

**ORDINANCE UPDATING THE SAN JUAN COUNTY COMPREHENSIVE PLAN AND OFFICIAL MAPS PURSUANT TO THE STATE OF WASHINGTON GROWTH MANAGEMENT ACT (GMA), CHAPTER 36.70A REVISED CODE OF WASHINGTON (RCW).**

**BACKGROUND**

- A. San Juan County conducts planning activities in accordance with Chapter 36.70 RCW, the Planning Enabling Act;
- B. The Washington State Legislature passed the GMA in 1990 to guide the development and adoption of comprehensive plans and development regulations of those counties required to plan under RCW 36.70A.040;
- C. San Juan County plans under the GMA;
- D. On December 20, 1998, San Juan County adopted its first Comprehensive Plan (*Plan*) by Ordinance 2-1998 in compliance with the GMA;
- E. RCW 36.70A.130, the GMA, requires San Juan County to periodically review and if necessary, update its *Plan*;
- F. RCW 36.70A.130(3)(b) requires UGAs to be revised to accommodate the urban growth projected in the succeeding twenty-year period;
- G. The GMA requires that counties adopt Countywide Planning Policies (CWPP) and further requires that these policies be developed with the cooperation of the municipalities within the county as per RCW 36.70A.210(2) and requesting input from federally recognized Indian tribe(s) as per RCW 36.70A.210(4)
- H. On June 20, 2016, the County Council adopted Resolution 21-2016, setting a scope of work and public participation plan for the periodic review of the *Plan*;
- I. On July 21, 2017, the County Council adopted Resolution 27-2017, which established a population forecast for 2036 of 19,423 people based on figures provided by the Washington State Office of Financial Management (OFM);
- J. San Juan County has actively sought citizen input, utilizing several forms of public outreach and engagement, in addition to regularly noticed public meetings and public hearings

Public engagement events conducted for the purpose of sharing information and gathering public input about the Comprehensive Plan Update are listed Tables 1-3 below;

Table 1. 2017 Vision Pop-up Studios and Community Workshops

<u>Island</u>	<u>Location</u>	<u>Date</u>
<u>San Juan</u>	<u>Marketplace, Brickworks</u>	<u>October 2, 2017</u>
<u>Orcas</u>	<u>Island Market, Orcas High School</u>	<u>October 3, 2017</u>
<u>Lopez</u>	<u>Lopez Village Market, Lopez Center for Community and the Arts</u>	<u>October 4, 2017</u>
<u>n/a</u>	<u>Online questionnaire (560 participants throughout the County)</u>	<u>October 30 - November 30, 2017</u>

Table 2. 2018 Community Workshops

<u>Island</u>	<u>Location</u>	<u>Date</u>
<u>Lopez</u>	<u>Lopez Center for Community and the Arts</u>	<u>September 27, 2018</u>
<u>Orcas</u>	<u>San Juan County Fire Hall #2, Eastsound</u>	<u>October 10, 2018</u>
<u>San Juan</u>	<u>San Juan County Fire Hall #3, Friday Harbor</u>	<u>October 17, 2018</u>
<u>Shaw</u>	<u>Shaw Island Community Center</u>	<u>October 26, 2018</u>
<u>Waldron</u>	<u>Waldron Island School</u>	<u>November 8, 2018</u>
<u>n/a</u>	<u>Online survey (171 responses throughout the County)</u>	<u>October 31 – November 30, 2018</u>

Table 3. 2021 Pop-up Studios and Open House Events

<u>Island</u>	<u>Location</u>	<u>Date</u>
<u>San Juan</u>	<u>Marketplace, Brickworks</u>	<u>October 26, 2021</u>
<u>Orcas</u>	<u>Island Market, Orcas High School</u>	<u>October 27, 2021</u>
<u>Lopez</u>	<u>Lopez Village Market, Grace Church</u>	<u>October 28, 2021</u>

~~K. On October 2017, the Department of Community Development (DCD) conducted community workshops on San Juan, Orcas, and Lopez islands to get community input on the *Plan* vision statement;~~

~~L. In November 2017, the DCD conducted an online questionnaire that received 560 responses to specific questions about the vision statement;~~

~~K. Between 2016 and 2022, the Planning Commission held 71 public meetings regarding the *Plan Update*.~~

~~M.L. After holding a duly advertised public hearing on June 12, 2018, the County Council adopted Resolution 27-2018, establishing preferred amendments to the *Plan* vision statement;~~

~~N. Between September and November 2018, the DCD held five workshops on Lopez, Orcas, San Juan, Shaw and Waldron islands to get community input on the *Plan* update;~~

~~O.M. At regularly scheduled public meetings from 2018 through 2021, the Planning Commission and County Council reviewed and developed drafts of amendments to the *Plan* Elements and Appendices, incorporating input from the public and from state and local agencies;~~

1 **P.N.** Between 2016 and January 19, 2022, 37 Comprehensive Plan Official Map  
2 amendment proposals were gathered. Official Map amendments were proposed by  
3 property owners, local agencies, and the DCD.  
4

5 **Q.O.** In 2019 staff completed a *Land Capacity Analysis* to determine whether the *Plan*  
6 and County development regulations when taken collectively provide sufficient capacity  
7 of land suitable for development to accommodate the projected housing and employment  
8 growth, satisfying the requirements of Washington Administrative Code (WAC) 365-196-  
9 325;  
10

11 **R.P.** In 2020 and 2021, the County reviewed the *Plan's* natural resource land  
12 designations and conducted a countywide natural resource lands analysis;  
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14 **S.Q.** At public meetings on May 21, June 18, July 16, August 20, and September 17,  
15 2021, the Planning Commission considered DCD recommendations and public input on  
16 proposed map amendments while developing a list of recommended amendments.  
17

18 ~~**T.** On October 26, 27, and 28 of 2021, the DCD held Pop-up studios and Open House events  
19 on San Juan, Orcas, and Lopez Islands, respectively, to gather public feedback and share  
20 the work that has been done during the 2036 Comprehensive Plan update project with  
21 County residents, including proposed policy changes.  
22~~

23 **U.R.** Between February through May 2022, the Planning Commission held six public  
24 work sessions to review and incorporate public input into their proposed draft of  
25 amendments to the *Plan*;  
26

27 **V.S.** On June 29, 2022, a July 15, 2022 Planning Commission public hearing on the 2036  
28 Comprehensive Plan Update, excluding Official Maps, was advertised in the Journal of the  
29 San Juan Islands and the Islands' Sounder.  
30

31 **W.T.** An environmental checklist was prepared by a consultant for the proposed *Plan*  
32 amendments. On July 14, 2022, the DCD issued a Determination of Non-significance  
33 (DNS), put it on the State Environmental Protection Act (SEPA) register and published it  
34 in the Journal of the San Juan Islands and The Islands' Sounder on August 3, 2022. The  
35 DNS was assigned SEPA project # 202203559.  
36

37 **X.U.** On July 15, 2022, the Planning Commission held a duly advertised public hearing,  
38 on an ordinance recommending amendments to the *Plan*, excluding Official Maps, for the  
39 County Council's consideration;  
40

41 **Y.V.** On July 20, 2022, DCD transmitted the environmental checklist and DNS to  
42 federal, state, and local agencies in accordance with SJCC 18.80.050 and WAC 197-11-  
43 340 ;  
44

1 Z.W. An August 19, 2022 Planning Commission public hearing on amendments to the  
2 *Plan* Official Maps was advertised in the Journal of the San Juan Islands and the Islands’  
3 Sounder on August 3, 2022.  
4

5 AA.X. On August 19, 2022, the Planning Commission held a duly advertised public  
6 hearing recommending amendments to the *Plan* Official Maps for the County Council’s  
7 consideration;  
8

9 BB.Y. On September 7, 2022, DCD issued a revised DNS and put it on the SEPA register.  
10 The DNS was assigned SEPA project # 202204505. A notice was in the Journal of the San  
11 Juan Islands and the Islands’ Sounder on September 21, 2022.  
12

13 CC.Z. On September 12, 2022, the County Council set a public hearing on the 2036  
14 Comprehensive Plan Update for November 29, 2022;  
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16 DD.AA. On September 14, 2022, in compliance with RCW 36.70A.106, a 60-day notice of  
17 the County’s intent to adopt comprehensive plan amendments was transmitted to the  
18 Washington State Department of Commerce;  
19

20 EE.BB. On September 15, 2022, Commerce acknowledged receipt of the sixty-day notice  
21 and identified it as Submittal ID No. 2022-S-4292;  
22

23 FF.CC. On September 16, 2022, the Planning Commission continued the Official Maps  
24 public hearing and finalized recommendations on the *Plan*.  
25

26 GG.DD. On September 12, 20, and 26 and October 3, 10, 24, and 31, 2022, the County  
27 Council was briefed on the Planning Commission recommended amendments. At these  
28 briefings, the County Council incorporated comments received from state, regional, and  
29 tribal agencies received as a result of the 60-day review period required by the GMA;  
30

31 HH.EE. On November 29, 2022, the County Council held a duly advertised public hearing  
32 on proposed amendments to the *Plan*. The public hearing was continued to December X,  
33 2022; and  
34

35 H.FF. The San Juan County Council makes the following findings shown in Exhibit A.  
36

37 WHEREAS, the County conducted a duly advertised public hearing and has received public  
38 testimony.  
39

40 **NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County,  
41 State of Washington, as follows:  
42

43 **Section 1. *Plan* Section A Introduction is repealed and replaced by Section A**  
44 **Introduction as shown on attached Exhibit B.**  
45

46 Placeholder

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2           **Section 2.     Plan Section B, Element 1 Governance is amended shown on attached**  
3 **Exhibit C.**

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7           **Section 3.     Plan Section B, Element 2 Land Use Element is amended as shown on**  
8 **attached Exhibit D.**

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12           **Section 4.     Plan Section B, Element 4 Water Resources is repealed and replaced**  
13 **by Section B, Element 4 Water Resources as shown on attached Exhibit E.**

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17           **Section 5.     Plan Section B, Element 5 Housing is repealed and replaced by**  
18 **Section B, Element 4 Housing as shown on attached Exhibit F.**

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21           **Section 6.     Plan Section B, Element 6 Transportation is amended as shown on**  
22 **attached Exhibit G.**

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26           **Section 7.     Plan Section B, Element 7 Capital Facilities is repealed and replaced**  
27 **by Section B, Element 6 Transportation as shown on attached Exhibit H.**

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31           **Section 8.     Plan Section B, Element 8 Utilities is amended as shown on attached**  
32 **Exhibit I.**

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36           **Section 9.     Plan Section B, Element 9 Historic and Archaeological Preservation is**  
37 **amended as shown on attached Exhibit J.**

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41           **Section 10.    Plan Section B, Element 10 Economic Development is repealed and**  
42 **replaced by Section B, Element 10 Economic Development as shown on attached Exhibit K.**

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46           **Section 11.    Plan Section C, Definitions is repealed.**

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4 **Section 12. Plan Section D, Administration is repealed and replaced by Section C,**  
5 **Administration as shown on attached Exhibit L.**

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9 **Section 13. Plan Appendix 1 Population Projections, Build Out Analysis, and**  
10 **Land Use Inventory is repealed and replaced by Appendix 1 Population Forecast and Land**  
11 **Capacity Analysis as shown on attached Exhibit M.**

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15 **Section 14. Plan Appendix 2 Countywide Planning Policies are reformatted to**  
16 **match the format as shown on attached Exhibit N.**

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20 **Section 15. Plan Appendix 3 Friday Harbor UGA Management Agreement is**  
21 **reformatted to match the format as shown on attached Exhibit O.**

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25 **Section 16. Plan Appendix 5 Housing Needs Assessment is repealed and replaced**  
26 **with Appendix 5 Housing Needs Assessment as shown on attached Exhibit P.**

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30 **Section 17. Plan Appendix 6 Transportation is repealed and replaced with**  
31 **Appendix 6 Transportation as shown on attached Exhibit Q.**

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35 **Section 18. Plan Appendix 7 Inventory of Capital Facilities is repealed and**  
36 **replaced with Appendix 7 Capital Facilities Plan as shown on attached Exhibit R.**

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40 **Section 19. Plan Appendix 8 Utilities Inventory and Existing Conditions is**  
41 **repealed and replaced with Appendix 8 Utilities Inventory and Existing Conditions as**  
42 **shown on attached Exhibit S.**

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1           **Section 20.**    The *Plan Official Maps* are amended ~~repealed and replaced with the~~  
2 Official Maps as shown ~~on~~ in attached Exhibits T, U and V.

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6 Section 21.    The Deer Harbor Hamlet Plan is amended as shown in attached Exhibit W.

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8           **Section ~~21~~22.** Savings Clause.

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10           This ordinance shall not affect any pending suit or proceeding; or any rights acquired; or  
11 liability or obligation incurred under the sections amended or repealed; nor shall it affect any  
12 proceedings instituted under those sections. All rights and obligations existing prior to adoption  
13 of this ordinance shall continue in full force and effect.

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15           **Section 223**   Severability.

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17           If any provision of this ordinance or its application to any person is held invalid, the  
18 remainder of this ordinance and the application to other persons or circumstances shall not be  
19 affected. Remaining sections of the ordinance shall be interpreted to give effect to the spirit of the  
20 ordinance prior to removal of the portions declared invalid.

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22           **Section 234**   Effective Date.

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24                           This Ordinance is effective on the 10<sup>th</sup> working day after adoption.

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26           **Section ~~24~~52.** Codification.

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28                           The Comprehensive Plan (Exhibits B-V) should not be codified.

1 ADOPTED this \_\_\_\_ day of \_\_\_\_\_ 2022.

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ATTEST: Clerk of the Council

**COUNTY COUNCIL  
SAN JUAN COUNTY, WASHINGTON**

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

\_\_\_\_\_  
Christine Minney, Chair  
District 1

REVIEWED BY COUNTY MANAGER

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

\_\_\_\_\_  
Cindy Wolf, Vice-Chair  
District 2

AMY VIRA  
APPROVED AS TO FORM ONLY

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

\_\_\_\_\_  
Jamie Stephens, Member  
District 3