

2021 Annual Docket

Planning Commission Public Hearing - July 16, 2021

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Department of Community Development

Process



Staff
Briefing



Public Testimony
on 21-0003



Planning Commission
Deliberation and
Recommendation

Planning Commission Recommendation

- Make a recommendation to the County Council on:
 - Which requests to add to the DCD work program
 - Order of priority of recommended requests
- Changes not required—local choice.
- Prioritization must consider available resources.

June 18 Recommendation

Add to DCD work program in following order of priority:

- 21-0008 (Stormwater)
- 21-0001 (Commercial Composting)
- 21-0005 (Trees)
- 21-0006 (Eastsound)
- 21-0002 (Indoor Rec. Facilities/Tennis)

No further action:

- 21-0004 (Floodproofing)
- 21-0007 (Drive-through windows)

To be decided today:

- 21-0003 (Build-out Analysis)

Request 21-0003

Applicant: Joe Symons

Request: Add an executive summary and a “Build-out Analysis” to the Comprehensive Plan.

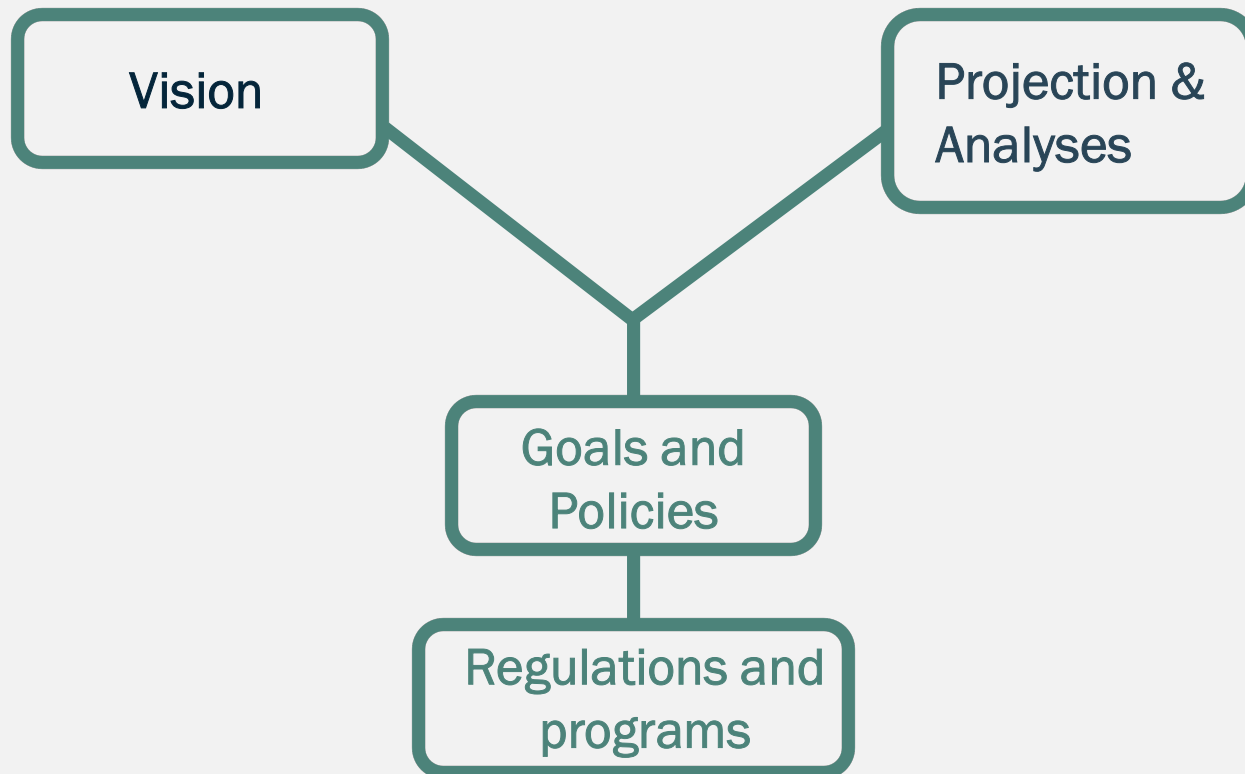
Staff Recommendation: Not recommended.

- The Comprehensive Plan update anticipates impacts of projected population growth through the 2036 planning period.
- Not required by GMA
- Would divert resources from higher priority projects

Planning For Growth

Document	Purpose
Vision	Guiding document for goals and policies
Population projection and seasonal population analysis	# people expected
Housing Needs Assessment (HNA)	# needed units, # expected units
Land Capacity Analysis (LCA)	Development capacity available
Capital Facilities Level of Service (LOS) and Transportation LOS assessments	Infrastructure and services available to serve the County as development occurs
Element 4, Water Resources	Planning document for water as development occurs

Planning For Growth



Introduction and Vision

- Draft Introduction explains purpose of the *Plan* and relationship between the Vision, goals and policies, official maps, and the 14 GMA planning goals.
- Vision adopted in 2018 after extensive public outreach.
- 2018 Vision has been used throughout *Plan* update process to guide goal and policy choices.

Population Projection

- GMA required planning period: minimum 20 years
- Projection range determined by the WA Office of Financial Management (OFM)
- 2036 population projection: 19,423 people (3,109 increase)
- Projection used throughout the *Plan* for analyses and forecasts, including the LCA, HNA, and LOS assessments

Housing Needs Assessment

- Assesses future housing needs based on population projection
- 1,524 new housing units needed by 2036
- Projects number of new units expected by 2036 based on historic permit data: 4,180 new units → 18,059 total
- The Planning Commission selected the high projection out of a range of housing forecast options.

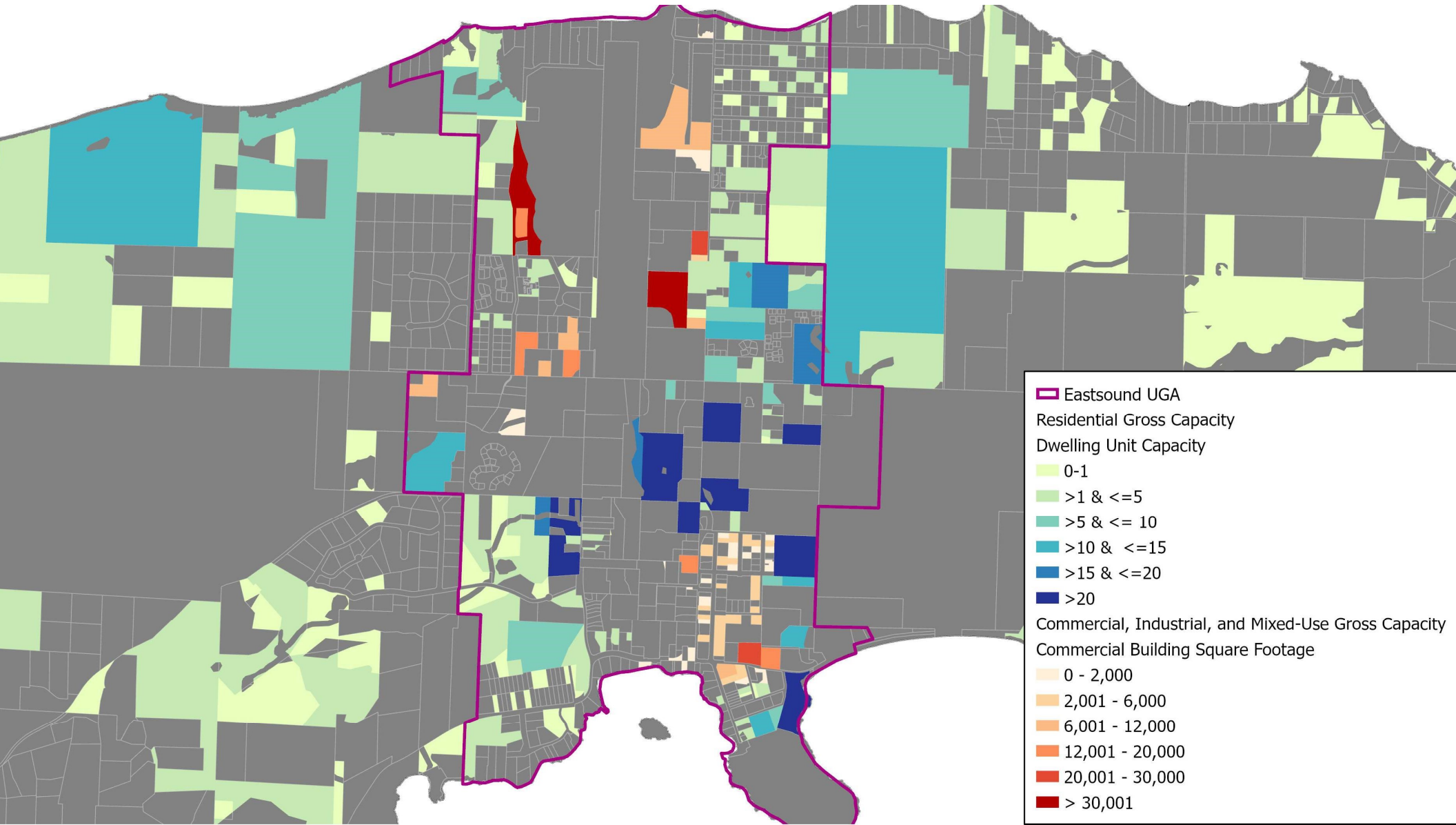
Land Capacity Analysis

- GMA requires SJC to ensure that UGAs have the development capacity to accommodate the projected urban growth
- Calculates total development capacity in UGAs and rural lands based on the Official Maps and market factors.
- Determines whether the amount of development capacity can accommodate the projected 2036 population

Land Capacity Analysis

Five LCA metrics:

- Gross Developable Lands Inventory (identify developable land)
- Net Developable Lands Inventory (GDL – CAs and buffers)
- Gross Development Capacity (NDL * density – existing development)
- Final Capacity (GDC– [25%market, 35% seasonal home factor, 5% public use])
- Employment Capacity



Capital Facilities and Transportation LOS

- Includes waste management, community sewer and water systems, roadways, and intersections
- The *Plan* includes current and projected 2036 LOS for facilities
- Level of service based on per-capita and other population-based capacity standards
- Category A Capital Facilities and transportation infrastructure must be available concurrently with development

Element 4, Water Resources

- Goals and policies for managing water resources, protecting water quality, and ensuring a coordinated effort between responsible entities.
- Several goals and policies about ensuring that development does not outpace the availability of water resources
 - Ensure water availability before permitting
 - Monitor water use
 - Establish a water budget that tracks water use

Decision Points

Add to DCD work program in following order of priority:

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Next Steps

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graph LR; A((County Council Briefing on PC Recommendation)) --> B((County Council Public Hearing. Adopt 2021 Docket.))
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County Council
Briefing on PC
Recommendation

County Council
Public Hearing.
Adopt 2021 Docket.

Questions?

Please send comments to
sophiac@sanjuanco.com

Annual Docket Website: <https://www.sanjuanco.com/1658/Annual-Docket>

Links

- July 2, 2021 Staff Report on 21-0003: <https://www.sanjuanco.com/DocumentCenter/View/23417/>
- Updated Vision adopted in 2018: <https://www.sanjuanco.com/DocumentCenter/View/15824/>
- Population Projection Resolution: <https://www.sanjuanco.com/DocumentCenter/View/12736/>
- Housing Needs Assessment (see attachment B): <https://www.sanjuanco.com/DocumentCenter/View/19635/>
- Land Capacity Analysis Residential Development Capacity Staff Report: <https://www.sanjuanco.com/DocumentCenter/View/19296/>
- Draft LCA Webmap: <https://sjcgis.maps.arcgis.com/apps/webappviewer/index.html?id=086ca1f2750649cfa51a581f6f076700>
- Capital Facilities Level of Service (see LOS tables in Attachment B. Draft Appendix 7, Capital Facilities Element): <https://www.sanjuanco.com/DocumentCenter/View/20342/>
- Transportation Level of Service (see tables 1-6): <https://www.sanjuanco.com/DocumentCenter/View/20866/>
- Draft Element 4, Water Resources: https://www.sanjuanco.com/DocumentCenter/View/20406/Section-B_Ele_4_Water_Resources_04-14-2020_update