To: San Juan County/Community Planning & Development  
   Friday Harbor, WA 98250  

Attn: Sam Gibboney  
Re: Economic Development Element/Comprehensive Plan

Dear Sam,

Thank you for the opportunity to continue work on the Economic Development Element of the San Juan County Comprehensive Plan.

I’ve reviewed the comments from the Planning Commission meeting on May 16th and have compiled notes (attached). Please let me know if you need additional information or changes to the document.

Sincerely,

Victoria

Encl: Comments on Planning Commission changes from May 16, 2014 meeting
Comments on and changes to the Economic Development Element
of the San Juan County Comprehensive Plan

Subject of Comments: Section B, Element 10 of Comprehensive Plan Economic Development Element
Comments made by the San Juan County Planning Commission during their May 16, 2014 meeting

A. New Sections

1. A policy for off grid power particularly for the islands not served by Orcas Power and Light. One of the goals for this policy is to provide enough legislative flexibility to make alternative power installations feasible in those parcels having tall trees to contend with.
   Additional text provided at page 9, with a reference to section 2.2.C of the San Juan County Comprehensive Plan, where this issue is covered more fully. Addition of language at Goal 2, Policy E and Action G.

2. A policy for the protection of San Juan County’s cultural heritage.
   Additional text is provided at Goal 3, Policy C, and Action G, with a reference to section 2.2.H and 3.2.G of the San Juan County Comprehensive Plan.

3. A policy to provide flexible parking requirements to encourage walking villages.
   This is addressed in section 6.5.E of the San Juan County Comprehensive Plan.

4. Discuss the potential for jobs related to oil spill preparedness and prevention and the impacts of oil spills on economic development in the County.
   Additional text included in the EDE at Goal 2, Policy D and Action F, and on page 9.

B. Expanded and Clarification of existing subjects of discussion

1. Ports offering land and perhaps incubator building spaces for entrepreneurial businesses.
   Additional text included in the EDE at 10.2.B, Goal 1, Policy F.

   Additional text included in the EDE on page 10, new section entitled “Permitting/Zoning Considerations”.

3. Expand discussion of affordable housing and include guest houses and vacation rentals. Include the chart illustrating the gap between wages and cost of houses.
   This is addressed in section Section B, 5.2.A of the San Juan County Comprehensive Plan.

4. Inventory lands available for commercial and industrial activities in Village and Rural areas to determine if additional lands need to be added to Village Commercial, Village Industrial, Rural Industrial and Rural General Use categories. Review Use tables in these areas to determine if more development could be evaluated with impact tables rather than Conditional Use Permits.
   This is defined in UDC 1820; discussion and table table of county acreage by land use type on page 10.

5. Expand discussion of retirement community as job generator.
   Additional text included in the EDE on page 14.
6. Expand the discussion of all communication systems and the relationship of communication systems to entrepreneurial business development.
   Additional text included in the EDE on page 10.

7. Expand the discussion of education to include training in the building, repair and maintenance trades.
   Additional text included in the EDE on page 12 and Goal 4, Action G.

8. Expand the discussion of how important it is to encourage the expansion of existing local businesses.
   Additional text included in the EDE on page 4, Goal 1, Policy G and Action J.

9. Expand the discussion of Rural Character to include the importance of agriculture and the threat to agriculture with the loss of pastures. Perhaps explore some infrastructure that could support agriculture such as cold storage. Discuss the threat of suburbanization and the concept that rural character also means an attitude of self-reliance. Additional text included in the EDE on page 13.

10. Expand the discussion of what additions to the transportation systems are needed and why.
    This is defined in Appendix 6 of the San Juan county Comprehensive Plan.

11. Discussion of water availability as a requirement for development.
    This already had been addressed on page 9; additional text has been added to link readers to the San Juan County Health Department’s Water Resource Management efforts at: http://www.sanjuanco.com/health/ehswrm.aspx. This is also addressed in section B, Element 4 of the San Juan county Comprehensive Plan.

12. Discussion of the impacts of permitting upon development.
    This is addressed in Goal 4, action E of the EDE, with the deletion of “construction”.

C. Other items discussed during the review
1. Any “Plans” referred to in the document should have been reviewed by the Commission for appropriateness and relevancy.
   We will address this at the Planning Commission meeting on July 18th

2. Terms requiring more definition include “island scale”, “quality of life” and “living wage.”
   Definitions included in the EDE at: 10.2.A (“quality of life”), 10.2.B (“living wage”). “Island Scale” was not in the original document, and has not been added to subsequent drafts, so definition is unnecessary.

3. Goals and Policies should be as specific and measurable as possible.
   The Economic Development Element is, by nature, a conceptual document. After its adoption, it is the County’s responsibility to work with other agencies to implement the actions, specifically and measurably.