



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

DATE: June 22, 2020

TO: County Council

CC: Mike Thomas, County Manager
Erika Shook, AICP, Director DCD

FROM: Sophia Cassam, Planner I 

RE: San Juan County Comprehensive Plan (*Plan*) Update:
Preliminary Draft Utilities Element
Preliminary Draft Capital Facilities Element (CFE)
Fourth Draft Capital Facilities Plan (CFP)
Preliminary Draft Section A, Introduction and Vision
Appendix 2, San Juan County and Town of Friday Harbor County-Wide Planning Policies

BRIEFINGS: June 23, 2020, County Council
June 30, 2020, County Council

ATTACHMENTS: Public comments received prior to the June 23 and 30, 2020, County Council Meetings

Attached are the following comments received prior to the June 23 and 30, 2020, County Council meetings about the *Plan* update draft elements and sections.

Date Received	Commenter	Plan Element/Section	Summary	Topic Briefing Date(s)
5/20/2020	District #2 Fire Chief, Scott Williams	Capital Facilities	Updated Fire District #2 inventory in CFP	6/30
5/26/2020	Port of Orcas commissioner, Bea vonTobel	Capital Facilities	Corrected Port of Orcas, Orcas Airport acronym	6/30
6/1/2020	District #5 Fire Chief, Jon Shannon	Capital Facilities	Updated Fire District #5 inventory and WSRB rating in CFP	6/30
6/2/2020	District #4 Fire Chief, Jim Ghiglione	Capital Facilities	Updated station 41, Lopez Village Area WSRB rating	6/30

6/18/2020	Friends of the San Juan Islands	Utilities, Capital Facilities, Introduction and Vision, and Appendix 2 San Juan County and Town of Friday Harbor County-Wide Planning Policies	Various comments about environmental protection and sustainability, climate change and resilience, natural resources, affordable housing, growth management, and <i>Plan</i> implementation.	6/23 6/30 (Capital Facilities)
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Comments for the **June 23, 2020** briefings on the draft Utilities Element, Section A Introduction and Vision, and Appendix 2 San Juan County and Town of Friday Harbor County-Wide Planning Policies are from the Friends of the San Juan Islands.

Comments for the **June 30, 2020** draft Capital Facilities Element and Plan briefing are from District #2 Fire Chief, Scott Williams; Port of Orcas commissioner, Bea vonTobel; District #5 Fire Chief, Jon Shannon; District #4 Fire Chief, Jim Ghiglione; and the Friends of the San Juan Islands.

The comments are posted to the website at <https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements> under the Utilities, Capital Facilities, and Introduction and Vision tabs.

Sophia Cassam

From: Scott Williams <SWilliams@orcasfire.org>
Sent: Wednesday, May 20, 2020 3:44 PM
To: Sophia Cassam
Subject: Edits to the comp plan
Attachments: SJC comp plan draft.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.

Sophia,

I have attached a partial document with edits for San Juan County Fire District #2 for the SJC Comprehensive Plan document. I highlighted the changes and I am available by cell phone or email if you have questions.

Scott Williams, Fire Chief

swilliams@orcasfire.org

Cell: 360-622-9560

Orcas Island Fire and Rescue

45 Lavender Lane

Eastsound, WA 98245

360-376-2331

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MEMO

DATE: May 11, 2020

TO: San Juan County Council, Planning Commission, Department Heads and Elected
Mike Thomas, County Manager
Christine Coray and Shannon Wilbur, Public Works Department

FROM: Sophia Cassam, Planner I *SC*
Linda Kuller, AICP, Planning Manager *LK*

RE: 2036 Comprehensive Plan Update

BRIEFINGS: TBD – County Council and TBD – Planning Commission

ATTACHMENTS: A. Draft Element 7, Capital Facilities and Services (CFE)
B. Draft Appendix 7, Capital Facilities Plan (CFP)
C. Current Capital Facilities Element
D. MRSC Overviews: Level of Service Standards and Concurrency

Purpose: Transmittal of the first draft of Element 7, Capital Facilities and Services (CFE), and the fourth draft Appendix 7, Capital Facilities Plan (CFP) (formerly called the Capital Facilities Inventory) for review and comment. The drafts are posted on the Comprehensive Plan Update webpage under the Capital Facilities tab at: <https://www.sanjuanco.com/1306/Comprehensive-Plan-Elements>.

Department Heads, Elected officials and the public are encouraged to comment on the draft documents by June 1, 2020.

How to Comment: Please submit your comments to compplancomments@sanjuanco.com subject line: RE: Capital Facilities Element. Provide your contact information for the record and identify the page and line number pertaining to the comment. If possible, provide specific alternative language. If you would like a word version to mark-up, please contact Sophia at 360-370-7589. Comments may also be submitted to the SJC Department of Community Development at PO Box 947 935 Rhone Street, Friday Harbor, 98250, c/o Sophia Cassam, Planner I.

Previous Public Input: County Council and Planning Commission last reviewed the draft Appendix 7, Capital Facilities Inventory in January 2020. At these meetings we discussed adding capacity excess and deficit calculations to the LOS tables. These calculations have been added to this draft. We also discussed adding an LOS analysis of seasonal population for each facility type.

DCD did not complete this analysis for several of the capital facilities that are impacted by seasonal population because the LOS calculations are not population based. Therefore, DCD cannot calculate seasonal population impacts for these facilities and services with the existing LOS analysis methods.

Orcas Island

Orcas Island Fire District 2

San Juan County Fire District 2 serves Orcas Island from seven fire stations. Orcas Island is a 57 square mile island divided into two main lobes of land connected by the hamlet of Eastsound. A five-member Board of Commissioners provides legislative direction and governs the District.

Table 24. 2020 Orcas Island Fire District 2: Stations.

Station	Area	Location	TPN
21	Eastsound	45 Lavender Lane	<u>271412019000</u>
22	West Sound	78 Deer Harbor Road	<u>260444011000</u>
23	Rosario	53 Firehouse Lane	<u>173113002000</u>
24	Deer Harbor	59 Channel Road	<u>260724006000</u>
25	Obstruction Pass	267 Obstruction Pass Road	<u>160942002000</u>
26	Orcas Ferry Landing	1163 Killebrew Lake Road	<u>262322004000</u>
27	Doe Bay	3634 Point Lawrence Road	<u>173543004000</u>

Source: Orcas Island Fire District 2

District 2 headquarters, Station 21, is located in Eastsound. ———The station is staffed 24 hours, seven days a week, by one firefighter/paramedic and one firefighter/EMT. Staffing is augmented by 60 volunteer firefighters and EMTs. The district has 12 full-time paid employees.

- 1 Chief (also a Paramedic)
- 1 Director of Administrative Services
- 1 Human Resources/Financial Director
- 1 Customer Service Specialist/Admin support
- Delete line #15 / this position no longer exists -- 1 Volunteer Coordinator (grant funded into 2018)
- 4 Firefighter/Paramedics {Delete this (Union)}
- 4 Firefighter/EMTs {Delete highlighted section (Union) (one of these is grant funded until 2019)}

The district is assisted with 60 volunteer responders.

The district has the ability to respond to calls for:

- Structure Fires;
- Emergency Medical situations;
- Motor Vehicle Accidents (Technical Rescue/Extrication Team);
- Wildland Fire;
- Technical Rescue/Low and High Angle Rope;
- Wilderness Search and Rescue (Orcas Island Fire and Rescue augments search efforts of the County Sheriff's department);

- Limited response for Hazardous Materials {Delete-Response}; and
- Limited response for Marine Rescue/Search and Rescue/Transport.

Table 25. Orcas Island Fire District 2: Mechanical Inventory.

Station	Type	Detail
Station 21	Fire Engine	1987 H&W Spartan
	Fire Engine	2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)
	Rescue	2008 Ford F-450 Rescue
	Ambulance	2006 Ford F Series 4wd ambulance ALS equipped
	Ambulance	2019 Ford F Series 4wd ambulance ALS equipped
	Wildland	2003 Ford F-550 Brush Truck
	SUV	2012 Chevy Tahoe Volunteer Officer BLS equipped
	SUV	2015 Chevy Tahoe Command/Paramedic ALS equipped
	SUV	2015 Chevy Tahoe Command/Paramedic ALS equipped
	Utility Truck	2000 Ford F-350 equipped with flat-bed, lift gate, modular wildland pump
Station 22	Fire Engine	2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)
	Tender	2007 Sterling Vacuum Tender/Pumper
Station 23	Fire Engine	1997 Navistar
	Tender	2007 Sterling Vacuum Tender/Pumper
Station 24	Fire Engine	2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)
	Ambulance	2001 Ford E Series ambulance BLS equipped
Station 25	Fire Engine	2005 Seagrave
	Ambulance	1997 Ford E Series ambulance BLS equipped
Station 26	Fire Engine	2005 Seagrave
Station 27	Fire Engine	2008 Ford F550/Darley WASP (Wildland Attack Structure Protection)

Source: Orcas Fire District 2

ALS: Advanced Life Support BLS: Basic Life Support

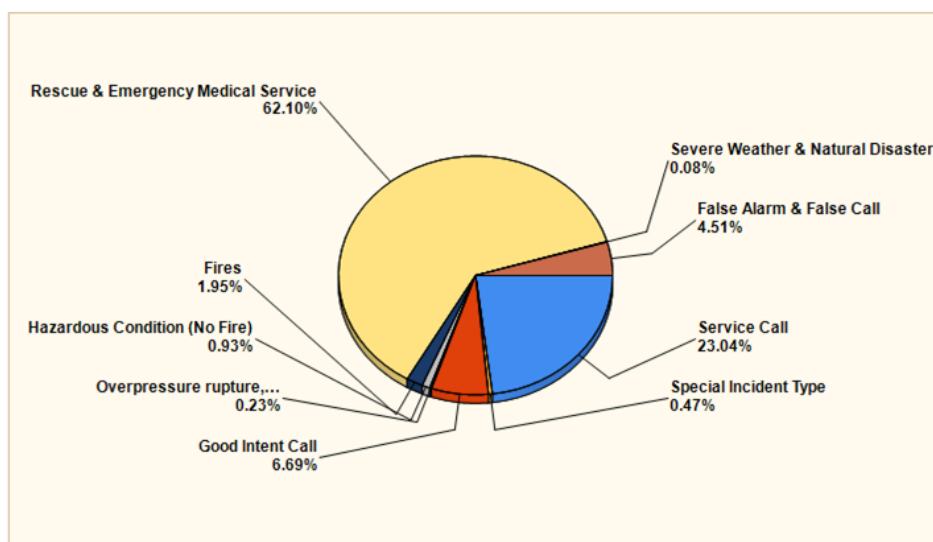
Fire District 2 responds to all fire and medical related emergencies with staffing that includes:

- Advanced Life Support (ALS) with Firefighter Paramedics, and
- Basic Life Support (BLS) with Firefighter-Emergency Medical Technicians (EMT).

Approximately 65 % of the 911 call volume is for emergency medical services. 1/4 to 1/3 of the medical patients have required emergent transport off Orcas Island. Orcas EMS utilizes Island Air Ambulance or Airlift Northwest and occasionally the USN or USCG for emergent air medical transport.

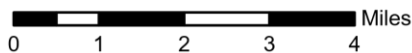
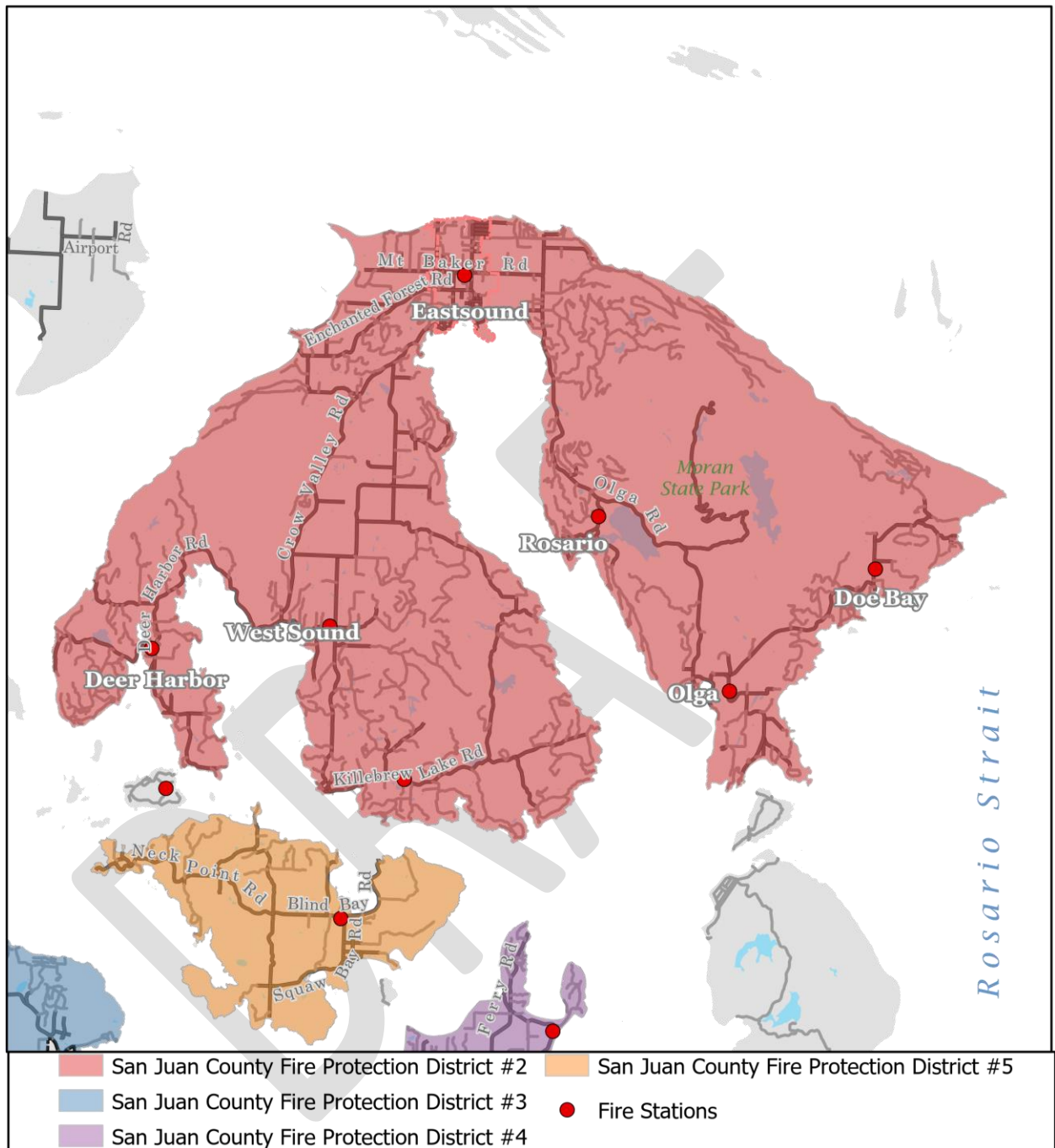
The average district-wide call response time is 6.76 minutes from dispatch to arrival on scene. Eastsound averages 64 percent of the emergency medical call volume. Eastsound crews from Station 21 respond to all calls unless cancelled by a closer unit staffed by volunteers at outlying stations.

Figure 5. 2019 Fire District 2: Call Percentage by Type.



Source: Orcas Fire Department, 2019

1 **Map 10. Orcas Fire District 2.**



O:\Projects\Comprehensive Plan\2018\ComprehensivePlan.aprx

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.

2
3
4

Sophia Cassam

From: Bea vonTobel <bvt99@rockisland.com>
Sent: Tuesday, May 26, 2020 11:32 AM
To: Sophia Cassam
Subject: Comp Plan, Appendix 7, May 11 draft

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.

Greetings:

In proofreading the above document, the following correction is needed:

Page 93, line 5: KROS should be KORS.

Thanks.

Bea vonTobel
Commissioner

Sophia Cassam

From: Jon Shannon <jon@shawisland.net>
Sent: Thursday, May 28, 2020 6:25 PM
To: Sophia Cassam
Subject: RE: Fire Dist. #5 WSRB Rating
Attachments: WSRB rating letter 2015-06-24.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.

Hi Sophia. Our District has Protection Class Rating of 8 by the WSRB. Not sure what you are looking at. It was Class 9 between 1962 and 2015. In 2015 we were upgraded to Class 8. We have our current review with WSRB going on right now. We meet an even higher standard for staffing (I think we have the highest # of responders per capita in the county) and response time, but we are limited by water supply, the age of our equipment, lack of certifications, inability to meet NFPA standards in some areas, among a variety of other things.

I saw an earlier e-mail regarding our facilities. Do you need updated information on building and apparatus inventories?

ITEM		Description
Land and Buildings		
Fire Station # 51 East		44 Squaw Bay Road
Fire Station # 51 West		44 Squaw Bay Road
Tax Parcel # 263422002000		0.61 acres 44 Squaw Bay Rd
Fire Station # 52		1903 Ben Nevis Loop
Tax Parcel # 262913003000		0.11 acres 1903 Ben Nevis Loop
Fire Apparatus	#	Description
Engine 51	1	1987 Ford 8000 Daryl Type 1 Engine
Engine 52	1	1986 Pierce Dash Type 1 Engine
Wildland Engine 51	1	2018 Dodge 550 Type 5 Engine
Wildland Engine 52	1	2001 International Type 5 Engine
Tender 56	1	1988 International Type 2 Tender
Tender 55	1	1978 White Western Star Type 2 Tanker

Not sure what level of detail you need. Let me know if you need anything else. Always happy to help if I can.

Carry on the good work,

Jon Shannon

From: Sophia Cassam <sophiac@sanjuanico.com>
Sent: Thursday, May 28, 2020 11:37 AM
To: 'jon@shawisland.net' <jon@shawisland.net>
Subject: Fire Dist. #5 WSRB Rating

Hi Jon,

I am reviewing San Juan County's Capital Facilities Plan (CFP) as part of our Comprehensive Plan update, which includes facilities operated by the fire districts. We use WSRB ratings to assess fire district facilities' level of service in the CPF.

Stations #51, 52, and 53 on Shaw are rated at WSRB 9, which is below the County's adopted standard of WSRB 8. Soon, I will need to brief County Council on why Shaw's current rating is acceptable despite being below the standard adopted by the County.

I spoke with RJ, the County Fire Marshal, who let me know that Shaw's staffing limitations do not meet WSRB's standards, but he suggested I reach out to you for clarity. Can you provide me with an explanation I can share with Council?

Best,

Sophia Cassam, Planner I - Direct Line (360) 370-7589

SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

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June 24, 2015

Chief Jon Shannon
San Juan County Fire District 5
PO bOx 432
Shaw Island 98286

Chief Shannon:

Washington Surveying and Rating Bureau (WSRB) has completed its evaluation of the fire protection capabilities, as they relate to fire insurance rating, of your community. It is our pleasure to inform you that the Protection Classification (PC) for San Juan County Fire Protection District 5 has improved from Protection Class 9 to Protection Class 8, effective October 1, 2015.

A Protection Class (PC) 8 rating will apply to dwelling and commercial properties located within 5 road miles of a responding fire station and having standard hydrant distribution and water supply. Properties in the community not meeting the above requirements will receive a different PC rating.

Protection Class ratings for individual properties are available by calling WSRB customer service at (206) 217-0101. We recommend residents of your community contact their insurance agents to determine the relative effect this new community protection classification will have on their insurance premiums.

We wish to thank you for the cooperation during the evaluation.

For your information a copy of the minimum criteria a community must achieve to receive Protection Class 8 is enclosed.

This survey was not conducted for property loss prevention or for life safety purposes. The purpose was to gather information needed to determine a fire insurance relevant Public Protection Classification that may be used to develop fire insurance rates or loss costs. Our evaluation criteria incorporate many national recognized standards, such as those developed by NFPA and AWWA, and has been filed with and approved by the Washington State Office of Insurance Commissioner.

If you have any questions, please let us know.

Sincerely,



Daryl Girnus
Public Protection Field Representative
Seattle Office 206.273.7148
daryl.girnus@wsrb.com
CC: Board of Commissioners

Sophia Cassam

From: Jim Ghiglione <jghiglione@lopezfire.com>
Sent: Tuesday, June 2, 2020 10:25 AM
To: Sophia Cassam
Subject: Re: Fire Facilities in the Capital Facilities Plan

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Sophia,

Lopez Island Fire & EMS Station 41, Village area is a Class 6.

Jim Ghiglione

From: Sophia Cassam
Sent: Tuesday, June 2, 2020 8:36 AM
To: 'Noel Monin' ; Norvin Collins ; Scott Williams ; Jim Schuh ; Jim Ghiglione
Cc: Richard Myers
Subject: RE: Fire Facilities in the Capital Facilities Plan

Hello Fire Chiefs,

Thank you for helping update the County's Capital Facilities Plan. When you review your district's information would you please take a look at Table 29 in the document to make sure the County has your most up to date WSRB ratings?

For those who have already sent me their updated info, if you could just peek at the table below and let me know if there have been changes to columns 4 and 5, response time and WSRB rating?

Navigating the Capital Facilities Plan

Dist. 3: page 71

Dist. 2: p. 75

Dist. 4: p. 79

Dist. 5: p. 82

Table 29: p. 84

Table 29. 2017 Fire and Emergency Medical Services Level of Service (LOS)* **.

<u>Fire Station</u>	<u>Location</u>	<u>Service Area</u>	<u>Response Time</u>	<u>WSRB Rating</u>	<u>LOS</u>
Orcas Island Fire District #2					
<u>Station #21</u>	<u>Eastsound</u>	<u>North Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>
<u>Station #22</u>	<u>Westsound</u>	<u>West central Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>
<u>Station #23</u>	<u>Rosario</u>	<u>East central Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>
<u>Station #24</u>	<u>Deer Harbor</u>	<u>Southwest Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>

<u>Station #25</u>	<u>Obstruction Pass</u>	<u>Southeast Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>
<u>Station #26</u>	<u>Orcas</u>	<u>South Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>
<u>Station #27</u>	<u>Doe Bay</u>	<u>East Orcas</u>	<u>8 Minutes</u>	<u>WSRB 6</u>	<u>B</u>
San Juan Island Fire District #3					
<u>Station #31</u>	<u>Mullis St</u>	<u>East San Juan</u>	<u>6 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #32</u>	<u>Island Dr</u>	<u>South San Juan</u>	<u>12 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #33</u>	<u>Bailer Hill Road</u>	<u>West San Juan</u>	<u>10 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #34</u>	<u>Westside Road</u>	<u>West San Juan</u>	<u>12 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #35</u>	<u>Cessna Drive</u>	<u>Northwest San Juan</u>	<u>12 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #36</u>	<u>3 Corner Lake</u>	<u>Central San Juan</u>	<u>8 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #37</u>	<u>Brown Island</u>	<u>Brown Island</u>	<u>6 Minutes</u>	<u>WSRB 9</u>	<u>E</u>
-	-	<u>Pearl Island</u>	<u>20 Minutes</u>	<u>WSRB 9</u>	<u>E</u>
Lopez Island Fire District #4					
<u>Station #41</u>	<u>Lopez Village</u>	<u>West Lopez</u>	<u>8 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #42</u>	<u>Islandale</u>	<u>Southwest Lopez</u>	<u>8 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #43</u>	<u>Swifts Bay</u>	<u>North Lopez</u>	<u>8 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
<u>Station #44</u>	<u>School Road</u>	<u>East central Lopez</u>	<u>8 Minutes</u>	<u>WSRB 7</u>	<u>C</u>
Shaw Island Fire District #5					
<u>Station #51</u>	<u>Blind Bay Road</u>	<u>South Shaw</u>	<u>10 Minutes</u>	<u>WSRB 9</u>	<u>E</u>
<u>Station #52</u>	<u>Ben Nevis Loop</u>	<u>North Shaw</u>	<u>10 Minutes</u>	<u>WSRB 9</u>	<u>E</u>
<u>Station #53</u>	<u>W. Blind Bay Road</u>	<u>West Shaw</u>	<u>10 Minutes</u>	<u>WSRB 9</u>	<u>E</u>
Other Outer Islands					
<u>No recognized fire stations</u>	-	-	-	<u>WSRB 10</u>	<u>N/A</u>

*ADOPTED LOS STANDARD FOR DISTRICTS #2 and #3: C

**ADOPTED LOS STANDARD FOR DISTRICTS #4 and #5: D

2009 Plan Element 7, Capital Facilities

All the best,

Sophia

Sophia Cassam, Planner I - Direct Line (360) 370-7589

SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

360-378-2354 | 135 Rhone Street | PO Box 947 | Friday Harbor, WA 98250

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From: Richard Myers <richardm@sanjuanco.com>
Sent: Wednesday, May 20, 2020 11:03 AM
To: Sophia Cassam <sophiac@sanjuanco.com>
Cc: 'Noel Monin' <NMonin@sjfire.org>; Norvin Collins <ncollins@sjfire.org>; Scott Williams <swilliams@orcasfire.org>; Jim Schuh <jschuh@orcasfire.org>; Jim Ghiglione <jghiglione@lopezfire.com>
Subject: RE: Fire Facilities in the Capital Facilities Plan

Chiefs,

Please see below and review the document. Figures included are from 2016 submitted by the fire districts to me and organized by Dept. of Community Development for the comprehensive plan update. It is being managed by Sophia Cassam. You can send edits to her.

R.J.

From: Sophia Cassam <sophiac@sanjuanco.com>
Sent: Wednesday, May 20, 2020 10:35 AM
To: Richard Myers <richardm@sanjuanco.com>
Subject: Fire Facilities in the Capital Facilities Plan

Hi RJ,

Linda and I just put out the latest version of the Capital Facilities Plan (previously called Inventory). Mark Tompkins let us know that he thinks some of the fire district inventories are out of date; in particular, the staffing and equipment info for SJ, Orcas, Lopez and Shaw.

You can find this on pages 100 ??? 115 of this PDF (page numbers in the pdf viewer, not page numbers shown on the doc itself). <https://www.sanjuanco.com/DocumentCenter/View/20342/>

Could you review this for me, or direct me to the people who have the most up to date info on the fire districts?

I???I need edits on this by June 15.

Sophia Cassam, Planner I - Direct Line (360) 370-7589
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Sophia Cassam

From: Lovel Pratt <lovel@sanjuans.org>
Sent: Thursday, June 18, 2020 9:42 PM
To: Comp Plan Update
Subject: Comp Plan comments for SJC Council and Planning Commission - REVISED (Ignore earlier email)
Attachments: Friends_of_the_San_Juans_Comp_Plan_Comments_6-18-2020.pdf; 2019-12-18-Ltr+from+VR+Work+Group+to+County+Council.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.

Please provide the attached revised comments to the Planning Commissioners and Council Members.
Please replace these with those sent earlier today.

Thank you,
Lovel

Lovel Pratt | Marine Protection Program Director | Friends of the San Juans
(she/her/hers) PO Box 1344 | Friday Harbor, WA 98250 | (360) 378-2319 ext. 206
www.sanjuans.org | [donate](#) | [facebook](#) | [e-news](#)



Friends *of the* San Juans

360.378.2319
www.sanjuans.org

P.O. Box 1344
Friday Harbor, WA 98250

To: SJC Planning Commissioners and Council Members
From: Lovel Pratt, Marine Protection Program Director
Date: June 18, 2020
Subject: Comp Plan update comments

Submitted via email: compplancomments@sanjuanco.com

Thank you for considering these comments on the following draft elements of the SJC 2036 Comprehensive Plan update. Requested changes are imbedded in the text as underlined additions and strike-out deletions. Comments are italicized.
Attached is the December 18, 2019 letter to the SJC Council from the Vacation Rental Workgroup which we recommend for additional policies and goals.

UTILITIES – March 30, 2020 draft

It is imperative that the planning and permitting for the location and extension of utilities includes the protection of natural resources and consideration of a changing climate.
Goal 5 Protect and preserve natural habitats and environments while also providing for the location and extension of necessary utility facilities:
Page 9, lines 2-6: *Retain Policy #1*

Goal 9: Recognize that propane as an important is used as a heating source in the County
A goal specific to propane should also include goals and policies for transitioning from this non-renewable fuel. We recommend working with the Transition groups in the county to identify appropriate language.
We support the Planning Commission's request for a policy related to safe transport and storage.

Page 12, lines 14 – 20:

2. Allow ~~Support~~ the ongoing, historic use of ~~historic~~ barge landings that have served as landing sites for transporting bulk fuels, with appropriate environmental review for expanded or new uses.
3. Work with the Ports, the Town of Friday Harbor, WSDOT and propane distributors to develop safe transportation and circulation routes for the transport of propane that ensures the safety of human and natural communities.

Overall comment: use "renewable energy" in place of "alternative energy"

CAPITAL FACILITIES AND SERVICES – May 11, 2020 draft

It is imperative that the planning for capital investments and needed services includes the protection of natural resources and consideration of a changing climate.

Introduction

Page 3, line 11:

Planning ahead for capital investments and needed services is good management because capital facilities usually have long lives and significant costs. Advance planning helps San Juan County use limited funding wisely and most efficiently to maximize revenue sources and opportunities and improve resiliency to a changing climate. Planning ahead for capital investments and needed services must also address the future need for and the protection of the county's natural resources. By determining future needs, the County can identify funding and projects needed to implement the County's 2036 Vision.

Page 9, line 14:

Is it appropriate for the Comp Plan to include section 7.1.G 2036 CAPITAL FACILITIES HIGHLIGHTS, which specifically addresses two projects that are included in the Capital Facilities Plan?

7.2.A GENERAL GOALS AND POLICIES

Page 10, line 18:

Policy #1. Consider the geographical location and capacity of existing capital facilities and services in the designation of future land uses and land use district boundaries, and analysis of potential effects on adverse impacts to resource lands, special districts, natural resources, and critical areas.

7.3.A SOLID WASTE AND RECYCLING SERVICES

Page 15:

There should be policies and/or goals about increasing recycling, re-use, composting, etc. We recommend working with the Solid Waste Advisory Committee on this.

INTRODUCTION AND VISION – May 19, 2020 draft

Page 4:

Insert where appropriate in the 1st paragraph: San Juan County has 410 miles of marine shoreline and 72% of the county's 621 square mile area is the marine environment.

Page 4, line 6: *SJC is part of an archipelago.*

Page 4, line 8: *Are the "workers" different from the permanent residents (as are the seasonal residents and visitors)? Suggest deleting "workers" from this sentence unless seasonal workforce is specified.*

Page 6

BASIC HUMAN NEEDS

Our islands are places where people are safe, day and night. The drinking water supply is clean, adequate, quantified, monitored, and conserved as a vital resource. Health care [previously suggested adding "including mental health and victim services" – include again?] and help in

time of need are accessible and affordable. Making a life here is not limited by lack of access to basic human needs.

GOVERNANCE

We are self-governed by informed citizens. We are represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner that recognizes the independent, self-reliant nature of its people. Our elected officials and government institutions lead, communicate and collaborate with regional partners in areas of mutual interest. Our government institutions balance responsibility with resources and costs, consolidate services where practical, manage prudently, provide reliable data, are service-oriented, and perform in a timely manner. Planning for capital investments and needed services includes the protection of natural resources.

Page 8

ECONOMY

We support a diverse, resilient, and sustainable economy while respecting the natural world. This economy serves the needs of our community, and recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the islands. We plan for and provide services to tourists and part-time residents without impacting the availability of affordable housing, essential services, and water resources for our year-round residents or the environment. Our economy comprises a wide spectrum of stable, year-round activities that provide wages that allow islanders to live, work, and thrive locally. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. Communication systems support our economy.

Page 9

TRANSPORTATION AND COMMUNICATION

We have water, land, and air transportation systems commensurate with our island culture. Transportation plans carefully consider multimodal transportation, and the protection of natural resources and rural character. Expansion or construction of transportation systems, infrastructure, and facilities occurs only based on demonstrated local public need and considers climate and the environment. Advanced communication infrastructure is encouraged.

Page 11, line 32:

The County has the responsibility of planning for growth management. The San Juan County Council is primarily responsible for the implementation of the *Plan*. The *Plan* is also implemented by various parties throughout the County.

Page 14, lines 3-4:

At 173.91 square miles of land, San Juan County is the smallest in Washington by landmass, though it has the greatest amount of marine shoreline and 72% of the county's 621 square mile total area is marine waters.

Page 14, line 8:

San Juan County is known for its scenic landscapes and marine environment. Among them: rocky shorelines, sandy beaches, dense forests, sweeping prairie, arable farmland, and delightful villages and hamlets.

Page 15, line 43 (to address ocean acidification impacts):

They create concerns for human well-being, the health of the marine ecosystem, sustainability and economic prosperity everywhere.

Page 15, line 30:

Rural character and environmental protection:

This sub-section relates to the tension between growth and development pressures and the health of the underlying natural ecosystems. This foundation of our economy and sense of place is not covered in any other element.

Additional sub-section:

Natural Resources: The economy, culture and sense of place within San Juan County is deeply connected to the health of our natural environment. Growth and development pressures will increase and strong protections for marine, freshwater and terrestrial ecosystems as well as resource lands are essential. The entire county is recognized as a Marine Stewardship Area because of the important role a healthy environment plays in supporting human communities.

Page 15, lines 48 – 49:

Prioritizing a diversified economy, systems resiliency, adaptation planning and goals that remediate, sequester and 49 reduce carbon emissions are incorporated into the elements of this updated plan

APPENDIX 2

SAN JUAN COUNTY AND TOWN OF FRIDAY HARBOR COUNTY-WIDE PLANNING POLICIES, INCLUDING JOINT PLANNING POLICIES

2.1 POLICIES FOR DESIGNATION OF THE FRIDAY HARBOR URBAN GROWTH AREA

Page 5, *suggested new 1. d. (based on October 18, 2017 comments submitted to SJC by Islands Climate Resilience):*

Consider climate change risks and avoid areas projected to have an increased risk of flooding, landslides, and/or severe erosion, as well as areas that are needed by shoreline species as sea levels rise.

2.5 POLICIES FOR AFFORDABLE HOUSING

Page 13, *suggested new #5 (based on October 18, 2017 comments submitted to SJC by Islands Climate Resilience):*

The housing elements should include policies that improve the affordability of housing and achieve climate co-benefits by investing in energy efficiency, energy conservation, and renewable energy generation, which can reduce energy costs for residents.

December 18, 2019

Vacation Rental Work Group

Yonatan Aldort, Chair

Lisa Byers, Vice Chair

Jamie Stephens
Rick Hughes
Bill Watson
San Juan County Council
350 Court Street, #1
Friday Harbor, WA 98250

Dear Councilmen Stephens, Hughes and Watson:

We, the Vacation Rental Work Group Steering Committee, write to provide you with recommendations for regulations that we believe would significantly reduce the negative impacts arising from the proliferation of vacation rentals in San Juan County, and to ask you to take immediate action.

We will not use this letter to enumerate the concerns we have raised with each of you about how the proliferation of vacation rentals is harming the islands and our community. Our findings from research and community meetings are posted on www.vacationrentalsorcass.com.

The following recommendations evolved out of three public meetings on Orcas, attended by more than 200 islanders, from research we have conducted on the impacts of unrestricted growth of vacation rentals on small communities, and from study of regulations enacted by other jurisdictions that have effectively limited these impacts. This letter, delivered by e-mail, includes hyper-links to examples of regulations enacted by other jurisdictions.

1. Convert from the current land-use permit system to a business license, renewed annually.

a. Advantages:

1. New source of revenue to the County (it is our understanding that enacting such a system would result in all businesses being licensed by the county).
2. Eliminate the need for the Community Development staff to write reports and the Hearing Examiner to review permit applications.
3. Reduce speculation on the transfer of properties that hold permits.
4. Allow for attrition of permits when properties are sold (based on a system of phasing out existing permits upon sale of property).

b. Examples:

1. [Manzanita, OR](#)
2. [Golden, CO](#)
3. [Crested Butte, CO](#)

2. **Distinguish between Home Shares (owner in residence with one room for rent under the same roof) and Vacation Rentals (whole house). Home Shares would be subject to a separate cap.**
 - a. Advantages:
 1. Supports people who need additional income to stay on island.
 2. Residents who share their homes serve as ambassadors for visitors, limiting the potential for negative impacts on neighbors.
 - b. Examples:
 1. [Santa Monica, CA](#)
 2. [Golden, CO](#)
 3. [Crested Butte, CO](#)
3. **Place a cap on the total number of VR permits allowed in the county.** Start by setting the limit at the level of total permits that are *compliant and active* on 3/13/2020 (the two-year anniversary of the implementation date for the last revision to VR permits). Also set caps for UGA's, LAMIRD's, and possibly neighborhoods or census tracts.
 - a. Advantages:
 1. Assures that vacation rentals will not become a dominant use of residential properties.
 2. Limits the scale and rate of change.
 3. If implemented at a neighborhood scale, enables neighborhoods to re-gain a predominance of homes that are occupied year-round.
 - b. Examples:
 1. [Manzanita, OR](#)
 2. [Austin, TX](#)
 3. [St. Augustine Beach, FL](#)
4. **Limit the location of future vacation rentals based on distance from one another.** For example, no VR may be located within 1,500 feet of the property line of a parcel with an existing VR.
 - a. Advantages:
 1. Enables neighborhoods to retain a majority of residences as owner-occupied or year-round rentals.
 2. Reduces the drain on community resources that results from the concentration of VR's in close proximity.
 3. Ensures/Protects a sense of rural community, in which people know who is living nearby.

- b. Examples:
 - 1. [Santa Monica, CA](#)
 - 2. [Austin, TX](#)
 - 3. [San Antonio, TX](#)
- 5. **Align the occupancy allowed for Vacation Rentals with that for B & B Residences, and include sign-off by homeowners' associations, water-user associations, and road associations on application.**
 - a. Advantages:
 - 1. Prevents VR's from occupancy that is in excess of allowed septic-system design.
 - 2. Levels the playing field between VR's and B & B's.
 - 3. Reduces the chance that the county will issue a VR permit for a property where private CC&R's prohibit that use.
- 6. **Revoke Permits upon Violations (3-strikes rule)** – Owners who operate without a license, or who fail to address two or more neighborhood complaints in a timely manner pay a fine, and, after three violations, lose their license. They are not allowed to re-apply for another license for three years.
 - a. Advantages:
 - 1. Removes bad actors, which in turn reduces the negative impacts of VR's.
 - 2. Levels the playing field.
 - 3. When paired with the business licenses (instead of land-use permits), reduces the County's costs for dealing with violators, since revoking a business license is not as cumbersome as revoking a land-use permit.
 - b. Examples:
 - 1. [Sonoma County, CA](#)
 - 2. [Palm Springs, CA \(see hotline info\)](#)
 - 3. [Savannah, GA](#)
- 7. **Publish list of local contacts for each VR permit**
 - a. Advantages:
 - 1. Increases transparency and allows for neighbors to present concerns directly to the appropriate party.
 - 2. May reduce the frequency of neighbors relying on the sheriff to address concerns.
 - b. Example:
 - 1. [Palm Springs, GA good neighbor brochure & hotline](#)

8. Require each VR to have a water meter and to provide data to county on usage.

- a. Advantages:
 - 1. Provides data for our collective effort to better steward a limited water supply.
- b. Examples:
 - 1. [Fremont County, ID](#)

Recognizing that the Council and county staff have many demands on their time, we stand ready to help. We would be pleased to participate in a work session to provide information on sample regulations from other communities, or to otherwise collaborate with the county in order to address this issue as swiftly as possible.

Finally, we ask that you immediately place a moratorium on new vacation-rental permits. As of the date of this letter, 1,853 people have signed the petition on change.org in support of an immediate moratorium. We believe this move is necessary to prevent the proliferation of vacation rentals while the county considers revising its regulatory structure.

Thank you for your consideration.

Sincerely,

Yonatan Aldort
yonatanaldort@gmail.com

Lisa Byers
lisabyers50@gmail.com

Jennifer Barcelos
jeni@aya.yale.edu

Diane Berreth

Toby Cooper

Michael Johnson

Artha Kass

Mark Mayer

Greg Oaksen

Heather Dew Oaksen

Margaret Payne

Anne Marie Shanks

Roy Stanton

Joe Symons

Lynnette Wood

Copy: Mike Thomas
 Sue Kollet