activities.

Public Works Director - The Public Works Director is the lead on all county facility development projects. The Public Works Department manages and designs individual county infrastructure and capital development projects, and prepares requests for grants and loans to fund improvement projects.

Planning Director – The Planning Director is responsible for long-range planning, including maintenance of the Comprehensive Plan; coordinating planning with local jurisdictions and special districts; monitoring land use trends, assessing water supply/demands and other services needs relative to the intensification of land uses; and implementing "actions" adopted within the Comprehensive Plan.

Parks Director – The Parks Director is responsible for maintaining and enhancing park and recreation facilities and for capital facility projects in accordance with the adopted Parks and Recreation Plan. The Parks Department provides direct support to the Park Board.

Fairgrounds Manager – The Fairgrounds Manager is responsible for organizing and managing the year-round use, care, and maintenance of the County Fair facilities and grounds, and provides administrative support to the preparation, promotion, and operation of the annual County Fair. The Fairgrounds Manager also provides short- and long-range planning forecasts, budget estimates, evaluations, and recommendations to the Board.

County Agent – The Cooperative Extension agent provides expertise in the areas of sustainable agriculture and natural resources, environmental stewardship, community and economic vitality, 4-H/youth development, family living, and food safety and health.

Project List - See Appendix A, attached

San Juan County Economic Development Plan
Appendix A – 2001 Project List

- Redesign and reconfiguration of the county courthouse interior space, and acquisition of property, architectural design, engineering, and new construction, to accommodate county functions. This project is included in the county capital improvement program. Estimated cost: \$7,000,000
- Acquisition of the property containing the existing county solid waste transfer station on San Juan Island and operational improvements to transfer station sites on San Juan and Orcas Islands. This project is included in the county capital improvement program. Estimated cost: \$750,000
- Expansion of the existing Community Alcohol Center to incorporate the Mental Health Assistance Program in a single facility, including design services, and dispose of the existing mental health facility building and land. Existing facilities are inadequate and unhealthful for use as public service facilities. This project is included in the county capital improvement program. Estimated cost: \$1,000,000
- Improvements to the Town of Friday Harbor wastewater treatment plant. The county will support external funding for this project through state sales tax disbursement to the county. The project will expand system capacity to serve the only urban area on San Juan Island. Estimated cost: \$3.2 million
- Construction of public restrooms, Eastsound Village Square Development, Phase II. This project is included in the 1999-2004 Park and Recreation Plan for construction in 2001. This will provide the only public restrooms available in the central business area of Orcas Island. Estimated cost: \$125,000
- Construction of a food processing center on Lopez Island for meat and plant products grown in San Juan County. Project sponsors are: Lopez Community Land Trust, Island Grown Farmers' Cooperative, and the WSU Cooperative Extension Service. The county will support external funding for this project, which directly supports economic diversification goals expressed in the Comprehensive Plan and in particular supports local agricultural production. Estimated cost: \$500,000
- OPAL Community Land Trust Phase I development of the Buck property in Eastsound, Orcas Island, for affordable housing. The county will support external funding for this project which will assist significantly in providing for affordable housing needs for Orcas Island as projected in the Comprehensive Plan. Estimated cost: \$100,000 for phase I.
- Creation and organization of the San Juan Community Land Trust to develop affordable housing on San Juan Island. The county will support external funding. There is currently no community land trust organization in operation on San Juan Island, although these have been very successful on Orcas and Lopez Islands in developing housing affordable to local working families. Estimated cost: To be determined
- Construction of the Lopez Cooperative Preschool, with capacity for 30 children, in Lopez Village. The county will support external funding (Community Development Block Grant) for this project to assist in providing year-round care and early education services to children of working families in the county. Estimated cost: \$444,000

- Implementation of a business retention and expansion program, sponsored by the Island District Economic Development Council to help local businesses with a range of services in support of local economic health and diversity. Estimated cost: \$70,000
- Planning for locally significant agricultural and forest resource lands, economic impact component; the county will seek external funding support to supplement its 2001 planning department budget for professional services to evaluate potential for small-scale investment in enhancing local food and forest resource production. Estimated cost: \$20,000
- Improvements to the Fisherman Bay and Eastsound water and sewer systems to enhance service capacity within the central business areas of Lopez and Orcas Islands, respectively, consistent with county designation of the Lopez Village and Eastsound urban growth areas. The county will support external funding for these improvements. Estimated cost: To be determined
- Investigation of potential for acquisition of the abandoned gravel mine on San Juan Island formerly operated by the Friday Harbor Sand & Gravel Company, for development for public uses. The county will work with the Town and Port of Friday Harbor to explore opportunities that may be available at this site for multiple public uses, including playing fields, and essential public facilities including but not limited to barge access. Estimated cost: To be determined

