




## MEMORANDUM

**REPORT DATE:** November 16, 2022

**TO:** San Juan County Council

**FROM:** Sophia Cassam, Planner III   
David Williams, Director

**SUBJECT:** 2036 Comprehensive Plan Update  
Draft Ordinance 3<sup>rd</sup> Touch  
Public Hearing

**HEARING DATE:** November 29, 2022

**ATTACHMENTS:** A. Draft Ordinance Adopting the 2036 Comprehensive Plan Update – Staff Version  
B. Draft Ordinance Adopting the 2036 Comprehensive Plan Update – Planning Commission Version

### PURPOSE

To provide the County Council with the draft *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)* for a third review prior to the public hearing.

### HEARING NOTICE

A notice of public hearing was submitted to be published on November 16 and 23, 2022, in the Journal of the San Juans and the Islands' Sounder. A County Newsflash was distributed on November 14, 2022. Neighboring property owners within 300 feet of Official Map amendment requests have been notified of the public hearing.

### PUBLIC COMMENTS

Please send all public comments to [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com). Please do not copy the County Council, Planning Commission members, or County Staff. Please focus comments on the topics discussed in this memo. All public comments for the hearing will be posted online at: <https://www.sanjuanco.com/1323/>.

### BACKGROUND

San Juan County is updating its Comprehensive Plan (*Plan*) to prepare for projected growth through the year 2036. By RCW 36.70A.130, the GMA requires the County to periodically review and update the *Plan*. The 2036 *Plan* Update will satisfy the GMA periodic review requirement.

The 2036 Comprehensive Plan Update began in 2016 when the County Council set the project scope of work and public participation plan. In 2017, the County Council established a countywide 2036

population projection of 19,423 people, which is an increase of 3,109 people from the 2016 population of 16,314. In 2018, after a year of public participation, the County Council adopted an updated *Plan* Vision. During the *Plan* update process, several countywide analyses, including a Land Capacity Analysis, Housing Needs Assessment, Natural Resource Lands Analysis, and Capital Facilities Inventory, were conducted to determine whether the *Plan* and development regulations collectively provide sufficient capacity to accommodate projected growth. Along with the population projections and updated Vision, these analyses informed updates to the *Plan*. Throughout this project, approximately 100 regularly scheduled public meetings were held to discuss the *Plan* update, work on goals and policies, and incorporate public feedback. In addition to public meetings, 11 public outreach events and 2 online surveys were conducted to gather public input countywide.

Between June and September of 2022, the Planning Commission held public hearings and made a recommendation to the County Council regarding the draft *Plan* elements, appendices, and official maps. Staff briefed the County Council on the Planning Commission's recommended drafts at several meetings between September – October 2022. At these briefings, the County Council provided feedback to staff regarding *Plan* goals, policies, and official map amendments. The County Council first reviewed the draft ordinance on October 31st, 2022. The Council reviewed the draft ordinance a second time on November 7, 2022 and will review it a third time on November 29, 2022, prior to the public hearing.

The draft ordinance provides more in-depth background information on the *Plan* and the update process (Attachments A and B).

## **DRAFT ORDINANCE**

The *Plan* Update will be adopted by an ordinance. The ordinance provides background on the *Plan* and the update process, stating the reason for the update and the steps that were taken to prepare the draft. The ordinance also includes findings and all sections of the *Plan*, attached as exhibits. The draft ordinance contains the following exhibits:

- A. Findings
- B. Section A, Introduction
- C. Section B, Element 1, Governance
- D. Section B, Element 2, Land Use and Rural
- E. Section B, Element 4, Water Resources
- F. Section B, Element 5, Housing
- G. Section B, Element 6, Transportation
- H. Section B, Element 7, Capital Facilities
- I. Section B, Element 8, Utilities
- J. Section B, Element 9, Historic and Archaeological Preservation
- K. Section B, Element 10, Economic Development
- L. Section C, Administration
- M. Appendix 1, Population Forecast and Land Capacity Analysis
- N. Appendix 2, Countywide Planning Policies
- O. Appendix 3, Friday Harbor UGA Management Agreement
- P. Appendix 5, Housing Needs Assessment
- Q. Appendix 6, Transportation
- R. Appendix 7, Capital Facilities Plan
- S. Appendix 8, Utilities Inventory and Existing Conditions

- T. Official Map, District 1
- U. Official Map, District 2
- V. Official Map, District 3
- W. Deer Harbor Hamlet Plan (associated with Attachment A, Staff Version only. There are no other proposed amendments to subarea plans)

**STAFF AND PLANNING COMMISSION VERSIONS**

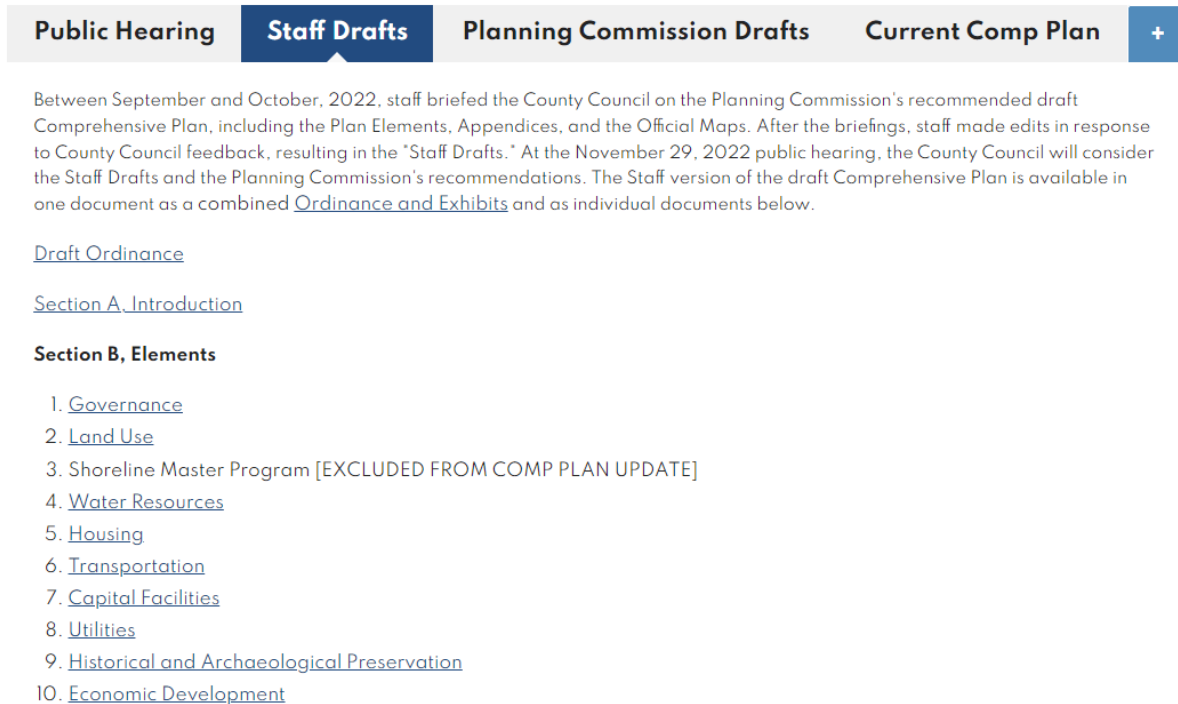
There are two versions of the draft ordinance and exhibits: the “Staff Version” (Attachment A) and the “Planning Commission Version” recommended at the September 16, 2022, public hearing (Attachment B). The Staff Version is based on the Planning Commission Version with the addition of edits made by staff based on Council feedback and per the guidance of Deputy Prosecuting Attorney (PA), Amy Vira. At the November 29, 2022, public hearing on the *Plan* Update, the County Council will consider both versions of the draft ordinance and exhibits.

Since the Council last reviewed the draft ordinance on November 7, 2022, staff has made one notable change to the ordinance and exhibits. To reflect the proposed removal of the Deer Harbor Community Center Overlay (DHCCO) on the Official Map for District 2, staff removed all references to the DHCCO from the Deer Harbor Hamlet Plan. The Deer Harbor Hamlet Plan has been added as a new Exhibit W to the draft ordinance accordingly.

**REVIEWING THE PLAN**

Attachments A and B contain the Staff and Planning Commission drafts of the ordinance, elements, appendices, and official maps. The Staff and Planning Commission drafts are over 800 pages each. For ease of review, staff has created a space on the *Plan* update landing page where the ordinance and exhibits are posted individually. The landing page is found at: <https://www.sanjuanco.com/1079/>.

**Figure 1. Screenshot of the *Plan* Update Landing Page**



## **PUBLIC HEARING**

On November 29, 2022, the County Council is scheduled to hold a public hearing to adopt the Comprehensive Plan update. After hearing public testimony, the County Council can review any staff edits to the draft elements, appendices, and official maps made since the Planning Commission recommended a draft of the *Plan*. This includes any changes made in response to Council feedback during the September – November 2022 briefings. Staff can walk the Council through each *Plan* section, highlighting any notable differences between the Staff and Planning Commission drafts, and the Council can decide whether to keep or reject the changes or make any additional amendments.

Staff proposes the following order of events for the public hearing:

- Staff briefing on the *Plan* update
- Public testimony
- Review edits made since Planning Commission recommendation
- Final deliberations
- Adopt the *Plan* update

## **QUESTIONS?**

For more information and to stay up to date on the latest drafts and reports associated with the *Plan* update, please visit the 2036 Comprehensive Plan Update webpage on the County's website:

<https://www.sanjuanco.com/1079/Comprehensive-Plan-Update>.

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