



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922
cdp@sanjuanco.com | www.sanjuanco.com

MEMO

REPORT DATE: June 6, 2019

TO: San Juan County Council

CC: Erika Shook, AICP, Director

FROM: Adam Zack, Planner III *AZ*
Linda Kuller, AICP, Planning Manager *LK*

SUBJECT: 2019 Docket of Proposed Text Amendments to the Comprehensive Plan and Unified Development Code (UDC): Initial Review and Staff Recommendations

BRIEFING: June 17, 2019

ATTACHMENTS: A. Staff recommendations and summary of requests
B. Draft Planning Commission Minutes, Findings, and Recommendation
C. Written public comments received prior to June 6, 2019
D. Summary of Comprehensive Plan update analyses

Requested Action

Staff requests the County Council set a public hearing on July 23, 2019, regarding the 2019 Docket of proposed text amendments to the Comprehensive Plan and Unified Development Code (UDC).

Background

The Growth Management Act (RCW 36.70A.470(2)) allows any interested person to request amendments to SJCC Title 18 (the UDC) or the San Juan County Comprehensive Plan policies or official maps. This process is known as the annual "Docket" process.

The 2019 Annual Docket application deadline was March 1, 2018. Six requests for text amendments were received, a summary and staff recommendation for each are provided in Attachment A. The staff analysis, anticipated scope of work, and copies of the application for each request is included in a staff report dated April 1, 2019, available here: https://www.sanjuanco.com/DocumentCenter/View/18242/2019-04-01_DCD_Annual_Docket_AZ_CC_04-15-2019. The County Council was briefed on the 2019 Docket requests and staff recommendations on April 15, 2019. The Planning Commission was briefed on the Docket requests and staff recommendations on April 19, 2019. The Planning Commission held a public hearing regarding this matter on May 17, 2019. The Planning Commission made a recommendation on the 2019 Docket on May 17, 2019, after the public hearing (Attachment B).

Staff Recommendation

See Attachment A for a summary of the text amendment requests, and staff recommendations. The priority key is found on the second page of that attachment. Staff recommends that two requests (19-

0001 and 19-0003) specifically related to code amendments be added to a future DCD work program once the Comprehensive Plan Update is complete. Staff recommends that three requests (19-0004, 19-0005 and 19-0006) could be considered during the Comprehensive Plan Update and the related code updates that follow. These three requests might require some Comprehensive Plan policy amendments. Staff recommends that one request (19-0002) be given no additional action. A major part of request 19-0002 is to include analysis similar to what is already scheduled to take place during the Comprehensive Plan update. A list of analyses already scheduled for the Comprehensive Plan update is included in Attachment E. No further action is recommended because most of the requested analysis is already slated to occur during the Comprehensive Plan update.

Table 1. 2019 Annual Docket Staff Recommendation

Request Number	Keyword	Staff Recommendation
19-0001	ADU Ownership	Add an analysis and amendment of SJCC 18.40.240 to future DCD work program following the Comprehensive Plan Update.
19-0002	Build Out Analysis	Not recommended because this will be addressed during the Comprehensive Plan Update.
19-0003	Wetland Habitat Buffer in UGA	Add an analysis and amendment of SJCC 18.35.100 when the critical area regulations are updated following the Comprehensive Plan Update.
19-0004	Airport Hazard Definition	Consider during update to the Comprehensive Plan Land Use Element.
19-0005	Island Center Residential Uses	Consider during update to the Comprehensive Plan Land Use Element.
19-0006	Airport Hazard Definition	Consider during update to the Comprehensive Plan Land Use Element.

Planning Commission Recommendation

After a public hearing on May 17, 2019, the Planning Commission voted to forward the findings and recommendation in Attachment B to the County Council. In their recommendation, the Planning Commission agreed with staff recommendations for each of the 2019 Docket requests. The Planning Commission recommendation also included a request that:

County Council ensures staff addresses the issues raised in docket requests 19-0001, 19-0002, 19-0004, 19-0005, and 19-0006 during the Comprehensive Plan Update.

The reason Planning Commission included this clause in their motion was to make sure that the concepts from each request are addressed during the course of the Comprehensive Plan update. This recommendation will be reflected in the draft resolution. These concepts are:

- Accessory dwelling units and affordable housing (19-0001);
- The impacts of possible future development and Land Capacity Analysis (19-0002);
- Consistency between the Comprehensive Plan Vision and proposed amendments (19-0002);
- Land use in the Eastsound Airport Overlay (19-0004 and 19-0006); and
- Land use in the Island Center Land Use Designation (19-0005).

Public Comments

Thirty written public comments have been received to date (Attachment D). Twenty-nine of the comments requested that request 19-0002 Buildout Analysis be given a higher priority. One other comment was submitted by the Friends of the San Juans regarding request 19-0003 Wetland Habitat Buffer in UGA. Their comment was in favor of the staff recommendation to consider this request following the Comprehensive Plan update during the scheduled update to the critical areas ordinances.

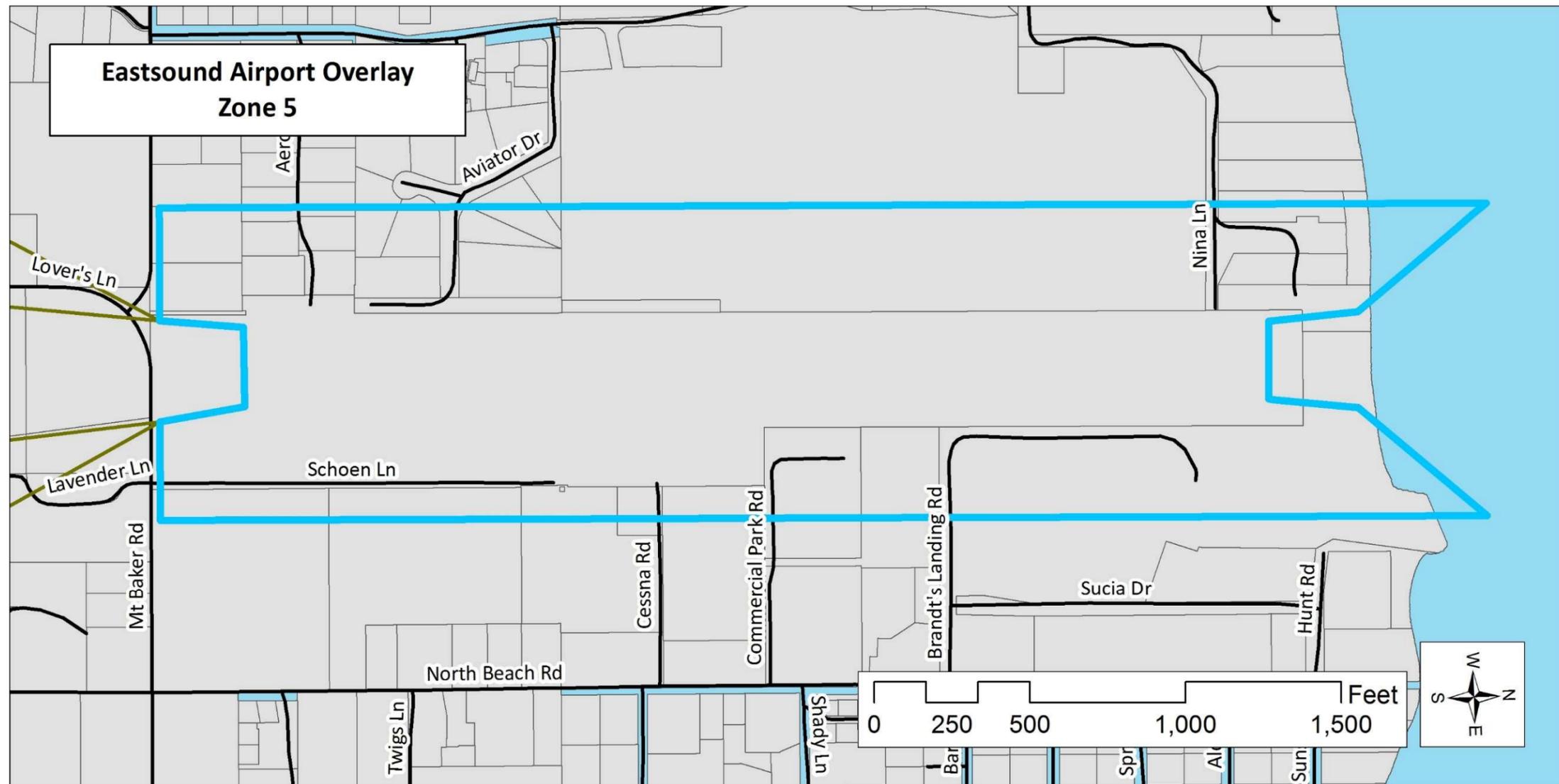
The majority of comments regarding request 19-0002 expressed two main concerns. The first concern is that the Islands are changing. The other major concern is that the Comprehensive Plan update will not include enough analysis of how things may change and what impacts might occur. In response to this concern, staff provided some more information to the Planning Commission about the analyses already scheduled to take place during the Comprehensive Plan Update. Attachment E summarizes the analyses that will be included during the Comprehensive Plan update. These components of the update will address many of the areas of concern expressed by the commenters. Furthermore, the analyses scheduled for the Comprehensive Plan update are the primary justification for the staff recommendation on request 19-0002.

2019 ANNUAL DOCKET REQUESTS

Request #	Keyword	Proponent	Email	Address	Summary of Request	Date of Application	Type of Amendment	Priority	SJCC Sections	Comp Plan Sections	Scanned Request Documents	Staff Recommendation
19-0001	ADU Ownership	OPAL CLT, (Agent: Lisa Byers)	opalclt@opalclt.org	PO Box 1133 Eastsound WA 98245	Amend SJCC 18.40.240(F) to allow flexibility in ownership of land and/or ADU. The proposal is to allow the separate sale of a primary residence and ADU provided the ownership of the underlying land for both the primary residence and the ADU remains the same.	1/14/2019	Dev. Reg.	E	18.40.240	No Policy Change is Required	https://www.sanjuanco.com/DocumentCenter/View/17952/2019-01-14_Docket_Reg_19-0001	Add an analysis and amendment of SJCC 18.40.240 to future DCD work program following the Comprehensive Plan Update. Policy work during the Comprehensive Plan Update will include actions directed at affordable housing. The update to the Housing and Land Use elements of the Comprehensive Plan may include an examination of ADU policy. Changes to Comprehensive Plan policies are implemented through development code amendments. This request may end up being addressed during that process.
19-0002	Build Out Analysis	Joe Symons et al.	joesymons@me.com	3222 Pt. Lawrence Rd. Olga WA 98279	Add an executive summary and build out analysis to the Comprehensive Plan. This would include analysis similar to the <i>Land Capacity Analysis</i> and include additional historical context to the Comprehensive Plan introduction.	2/19/2019	Comp. Plan	F	No Change	Section A. Introduction	https://www.sanjuanco.com/DocumentCenter/View/18074/2019-02-19_Docket_Reg_19-0002	No further action is recommended. A request for the same amendment was submitted during the 2018 annual docket process. The 2018 docket was resolved with Resolution 31-2018. At that time, no further action was required because the other components of the Comprehensive Plan such as the <i>Land Capacity Analysis</i> address similar information and are currently included in the Comprehensive Plan Update.
19-0003	Habitat Buffer	Fred Klein	FreddytheK10@gmail.com	PO Box 1089 Eastsound WA 98245	Allow the director to reduce wetland habitat buffers within UGA similar to the currently allowed water quality buffer reduction in UGA. The proposed amendments would allow the director to reduce the wetland habitat buffer by the same reduction as the water quality buffer.	2/21/2019	Dev. Reg.	E	18.35.100	No Policy Change is Required	https://www.sanjuanco.com/DocumentCenter/View/18087/2019-02-21_Docket_Reg_19-0003	Add an analysis and amendment of SJCC 18.35.100 when the critical area regulations are updated following the Comprehensive Plan Update.
19-0004	Airport Hazard Definition	Stephanie O'Day (agent for Myrna and Richard Fant)	sjoday@rockisland.com	PO Box 2112 Friday Harbor WA 98250	Allow residential uses accessory to nonresidential uses in the Orcas Airport Overlay Zone 5 (see map below).	2/28/2019	Dev. Reg. and Comp. Plan	C	18.40.030	Land Use Element 2.5.D Policy 3	https://www.sanjuanco.com/DocumentCenter/View/18120/2019-02-28_Docket_Reg_19-0004	Consider this request during the update to the Comprehensive Plan Land Use Element. State laws (RCW 36.70.547, RCW 36.70A.510 and WAC 365-196-455(2)(c)(i)) require counties to prevent the siting incompatible land uses adjacent to airports. Further analysis of state and federal regulations and coordination with the Federal Aviation Administration (FAA), the WA Department of Transportation (WADOT), and the Port of Orcas Island will be required during the consideration of the proposed amendments.
19-0005	Island Center Res. Uses	Lopez Island School District (LISD) c/o Del Guenther	dguenther@lopezislandschool.org	PO Box 426 Lopez Island WA 98261	Allow residential development in Island Center LAMIRD (IC). SJCC 18.30.030 allows one residence accessory to an allowed commercial or industrial use. LISD would like to be able to construct employee housing on an undeveloped parcel in Island Center.	2/28/2019	Dev. Reg. and Comp. Plan	C	Chapter 18.30, several sections	Land Use Element, 2.3.B Policy 1 (c)	https://www.sanjuanco.com/DocumentCenter/View/18121/2019-02-28_Docket_Reg_19-0005	Consider request during the update to the Comprehensive Plan Land Use Element. The IC designation is one of only a few places on Lopez where commercial and industrial uses are allowed. The LAMIRD was established, in part, to provide a rural area where more intense development is allowed and protect this area from being converted to low density residential development. All of this fits within the GMA mandate to reduce sprawl. Making changes to IC should be considered within the County's larger land use designation framework to ensure the realization of GMA planning goals and County policy goals.
19-0006	Airport Hazard Definition	Stephanie O'Day (agent for Don and Marion Gerard)	sjoday@rockisland.com	PO Box 2112 Friday Harbor WA 98250	Allow residential infill development in Airport Hazard Zone 5 (see map below).	7/10/2018	Dev. Reg. and Comp. Plan	C	18.40.030 (B) and 18.40.032 (F)	Land Use Element 2.5.D Policy 3	https://www.sanjuanco.com/DocumentCenter/View/18152/2018-07-10_Docket_Reg_19-0006	Consider this request during the update to the Comprehensive Plan Land Use Element. State laws (RCW 36.70.547, RCW 36.70A.510 and WAC 365-196-455(2)(c)(i)) require counties to prevent the siting incompatible land uses adjacent to airports. Further analysis of state and federal regulations and coordination with the Federal Aviation Administration (FAA), the WA Department of Transportation (WADOT), and the Port of Orcas Island will be required during the consideration of the proposed amendments.

2019 ANNUAL DOCKET REQUESTS

Priority
Category A – Required by law for GMA Compliance or otherwise
Category B – Items needed to achieve important public policy objectives of a countywide nature
Category C – Items that can be considered as part of a larger Comprehensive Plan Update or subarea planning process
Category D – Items needed to provide clarity and certainty to the Unified Development Code or Comprehensive Plan by removing inconsistencies and/or ambiguities
Category E – Lower priority items to be considered on a future year work program
Category F – Obsolete, previously resolved or not recommended for further consideration





DRAFT
SAN JUAN COUNTY PLANNING COMMISSION SPECIAL MEETING

MINUTES OF THE MAY 17, 2019 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, and San Juan Island.

Planning Commission

Members Present: Tim Blanchard, Pete Moe, Camille Uhlir, Michael Pickett, Victoria Compton, Dale Roundy, Georgette Wong (By Phone), Steve Rubey and Brent Snow.

Department of Community
Development (DCD) Staff

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

Administrative Items

DCD Update – Erika Shook, Director

1. The County Council's continued hearing on the Lopez Village Subarea Plan will be held June 3, 2019 in the Council's hearing room.
2. The County Council will hold a public hearing on the moratorium on marijuana licenses on May 21, 2019 in the Council's hearing room.
3. The Planning Commission will have a briefing on the Land Capacity analysis at their next meeting on June 21, 2019. It was explained how the document will aid in the development of various elements of the comp plan update and build out analysis, etc.
4. In regards to the new SMARTGov permitting system, there will be classes for public training on the system in a few weeks.
5. Fred Schaller, Building Official, will be retiring in June and the department has been recruiting for the position. Two new planners have been hired, one to replace planner Lee McEney and the other to handle the vacation rental project.
6. Rick Hughes has gone through and entered the vacation rental compliances into a spreadsheet for the department. Erika gave an update on statistics on vacation rentals and will give updates to the Planning Commission and public going forward. The Planning Commission requested that Erika email to them the vacation rental statistics that she had given today.
7. Other topics brought forward by the Planning Commission:
 - a. GMA compliance and will we make the deadlines.
 - b. Request by the Planning Commission that there be a briefing with them at some point regarding the Open Space Tax Program. New Planning Commission members would benefit from having that information and it would be a refresher for others.

Minutes of April 19, 2019

Moved by Victoria Compton, seconded by Dale Roundy, to approve the April 19, 2019 minutes, with clerk to review the audio for a potential correction as submitted with or without correction. Motion passed with eight yes votes, zero no votes, and one abstention (Snow).

Citizen Access Time – There was no one present to speak.

Public hearing on the 2019 Docket of Proposed Text Amendments to the Comprehensive Plan and Unified Development Code (UDC) – Adam Zack, Planner III

Adam Zack gave a presentation and update on the docket process leading up to today's hearing. He also described how the comments that were received were handled and available for the public and Planning Commissioners to view.

Public testimony was opened and the following spoke:

Stephanie O'Day, Representative for docket requests 19-0004, 19-006

Public testimony was closed and the hearing returned to Adam Zack for further comments. He responded to questions and comments from the Planning Commission.

Deliberations

Moved by Michael Pickett, seconded by Camille Uhlir, to approve the staff recommendations for the 2019 Docket as submitted in the April 25, 2019 staff report and with the recommendation that the Council ensure staff address the issues raised in docket requests 1, 2, 4, 5, and 6 during the comprehensive plan update. Brent Snow – no, Dale Roundy – yes, Victoria Compton – yes, Michael Pickett – yes, Pete Moe – yes, Steve Rubey – yes, Camille Uhlir – yes, Georgette Wong – yes, and Tim Blanchard – yes. Motion passed with eight yes votes and one no vote (Snow).

SJC Fairgrounds Master Plan - Recommendation/Comments to County Council

Moved by Tim Blanchard, seconded by Victoria Compton, that the Planning Commission recommend that the County Council approve the San Juan County Fairgrounds Master Plan with the understanding that our recommendation does not express any opinion regarding potential permit applications or code revisions that may be necessary to implement some of its provisions. Brent Snow – yes, Dale Roundy – yes, Victoria Compton – yes, Michael Pickett – yes, Pete Moe – yes, Steve Rubey – yes, Camille Uhlir – yes, Georgette Wong – yes, and Tim Blanchard – yes. Motion passed unanimously.

Return to Administrative Items

Tim Blanchard brought forward that he had met with Colin Huntemer, County Engineer, regarding the issues over the Orcas road project that had members of the public upset. He had mentioned these issues during citizen access time at the last planning commission meeting. They both agreed that this seemed to be an opportunity to better incorporate the road projects with the Scenic Roads Manual. A few Planning Commissioners could work with Public Works to do that. Victoria Compton, San Juan Island; Tim Blanchard, Orcas Island; and Steve Rubey, Lopez Island, volunteered to meet with Public Works.

Other general comments:

Victoria Compton – Moratorium on Vacation Rentals

Steve Rubey – Marijuana Issue

Michael Pickett – Update the dates under the Comprehensive Plan Update on the website

Adjournment

Moved by Victoria Compton, seconded by Steve Rubey, to adjourn the meeting at XXX a.m. and the motion passed unanimously. The next meeting of the Planning Commission will be Friday, June 21, 2019, 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



DRAFT
San Juan County Planning Commission

FINDINGS AND RECOMMENDATIONS

HEARING DATE: May 17, 2019

SUBJECT: 2019 Annual Docket of Proposed Text Amendments to the Comprehensive Plan and Unified Development Code (UDC)

APPLICANT: San Juan County

LOCATION: San Juan County

COMMISSION MEMBERS

PARTICIPATING: Tim Blanchard, Dale Roundy, Pete Moe, Steve Rubey, Camille Uhler, Victoria Compton, Michael Pickett, Brent Snow, and Georgette Wong.

**COMMUNITY DEVELOPMENT
AND PLANNING**

RECOMMENDATION: Approval of Docket

PLANNING COMMISSION

RECOMMENDATION: Approval of Docket as Submitted

FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS:

The San Juan County Planning Commission hereby recommends to the County Council, the staff recommendations of the 2019 Docket as submitted in the April 25, 2019 staff report and with the recommendation that the Council ensure staff address the issues raised in docket requests 1, 2, 4, 5, and 6 (See Attachment A) during the comprehensive plan update.

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 Uhler	X		
Michael Pickett	X		
Pete Moe	X		
Tim Blanchard	X		
Dale Roundy	X		
Steven Rubey	X		
Victoria Compton	X		
Brent Snow		X	
Georgette Wong	X		

RECOMMENDED this 17th day of May, 2019 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

Attachment A – 2019 Annual Docket

Adam Zack

From: Lynda Guernsey
Sent: Wednesday, May 15, 2019 7:57 AM
To: Adam Zack
Subject: FW: Aldort comp plan comments

Hi Adam,

Please see the comp plan comment below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Naomi Aldort <naomi@aldort.com>
Sent: Tuesday, May 14, 2019 8:19 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: comp plan comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Lynda,

I feel worried and heart broken when I see the changes on Orcas island. My feedback represent many people who feel the same and are not as outspoken. (most have no idea what came over Orcas). Orcas residents are bewildered and worried by changes we are all experiencing on the island that resembled too many other small communities that have been destroyed by growth, vacation homes, and building quotas. We must have a build out and impact analysis available and plan with the vision statement in mind.

The vision statement is about retaining rural environment, quiet, beauty and nature. It is not about building more and more or making more and more profit. The DCD's recommendations for Docket 19-0002 is scary and not in line with the vision statement.

The comp plan is neither transparent, nor in line with the vision or the will of the island's residents. Most people don't even know about it and are just wondering and expressing their dismay with words like, "What is happening to our island? It is too crowded and my neighbors are not neighbors. Locals cannot find housing and they leave. Traffic in the summer is incredible. No long term rentals for locals (yes, it is connected, many of the vacation rentals (50% without permits) used to be year around rentals, or would have been that before the flood of vacation rentals investors.)

The island is becoming a vacation rentals resort owned by off island investors turning residential areas into commercial "lodging" zones.

Someone recently said on facebook that a man was running around on their street with a knife chasing people. Not an Orcas kind of occurrence. When someone else suggested to email the neighborhood, the answer came, "Every other house on our street is a vacation rental with the owner not living on the island."

It seems our politicians are all about profit and economic growth. Wrong goal!!! WE DON'T WANT ECONOMIC GROWTH. Enough of this American "God" to which all is sacrificed. Not Here! We don't want to sacrifice our quality of life for money. Economic growth is what is destroying the whole planet and an island suffocates even faster.

We must limit growth; Limit tourists; Limit vacation homes; invest in low income housing and in preserving the rural, quiet, beauty of our island. Vacation homes in residential neighborhood means Commercial production inside residential area. It destroys the community for money.

Hear us out: We must participate in planning. We don't want more growth forced on us when we don't notice. We want more quiet, nature, natural beauty, community of locals, and living conditions and housing for working people and families. Stop building and planning for more more more. It is time for less less less and limit vacation homes and building in general.

Naomi Aldort
Eastsound, WA

"To be a parent-leader is not about controlling, but about setting things up such that no control is needed." - Naomi Aldort

To discuss your parenting and other concerns with Naomi: <https://www.naomialdort.com/about-naomialdort/parenting-guiding-sessions.html>

Naomi Aldort
Author, Raising Our Children, Raising Ourselves
<https://naomialdort.com>
Parenting Skype/phone-sessions internationally
Facilitator of self-realization through parenting
(360)376-3777 (This is not the sessions line)
POB 1719 Eastsound, WA 98245, USA
naomi@aldort.com

Adam Zack

From: Naomi Aldort <naomi@aldort.com>
Sent: Tuesday, May 14, 2019 8:13 PM
To: Comp Plan Update
Subject: Comp plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comments for Comp plan:

My feedback represent many people who feel the same and are not as outspoken. (most have no idea what came over Orcas). Orcas residents are bewildered and worried by changes we are all experiencing on the island that resembled too many other small communities that have been destroyed by growth, vacation homes, and building quotas. We must have a build out and impact analysis available and plan with the vision statement in mind.

The vision statement is about retaining rural environment, quiet, beauty and nature. It is not about building more and more or making more and more profit. The DCD's recommendations for Docket 19-0002 is scary and not in line with the vision statement.

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(360)376-3777 (This is not the sessions line)
POB 1719 Eastsound, WA 98245, USA
naomi@aldort.com

Adam Zack

From: liddlelesley <liddlelesley@gmail.com>
Sent: Tuesday, May 14, 2019 7:46 PM
To: Comp Plan Update; Timothy P. Blanchard; Lynda Guernsey
Subject: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lynda Guernsey, Timothy Blanchard and attending members of the CompPlan meeting:

Orcas Island has been my home for the last forty years. The changes in population growth and island development over the last twenty years has been alarmingly aggressive. Years ago many of us worried about the changes foreseen and painstakingly formulated a Vision Statement for the future protection of our island habitat and unique and precious island rural life. This Vision Statement was then adopted by the county.

Unfortunately this marvelous and very thoughtful document has largely been ignored in recent years as exploitive pressure for rapid development has taken the drivers seat in county decision making. The county needs to slow down long enough to really educate itself and with critical thinking consider and begin more careful and consistent regulation of permits with regard to population growth, environmental degradation and rapacious land development.

I agree with Joe Symons letter of request to you for all the reasons stated in his letter to the county dated May 14 2019.

I ask along with Joe that you recommend that Docket 19-0002 advance to the CC and be included. Current buildout is not consistent with the Vision Statement.

Furthermore I was not informed of this meeting and as a co applicant should have been notified.

Thank you

Lesley Liddle

Adam Zack

From: joe symons <joesymons@me.com>
Sent: Tuesday, May 14, 2019 4:22 PM
To: Lynda Guernsey; Timothy P. Blanchard; Comp Plan Update
Subject: Testimony for PC hearing Friday May 17 re Docket Request 19-0002
Attachments: PC hearing letter may 19.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I attach a pdf of my testimony for Friday's PC hearing. As you will read, I very likely may not be able to attend due to an ongoing bout with shingles.

Please acknowledge receipt.

Thanks

Joe Symons

—

carpe diem

To: San Juan County Planning Commission and related parties
From: Joe Symons, Olga WA
Date: 14 May 2019
Re: DCD Staff report regarding Docket submission 19-0002 submitted by me and 37 additional co-applicants

I realize how important it is to testify in person on this matter. Unfortunately I have been afflicted by a severe case of shingles for the past 2 months. Consequently all matters, personal and professional, have been tabled; given the importance of your recommendation on this topic, I hope you can receive this as if I were testifying in person.

(It was 2 years ago that I asked SJC to re-establish a/v communications among the islands so that non San Juan Island residents could testify remotely. A series of emails and zero followup occurred in 2017 and 2018. While not the subject of this communication, it suggests a very casual approach to accepting public input. Given the importance of the work under consideration, this is inexcusable.)

I sent an email to Linda, Erika, Bill, Rick and Jamie on 1 Jan 2017 (2+ years ago) expressing my concerns about the upcoming/underway update to the Comp Plan. I attach the text at the end of this document. I wish to re-emphasize the points made (and unaddressed, even unresponded to by those addressed) here.

GMA requires the comp plan to be internally consistent. The Vision Statement serves as the controlling document for the CP. The SJC density map which is all but indecipherable has never been reviewed for buildout since it was created in 1979. SJC lost most of its court cases in the 1999-2007 period regarding the implications of "density".

The first FDO by the WWGMHB (21 July 1999) noted the following:

"Intervenor Symons correctly pointed out that the maps were also significantly inconsistent with the vision statement set forth as the guiding principle for the CP. These inconsistencies, caused by the retention of 1980 densities, do not comply with the GMA."

Those densities have been modified, under duress, by SJC in order to remove WB invalidity orders about 20 years ago. There has never been a full public description of these densities, or what they imply or would require, ever.

As noted in the docket request, your predecessors felt that this same docket request, in 2001, should be honored. It was ignored by the then CC. As you know, last year an updated version of the same request was made and again ignored/discounted by the CC.

DCD's rationale that since it was rejected last year and because they are working on an LCA that the docket request be assigned an F status (obsolete, not recommended for further action).

I am not “simply” asking for a buildout number using staff’s LCA process. I am requesting not just a “simple” build out number (currently estimated at 80,000 not counting visitors) but an impact analysis of this number and proof that the total number of people residing in the county (including visitors) is consistent with the Vision Statement. This consistency request has been routinely ignored, most likely under the “last man standing” rule.

I would wager serious money that the majority of residents in the county don’t know what a CP is, have not read our CP, and if they have read it, they’ve only read a bit (it’s ~3” thick printed out) and would not be able to answer a single question about the size of the county as it grows. If they read page one of the introduction to the CP, they’d read that the Vision Statement was the foundation of the entire plan. If they read page 2, they’d read the Vision Statement. That might be all they need: sounds good (slow, small, rural, isolated...you all know the language and the look and feel implied).

Refusing to examine the implications of the density map (at buildout and as stages along that path) by default is a structural and procedural violation of DCD’s fundamental mission.

I realize that if you advance this docket request to the CC, it is likely that they will, once again, reject it as ...irrelevant? Unnecessary? Absurd? On the other hand, with sufficient public awareness of what is at stake, the CC might be persuaded that adding this task to DCD’s list is in everyone’s best interests.

What few want to speak openly about is that humans have shown themselves to be an invasive species, a term humans invented to give them license to wipe out or control plants and animals they felt were a nuisance or worse. We have to set limits to our own invasion consistent with community values, with carrying capacity and with sustainability goals; otherwise we lose what we, and visitors, came, and come, here for. How can we set any limits if we don’t know what is “reasonable” and refuse to have a conversation about it?

The road clearing on Orcas Road this spring serves as a perfect example of a gross failure to inform and educate the public about various public works. What took decades to create and craft was gone in less than a week.

It is no longer acceptable to keep playing re-runs of the Emperor’s New Clothes. We are the ancestors of those who will follow. As it stands today, there is only one place on the planet that attempts to give the real story about the evolution of land use decisions made here in the county. That place is not the SJC web site. That fact is unacceptable. Those that follow us will want to know why we allowed so much destructive activity for so long, desecrating a precious archipelago. They can go to KeepSanJuansWild.org Should DCD and CC feel that this site is inaccurate, incomplete and misleading, they can counter with their version of the truth, and let the residents decide.

I urge you to recommend that Docket 19-0002 advance to the CC with a strong recommendation for inclusion.

Contents of email sent to SJC on 1 Jan 2017:

Tis a new year and one in which I hope a wise approach to the CP revision process will occur. I write to thank you for the handouts that you gave me at our meeting on 13 December 2016 a few weeks ago. I note that Appendix A was not included. I found the following on the county's web site: <http://sanjuanoco.com/DocumentCenter/Home/View/10785>

I assume this is Appendix A. Please confirm.

For reference, you gave me appendices B, C, D and Resolution 21 - 2016

I am particularly concerned that the process by which Section 1 / Consistency (page 3 of Appendix A) will be dealt with. I note with some relief that "further review needed" has been checked for all items (a, b, c).

If you have read my first [brief](http://www.doebay.net/appeal/jsbrief.pdf) (<http://www.doebay.net/appeal/jsbrief.pdf>) challenging the 1998 CP, you'll see that the umbrella of my strategy was a consistency argument. We read on page one of the [Introduction to the CP](http://www.sanjuanoco.com/DocumentCenter/Home/View/1052) (<http://www.sanjuanoco.com/DocumentCenter/Home/View/1052>) the following:

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

Page 2 of the CP shows the Vision Statement.

I believe there still exists a serious inconsistency between the CP's actual growth potential of SJC's future and the Vision as adopted and approved by the BOCC and which, I believe, is still valid in the hearts and minds of the citizens of SJC.

I note that there appears to be zero discussion of buildout in Section 1- Land Use Element (page 1 of Appendix B) nor in any other element of Appendix B.

In short, while the location, size, color, shape and variety of deck chairs of the Titanic are going to be discussed, I do not see anywhere a discussion of the direction of the ship.

Given that the process used to craft the original density maps, in 1979, was flawed, and that the BOCC prohibited the discussion of density in the revision of the CP beginning in 1992 (triggering a flock of lawsuits on various topics, most of which SJC lost), absent a clear and intentional conversation about density in this revision, the consistency red flag will again come out of the ref's back pocket.

The first FDO by the WWGMHB (21 July 1999) noted the following:

"Intervenor Symons correctly pointed out that the maps were also significantly inconsistent with the vision statement set forth as the guiding principle for the CP. These inconsistencies, caused by the retention of 1980 densities, do not comply with the GMA."

These inconsistencies have not been resolved. The CP is non-compliant with GMA.

I don't believe it is too late to raise the bar on the strategic CP rewrite process; if no where else, it would be via the consistency section as noted above.

However, that approach is procedural and technical and could wind its way toward litigation. It would be *so much better* if this topic were put on the table, up front, right now, big time, pretty much in accord with my January 2001 request to the planning commission, which you can read here.

<http://doebay.net/forthcoming.html>

As noted, the PC unanimously supported this request

<http://www.doebay.net/SJC%20PC%20findings%20Oct%202001.pdf>

which was ignored by the BOCC.

It's time to get real. At a minimum respond immediately to the PC's recommendation on my request, and go big here. Do it right. Make it clear. Get it out there. The fundamentals haven't changed (much) since 1979, and they were simply wrong. You have the power, the ability, and the moral authority and obligation to do this.

Please do it.

Happy New Year! We might not be able to do much about the other Washington, but, as the bumper sticker says, "we do it differently here than on the mainland."

And we should.

Joe Symons
Olga, WA

Adam Zack

From: Lynda Guernsey
Sent: Wednesday, May 15, 2019 11:08 AM
To: Adam Zack
Subject: FW: Request 19-002 Build Out Analysis

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Gregory Oaksen <gregoaksen@gmail.com>
Sent: Wednesday, May 15, 2019 12:14 PM
To: Community Development <cdp@sanjuanco.com>; joe symons <joesymons@me.com>
Subject: Request 19-002 Build Out Analysis

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To SJC Department of Community Development

The 2001 docket request to add a "build out" analysis to the comprehensive plan introduction was unanimously endorsed by the planning commission but rejected by the BOCC at that time. Since major changes have taken place over the last 18 years it seems reasonable to consider the proposed addition of such an analysis to the comprehensive plan introduction especially since this was endorsed by the planning commission. Decision makers have changed and we are seeing the impacts of growth. The explosive growth of the Seattle region has resulted in extreme pressures on the San Juan Islands. These issues need serious consideration if we are to maintain the qualities treasured as outlined in the Vision Statement.

Docket request 19-002 should be approved. I have been told there is a hearing on docket requests on May 17 and I did not receive notification even though I sent a letter in support.

Thank you for your consideration,
Gregory Oaksen
Eastsound

Adam Zack

From: Lynda Guernsey
Sent: Wednesday, May 15, 2019 9:03 AM
To: Adam Zack
Subject: FW: Turnoy Comp Plan

Hi Adam,

Please see the comment letter below that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: David & Geri <davidgeri@centurylink.net>
Sent: Tuesday, May 14, 2019 3:36 PM
To: Community Development <cdp@sanjuanco.com>
Subject: Comp Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I was one of the applicants on the request for a build-out analysis as part of the intro to the comp plan. I did not receive a notice of your hearing scheduled for this Friday. I understand that the decision on what to do with this request is to take no action, which I only found out from a friend. The exact language is as follows: *Obsolete, previously resolved or not recommended for further consideration* This is very disappointing. I believe the Planning Commission has twice asked for this to be done, yet it looks like it isn't going to happen. I would like to know the reason for this decision.

Thank you,
David Turnoy

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 11:59 AM
To: Adam Zack
Subject: FW: Docket 19-0002

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Sandra Kersten Chalk <kerstenchalk@gmail.com>
Sent: Thursday, May 16, 2019 11:50 AM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Guernsey,

As a resident of San Juan Island, I strongly support the PC recommendation that Docket 19-0002 be given high priority and send it to council for a hearing.

As we face questions of growth, environmental quality, and a changing environment, it is critical that we view all details of development openly with opportunities to review details of all plans.

Maintaining our quality of life on San Juan, planning sustainable changes and maintaining an open and transparent planning system is of high importance.

Thank you,

Sandra Kersten Chalk

Adam Zack

From: John Clancy <jclancy1949@gmail.com>
Sent: Wednesday, May 15, 2019 9:38 AM
To: Lynda Guernsey; tim@blanchardmanning.com; Comp Plan Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Planning Commission and related parties,

I understand that you experience a lot of pressure from concerned community members vying to have you support their desires. I understand that can be difficult. And yet I am asking you to make a possibly difficult choice of considering the well being of the islands themselves in your decisions. Therefore I ask you to deeply consider the vital importance of Docket 19-0002 to our planning process, give it a high priority (A) and to pass it to the PC.

A buildout and impact analysis will provide the basis, not only for helping understand the carrying capacity of the island, will not only allow planning to be consistent with the Vision Statement; it will also show reverence for the islands and their ecosystems. A simple glance at the state of our global ecology quickly reveals that we humans, under the pressures that our culture creates, have shown little reverence for the planet that sustains us. This is clear. I believe we must be aware of the potential effects of buildout and make the hard decisions that can become easier once we realize how not doing so dooms these islands to ecological breakdown.

Please, give Docket 19-0002 high priority and pass it to the PC.

Thank you.

John Clancy

Adam Zack

From: erica ekrem <odelae@gmail.com>
Sent: Wednesday, May 15, 2019 5:15 PM
To: Comp Plan Update
Subject: I support docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan Co. Officials,

The Build Out Analysis should be our highest priority. Those of us who are raising families year-round on Orcas and are contributing to this community need this report done well to accurately assess the state of our island community and to create a sustainable future for the next generation of islanders.

Respectfully,
Erica Ekrem

ERICA + EKREM
Art Director~ [For The Wild](#)
Freelance Graphic Design+Web~ [Erica Ekrem](#)
Book Arts~ [LoomBound](#)

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 9:00 AM
To: Adam Zack
Subject: FW: I support docket 19-0002

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: erica ekrem <odelae@gmail.com>
Sent: Wednesday, May 15, 2019 5:13 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: I support docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Lynda,

The Build Out Analysis should be the highest priority. Those of us who are raising families year-round on Orcas and are contributing to this community need this report done well to accurately assess the state of our island community and to create a sustainable future for the next generation of islanders.

Respectfully,
Erica Ekrem

ERICA + EKREM
Art Director- [For The Wild](#)
Freelance Graphic Design+Web- [Erica Ekrem](#)
Book Arts- [LoomBound](#)



May 16, 2019

Comments: 2019 San Juan County Docket # 19-0003

Submitted by: Friends of the San Juans
Jennifer Barcelos, Staff Attorney
jennifer@sanjuans.org

1. Mr. Klein's proposed change to wetland buffers is not consistent with Best Available Science (**SEE:** *WEAN v. Island County*, WWGMHB Case No. 08-2-0026c; *Bunten et al.* 2016).
 - a. We strongly disagree that the that lack of habitat buffer reduction allowance in the county's CAO is "was an inadvertent oversight" on the part of the authors of the CAO.
2. The proposed change to wetland buffers is not a correct interpretation of the GMA requirement to designate and protect critical areas (*DOE/CTED v. City of Kent*, CPSGMHB Case No. 05-3-0034).

SEE ALSO: *Pilchuck Audubon Society v. Snohomish County*, 95-3-0047c, FDO (12/6/95), at 24. *The requirement that critical areas are to be protected in the urban area is not inconsistent with the Act's predilection for compact urban development.*

SEE ALSO: *Bremerton v. Kitsap County*, 95-3-0039c, FDO (10/6/95), at 31. *It is significant that the Act required cities and counties to identify and conserve resource lands and to identify and protect critical areas before the date that IUGAs had to be adopted. This sequence illustrates a fundamental axiom of growth management: "the land speaks first."* (**SEE:** *CAO Handbook*, Commerce 2018)

3. Before considering changes to critical area development regulations, there are GMA-mandated agency notification requirements that the County would need to meet, including 60-day notice to the Washington Department of Commerce. Considering this request as part of the docket or Comp Plan update is inconsistent with proper procedure for amending the county's Critical Areas Ordinance. (**SEE:** WAC 365-196-630)
4. Out of respect for limited staff, Planning Commission, and County Council time, any changes to the CAO should not be considered until the next regularly-required development regulation update.



SEE ALSO:

Bunten, D., R. Mraz, L. Driscoll and A. Yahnke. 2016. **Wetland Guidance for CAO Updates, Western Washington Version.** Washington State Department of Ecology, Publication No. 16-06-001. Olympia, Washington.

Granger, T., T. Hruby, A. McMillan, D. Peters, J. Rubey, D. Sheldon, S. Stanley, E. Stockdale. April 2005. **Wetlands in Washington State - Volume 2: Guidance for Protecting and Managing Wetlands.** Washington State Department of Ecology, Publication #05-06-008. Olympia, WA.

Western Washington Growth Management Hearings Board; **Camano Action for a Rural Environment (CARE) and Whidbey Environmental Action Network (WEAN) v. Island County**; Case No. 08-2-0026c, Final Decision and Order

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 1:11 PM
To: Adam Zack
Subject: FW: 2019 Docket Comments from Friends of the San Juans
Attachments: FSJ_2019_docket_comments.pdf

Hi Adam,

Please see the email below and attachment that came into the DCD inbox.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA
98250

-----Original Message-----

From: Jennifer Barcelos <jennifer@sanjuans.org>
Sent: Thursday, May 16, 2019 11:51 AM
To: Community Development <cdp@sanjuanco.com>
Subject: 2019 Docket Comments from Friends of the San Juans

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Adam,

Please find attached comments from Friends of the San Juans re: the 2019 San Juan County Docket.

Best wishes,
Jennifer Barcelos

Jennifer Barcelos
Director of Law & Policy
Staff Attorney
Friends of the San Juans
P.O. Box 1344 | Friday Harbor, WA 98250
Office: (360) 378-2319

Adam Zack

From: bruce halabisky <brucehalabisky@hotmail.com>
Sent: Thursday, May 16, 2019 1:55 PM
To: Comp Plan Update
Subject: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the planning committee,

I strongly urge the PC to recommend that Docket 19-0002 be given
Council.

Sincerely,
Bruce Halabisky
52 Rossel Lane
Eastsound Wa, 98245

Adam Zack

From: Heather Immoor <heather.immoor@gmail.com>
Sent: Wednesday, May 15, 2019 10:10 AM
To: Lynda Guernsey; Timothy P. Blanchard; Comp Plan Update
Subject: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Planning Commission and related parties,

I understand that you experience a lot of pressure from concerned community members vying to have you support their desires. I understand that can be difficult. And yet I am asking you to make a possibly difficult choice of considering the well-being of the islands and of the people who live here themselves in your decisions. Therefore I ask you to deeply consider the vital importance of Docket 19-0002 to our planning process, give it a high priority (A) and to pass it to the PC.

A buildout and impact analysis will provide the basis, not only for helping understand the carrying capacity of the island, will not only allow planning to be consistent with the Vision Statement (which as it stands is a toothless sop to the community, to make us feel as though we're "part of the process", when in reality the statement seems to be largely ignored); it will also show reverence for the islands and their ecosystems, and respect for all of us who live here. A simple glance at the state of our global ecology quickly reveals that we humans, under the pressures that our culture creates, have shown little reverence for the planet that sustains us and our fellow humans. This is clear and undeniable. I believe we must be aware of the potential effects of buildout and make the hard decisions that can become easier once we realize how not doing so dooms these islands to ecological breakdown, and our island communities to obsolescence.

Please, give Docket 19-0002 high priority and pass it to the PC.

Thank you.

Heather Immoor
Orcas Island

Adam Zack

From: Tom Kenyon <office@tomkenyon.com>
Sent: Wednesday, May 15, 2019 5:06 PM
To: Lynda Guernsey; tim@blanchardmanning.com; Comp Plan Update
Subject: Re: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a long time resident of Orcas Island, I strongly support that the Truth in Planning statement (docket 19-0002) be an official part of the Comprehensive Plan

- * Build out and impact analysis is essential for wise planning
- * Comp Plan must be internally consistent. Current buildout is not consistent with the Vision Statement
- * I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council
- * I disagree with DCD's recommendation for Docket 19-0002; this information is critical for navigating our future wisely.

Sincerely,
Tom Kenyon

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 11:29 AM
To: Adam Zack
Subject: FW: Docket 19-0002

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Olivia Klein <olivia.gen.klein@gmail.com>
Sent: Thursday, May 16, 2019 10:25 AM
To: Lynda Guernsey <LyndaG@sanjuanco.com>; tim@blanchardmanning.com
Subject: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Lynda Guernsey and Timothy Blanchard,

My name is Olivia Klein, and I support docket 19-0002

Adam Zack

From: Gregory Kramer <gregory@metta.org>
Sent: Thursday, May 16, 2019 3:41 PM
To: tim@blanchardmanning.com; Comp Plan Update; Lynda Guernsey
Subject: support of Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Planning Commission:

I sure love it here on Orcas. It's my home. And I hope that someday my adult children will take over this house and benefit from the beauty and community care that is present here. I'm sure you know what I mean: you live in this same county, maybe even on Orcas, the gem of the San Juans.

I am writing to voice my support of Docket 19-0002. It is vitally important to the SJC planning process, and the future of our habitat. I've seen changes here in the last decade that would concern anyone who cares about this natural and social ecosystem. I am urging the Planning Commission to prioritize the consideration of this document and refer it to the SJC Council for consideration as a top (or nearly) priority. The current lower priority assigned to this item by the DCD is not what is called for, especially after all these years.

In my opinion, a thorough buildout/capacity analysis is imperative for accurately assessing the carrying capacity of our beloved island. If the planning process proceeds without a thoughtful consideration of the island buildout capacity, we risk losing the island character which brought many of us here, and, more importantly, we risk a continuation of island

ecosystem deterioration and severe depletion of finite but critical resources such as water. I can't tell you how many people I know who have had to truck water in these last few years. Yes, there has been a draught; but communal wells are running dry earlier in the year because more people are tapping them.

As a closing note, I wish we'd been given a longer lead time on your consideration of Docket 19-0002.

Please make the wise, long term decisions.

Kind regards,

Gregory Kramer

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 9:08 AM
To: Adam Zack
Subject: FW: docket 19-0002

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Holly Larson <hollyalene65@gmail.com>
Sent: Wednesday, May 15, 2019 5:10 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>; tim@blanchardmanning.com
Subject: docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support Docker 19-0002.

- * Build out and impact analysis is essential for wise planning
- * Comp Plan must be internally consistent. Current buildout is not consistent with the Vision Statement
- * I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council
- * I disagree with DCD's recommendation for Docket 19-0002; this information is critical for navigating our future wisely

Holly Larson
284 Weber Lane
Eastsound WA 98245

Adam Zack

From: Beverly Leyman <bevleyman@gmail.com>
Sent: Wednesday, May 15, 2019 7:11 PM
To: Comp Plan Update
Subject: CompPlan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello to Members of the Comp Plan Committee,

I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council.

Build out and impact analysis is essential for future planning of the islands. I read where the current buildout is not consistent with the Vision Statement. Is the Comp plan consistent with the thoughtfully created Vision Statement?

It is vital that the needs of the islands' environment be respected and the beauty preserved.

Sincerely,
Beverly Leyman
Orcas resident

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 8:57 AM
To: Adam Zack
Subject: FW: Comp Plan

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Beverly Leyman <bevleyman@gmail.com>
Sent: Wednesday, May 15, 2019 7:04 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: Comp Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Secretary Guernsey,

I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council.

Build out and impact analysis is essential for future planning of the islands. I read where the current buildout is not consistent with the Vision Statement. Is the Comp plan consistent with the thoughtfully created Vision Statement?

It is vital that the needs of the environment be respected and the beauty preserved.

Sincerely,
Beverly Leyman
Orcas resident

Adam Zack

From: Jane Loney <janeloney@hotmail.com>
Sent: Thursday, May 16, 2019 9:13 AM
To: Lynda Guernsey
Subject: Truth in Planning Statement

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support docket 19-0002

Build out and impact analysis is essential for wise planning

* Comp Plan must be internally consistent. Current buildout is not consistent with the Vision Statement

* I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council

* I disagree with DCD's recommendation for Docket 19-0002; this information is critical for navigating our future wisely

Orcas Island Land owner,
Jane Loney

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 9:20 AM
To: Adam Zack
Subject: FW: Truth in Planning Statement

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Jane Loney <janeloney@hotmail.com>
Sent: Thursday, May 16, 2019 9:13 AM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: Truth in Planning Statement

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I support docket 19-0002

Build out and impact analysis is essential for wise planning

* Comp Plan must be internally consistent. Current buildout is not consistent with the Vision Statement

* I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council

* I disagree with DCD's recommendation for Docket 19-0002; this information is critical for navigating our future wisely

Orcas Island Land owner,
Jane Loney

Adam Zack

From: Natalie Menacho <paceorcas@gmail.com>
Sent: Wednesday, May 15, 2019 12:03 PM
To: Lynda Guernsey; tim@blanchardmanning.com; Comp Plan Update
Subject: Public Comment on Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi San Juan Planning Commission!

I signed on to Docket 19-0002 and fully support our request for an in-depth buildout and impact analysis because I care deeply about San Juan County and want to see it thrive. I am severely disappointed that I did not receive notice that Docket 19-0002 was to be discussed at the May 17th meeting and I am not available to attend in person as a result of this short notice. Public engagement is super important. How can we improve this process?

I totally get that the Comprehensive Plan is a BEAST of a project. It's HUGE and a tall order to plan out all the details...BUT, I think we can all agree that planning in alignment with the desires of San Juan Islanders is what your job is all about. It is imperative that the needs and desires of our residents *and* the environment are honored, adequately assessed, and sufficiently planned for. It sucks to feel unheard and disregarded, but that's totally how it feels when the public is continually left out of the loop of important decisions affecting our collective future.

The Growth Management Act requires the Comprehensive Plan to be internally consistent. A build out and impact analysis is ESSENTIAL for wise planning. Current buildout is NOT consistent with the Vision Statement. Let's change this!

Please please please recommend that Docket 19-0002 be given high priority and urge the Council to take action. This is sooo important. What do we have to lose? We will gain soooo much insight that will, in turn, create greater unity and earn the public's confidence in the comp plan process.

How can we plan adequately if we don't have a clear view of what we're working with? Please don't allow the the Comp Plan to be rushed through without adequate assessment of build out and a non-biases impact analysis.

Thank you for your consideration.

Sincerely,

Natalie Menacho

:: PACE ::

Political Action + Civic Engagement

Orcas Women's Coalition

<https://www.orcaswomenscoalition.org>

Orcas Island, WA

paceorcas@gmail.com

360-386-5896

[Click here to join OWC!](#)

Adam Zack

From: Gregory Oaksen <gregoaksen@gmail.com>
Sent: Wednesday, May 15, 2019 2:52 PM
To: Comp Plan Update; tim@blanchardmanning.com; Lynda Guernsey
Subject: Fwd: Request 19-002 Build Out Analysis

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Gregory Oaksen <gregoaksen@gmail.com>
Date: Wed, May 15, 2019 at 12:13 PM
Subject: Request 19-002 Build Out Analysis
To: <cdp@sanjuanico.com>, joe symons <joesymons@me.com>

To SJC Department of Community Development

The 2001 docket request to add a "build out" analysis to the comprehensive plan introduction was unanimously endorsed by the planning commission but rejected by the BOCC at that time. Since major changes have taken place over the last 18 years it seems reasonable to consider the proposed addition of such an analysis to the comprehensive plan introduction especially since this was endorsed by the planning commission. Decision makers have changed and we are seeing the impacts of growth. The explosive growth of the Seattle region has resulted in extreme pressures on the San Juan Islands. These issues need serious consideration if we are to maintain the qualities treasured as outlined in the Vision Statement.

Docket request 19-002 should be approved. I have been told there is a hearing on docket requests on May 17 and I did not receive notification even though I sent a letter in support.

Thank you for your consideration,
Gregory Oaksen
Eastsound

Adam Zack

From: Sandy Playa <sandyplaya@rockisland.com>
Sent: Wednesday, May 15, 2019 10:15 AM
To: Lynda Guernsey; Timothy P. Blanchard; Comp Plan Update
Subject: Please give Docket 19-0002 high priority and sent it to the Council!

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The information in Docket 19-0002 is critical for navigating our future wisely.

To ignore it completely or put it off as a low priority is no better than saying “not my problem”.

Please, for the health of both our fragile island ecosystem - including our human population in the Islands, give this the time and consideration it deserves!

Thanks.

Sandy Playa
Orcas Island full time resident for 25 years

Adam Zack

From: Lorna Rhodes <rhodes.lorna3@gmail.com>
Sent: Thursday, May 16, 2019 12:03 PM
To: Lynda Guernsey; tim@blanchardmanning.com; Comp Plan Update
Subject: Docket 19-0002 and Friday Meeting

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Dear San Juan Planning Commission:

I am very disappointed that I did not receive notice that Docket 19-0002 was to be discussed at tomorrow's meeting and am therefore not able to attend in person. I am requesting, along with Joe Symons and others, that Docket 19-0002 be given high priority and advanced to the CC for consideration.

The current buildout of the island is not consistent with the Vision Statement. This situation can only get worse unless a concerted effort is made to clarify for all islanders the implications of the current trend of explosive growth. In order to make the difficult decisions necessary to protect the ecology and community of this island, we need this concrete illustration and tool for analysis of the degradation that would follow maximum buildout.

Please take these concerns seriously.

Thank you for your consideration,

Lorna Rhodes

Jerry Weatherman

Olga

Adam Zack

From: Suzie Thomas <suziethomas.journeys@gmail.com>
Sent: Wednesday, May 15, 2019 4:12 PM
To: Lynda Guernsey; Timothy P. Blanchard; Comp Plan Update
Subject: Docket 19-0002

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Planning Commission and related parties,

I first moved to the islands when I was 11 years old. That was over 50 years ago. Since then, the growth of buildings and population, and the ever increasing disappearance of limited resources, has been phenomenal...to the ever growing detriment of island life. What Orcas Island can support has for the most part not been taken into account, and the Vision Statement formulated to actually protect our island, our rural life, our limited resources, has been ignored. There are so many elements that directly effect the quality of life here on Orcas and the Vision Statement, which was adopted, addresses this. Why is it therefore not being followed?

Furthermore, why was I not informed of this meeting Friday the 17th? I found out about it this morning (and not from you)...which is now past the time I can re-arrange my Friday to get over to Friday Harbor.

I fully agree with Joe Symons request to you, that you recommend Docket 19-0002 advance to the PC and be included. I am requesting that as well.

Current buildout is NOT consistent with the Vision Statement. So again I want to ask: why not? why is the Vision Statement being ignored?

Please, give Docket 19-0002 HIGH priority and pass it to the PC.

Thank you.
Suzie Thomas

Adam Zack

From: Paula Treneer <paulatreneer@hotmail.com>
Sent: Thursday, May 16, 2019 3:19 PM
To: Timothy P. Blanchard; Lynda Guernsey; Comp Plan Update
Subject: Docket 19-0002 Recommendation to SJC Planning Commission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Juan County Planning Commission:

I am writing in support of Docket 19-0002, because of its vital importance to the SJC planning process, and the future of our habitat. I am urging the Planning Commission to prioritize the consideration of this document and refer it to the SJC Council for consideration with a high priority (“A” would be ideal). I respectfully disagree with the priority assigned to this item by the DCD.

In my opinion, a thorough buildout/capacity analysis is imperative for accurately assessing the carrying capacity of our beloved island. If the planning process proceeds without a thoughtful consideration of the island buildout capacity, we risk losing the island character which brought many of us here, and, more importantly, we risk a continuation of island ecosystem deterioration.

As a co-applicant, I am extremely disappointed in the lack of notice given regarding the consideration of Docket 19-0002 at the May 17th meeting, which I am now unable to attend due to only finding out about it at the last minute, through “the grapevine”. I would have appreciated receiving adequate notice of discussion of Docket 19-0002.

Kind regards,

Paula Treneer

Adam Zack

From: Emmet Woods <emmetbwoods@gmail.com>
Sent: Wednesday, May 15, 2019 8:45 PM
To: Comp Plan Update
Subject: For the Record

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To whom it may concern,
The birth of my child is just days away. Although there are many beautiful places with more job opportunities and more affordable property, my partner and I want to stay and "make it work" on Orcas because it is such a special place, and contains such a special community. I hope that some semblance of that quality remains for our children as they grow. I support docket 19-0002.
Thank you,
Emmet Woods

Adam Zack

From: Lynda Guernsey
Sent: Thursday, May 16, 2019 8:52 AM
To: Adam Zack
Subject: FW: Quick Note

Hi Adam,

Please see the email below.

Regards,
Lynda

Lynda Guernsey, Administrative Specialist II – Direct Line (360) 370-7579
SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
(360) 378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

From: Emmet Woods <emmetbwoods@gmail.com>
Sent: Wednesday, May 15, 2019 8:37 PM
To: Lynda Guernsey <LyndaG@sanjuanco.com>
Subject: Quick Note

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Lyn,
This is just to let you know that I live on Orcas, am about to start a family here, and I support docket 19-0002.
Thank you.
Emmet Woods

Adam Zack

From: Linda Ann Kuller
Sent: Monday, May 20, 2019 10:32 AM
To: Adam Zack
Subject: FW: Comments Re: Comp Plan

From: Ingrid Gabriel <ingridg@sanjuanco.com>
Sent: Monday, May 20, 2019 8:24 AM
To: Linda Ann Kuller <lindak@sanjuanco.com>
Subject: FW: Comments Re: Comp Plan

From: Irmgard Conley <irmorcas@rockisland.com>
Sent: Sunday, May 19, 2019 7:27 PM
To: Conley Irmgard <irmorcas@rockisland.com>
Cc: DL - Council <Council@sanjuanco.com>
Subject: Comments Re: Comp Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To be finished and sent first to Joe S?

Then to

Lynda Guernsey <lyndag@sanjuanco.com>, "Timothy P. Blanchard" <tim@blanchardmanning.com>, Comp Plan Update <CompPlanComments@sanjuanco.com>;

Greetings from "Down-Town" Olga,

Having loved - and worked to protect - these irreplaceable islands for over forty years, it pains me to face just how easily we could become yet another of the "Once Beautiful Places " in the world.

We have been way over-advertised by business interests, which seem oblivious to the fact that the very people needed to cater to these visitors and future Islanders can no longer find remotely affordable housing. Are we going to turn into what I call a "Golden Ghetto" - having to expand Airports to fly in the required workforce?

and I am puzzled why we fail to face what "Total Build-Out" would look like, while we still have some choices. We have finite natural resources, which face clearly face multiple assaults from Climate Change.

Bullet points (mix and match, use or not)

- * Build out and impact analysis is essential for wise planning
- * Comp Plan must be internally consistent. Current buildout is not consistent with the Vision Statement
- * I strongly urge the PC to recommend that Docket 19-0002 be given high priority and sent to the Council
- * I disagree with DCD's recommendation for Docket 19-0002; this information is critical for navigating our future wisely

Speak from your heart. How much you love it here. What you don't want to see happen; you've seen other places trashed.

Your comment does not have to be long."

Summary of Comprehensive Plan Update Analyses

Comprehensive Plan update analyses that address future development, community needs, and impacts

All of the following analyses are included in the Comprehensive Plan update scope of work. These analyses will help define what can be expected during the twenty-year 'planning horizon' of the Comprehensive Plan update (through the year 2036). They are all subject to a public process, allowing for public comments and involvement. These analyses will be adopted as appendices to the Comprehensive Plan:

- Land Capacity Analysis (LCA);
 - County Council will get a full briefing on the LCA in June
 - It will provide information about how much development may take place given existing levels of development and current regulations
 - Development capacity from the LCA will be expressed as possible dwelling units and possible commercial/industrial building square footage
 - The Growth Management Act (GMA) requires a LCA for the County's urban growth areas (Eastsound, Lopez Village)
- Housing Needs Assessment (HNA);
 - The HNA provides information on housing in San Juan County based on historical trends and current conditions
 - The HNA helps to determine the expected supply and demand for housing in the next 20 years
 - It will establish an understanding of the housing needs for all economic segments of the County, as required by state law (GMA)
- Population Projection;
 - Determines the expected population by 2036
 - Includes information on seasonal population
 - A population forecast is required by GMA
- Transportation Appendix;
 - Will include an inventory of County transportation facilities and Level of Service (LOS) analysis for those facilities
 - LOS analysis will look at existing and expected usage of transportation infrastructure
 - This appendix will be used to inform the Transportation Element and shape policies on what to do when infrastructure usage exceeds existing capacity
- Capital Facilities Inventory; and
 - Will provide an inventory of County capital facilities
 - The inventory will include LOS analysis of capital facilities
 - The inventory will inform amendments to the Capital Facilities Element and shape policies on what to do when facility usage (demand) exceeds existing capacity
- Utilities Inventory.
 - Will provide an inventory of County utilities
 - The inventory will include analysis of existing utility capacity
 - The inventory will inform amendments to the Utilities Element and shape policies on what to do when facility usage (demand) exceeds existing capacity

Summary of Comprehensive Plan Update Analyses

Comprehensive Plan update harmonizing with the Vision statement

Once the analyses above are completed, Comprehensive Plan goals and policies will be amended during the update. All amendments to Comprehensive Plan goals and policies will go through a public process, including public hearings. Furthermore, the Planning Commission and County Council will be presented with information and analysis from Staff, which will highlight how the proposed changes fit within the existing Comprehensive Plan vision and policy framework.