

# WHAT IS A COMPREHENSIVE PLAN?



## **A comprehensive plan is**

the official document that establishes a series of goals, policies, and benchmarks to guide the future of our community. The final adopted comprehensive plan allows the County to be proactive and manage its growth to achieve the community's vision for the next 20 years (2045).

**The San Juan County comprehensive plan was first adopted in 1998 and last updated in 2022. As part of the periodic update cycle, the County is updating the plan again in 2025 looking forward to 2045.**

## **What is Growth Management?**

The Growth Management Act (GMA) is a legislative package requiring cities and counties to adopt comprehensive plans to manage population growth.

San Juan County is required to plan under the GMA and must adopt a comprehensive plan satisfying the requirements by 2025.

San Juan County is required to determine where growth (population, housing units, and jobs) should occur and how the County can accommodate the projected growth.

# WHY ARE WE UPDATING THE COMPREHENSIVE PLAN?

There are three primary purposes to this periodic update:

Review plan and regulations and bring them up to date with any relevant changes to state law, including the Growth Management Act (GMA).

Respond to changes in land use and population.

Address any local preferences or needs.

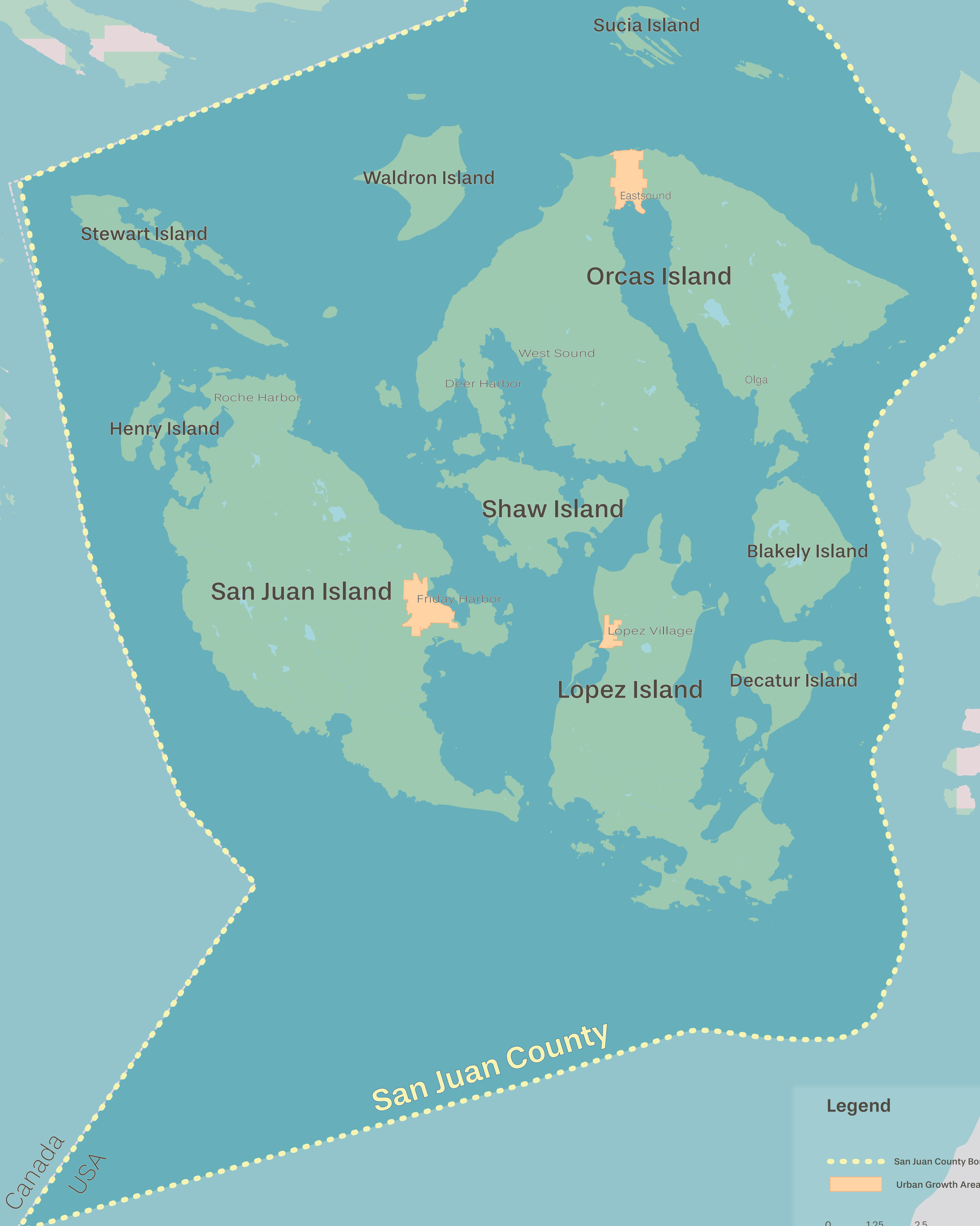
## New Legislation– Key State Bills

- » **HB 1220** – instructs local governments to plan and accommodate for housing affordable to all income levels.
- » **HB 1181** – adds a new element related to climate change and resiliency
- » **SB 5275** – allows more options for development and redevelopment inside Limited Areas of More Intense Rural Development (LAMIRDs).
- » **HB 1241** – changes the periodic update cycle from every eight years to every ten years. A progress report will be due every five years.
- » **HB 1717** – requires that local governments collaborate and coordinate with federally recognized tribes for participation in the planning process under the GMA.

What new Washington State laws pertain to the Comp Plan periodic update?

Since the County's last periodic update, the state has passed a number of bills pertaining to the GMA. During the 2025 periodic update, the County will work to ensure the Comp Plan is consistent with new legislation.

# SAN JUAN COUNTY URBAN GROWTH AREAS



San Juan County

Canada  
USA

**Legend**

- San Juan County Boundary
- Urban Growth Area

0 1.25 2.5 5 Miles



# Housing

As part of the periodic update, the County plans to make key changes to each element in the Comprehensive Plan. The following are planned updates for the **Housing** Element of the Plan.

## Housing

- Compliance with new Washington State Growth Management Act (GMA) requirements, as amended by 2021 **House Bill 1220**, including:
  - **Housing needs assessment (HNA):** An inventory and analysis of existing and projected housing needs by income level.
  - **Adequate provisions for all economic segments:** Documentation of programs and actions needed to remove barriers to the availability of housing available at all income levels, and considerations of housing locations in relation to employment locations.
  - **Goals, policies and objectives:** Provisions for the preservation, improvement and development of a diversity of housing, including moderate density housing options in Urban Growth Areas (UGAs).
- **Residential land capacity analysis:** Planning for sufficient land capacity to meet housing needs of moderate, low, very low, and extremely low-income households, as well as permanent supportive housing, emergency housing and shelters.
- **Addressing racially disparate impacts, exclusion, displacement and displacement risk:** Identify and undo policies and regulations that result in racially disparate impacts, displacement and exclusion from accessing housing.
- Requirements under 2023 **House Bill 1337** to update housing policy and regulations to allow for two Accessory Dwelling Units (ADUs) per residential lot in Urban Growth Areas (UGAs).



# WHAT HOUSING TYPES ARE MISSING ON YOUR ISLAND?

## ACCESSORY DWELLING UNITS

Place a dot next to the type or types you feel are missing.



## COTTAGE CLUSTER HOUSING



## DUPLEX



## MULTI-FAMILY



## MANUFACTURED HOMES

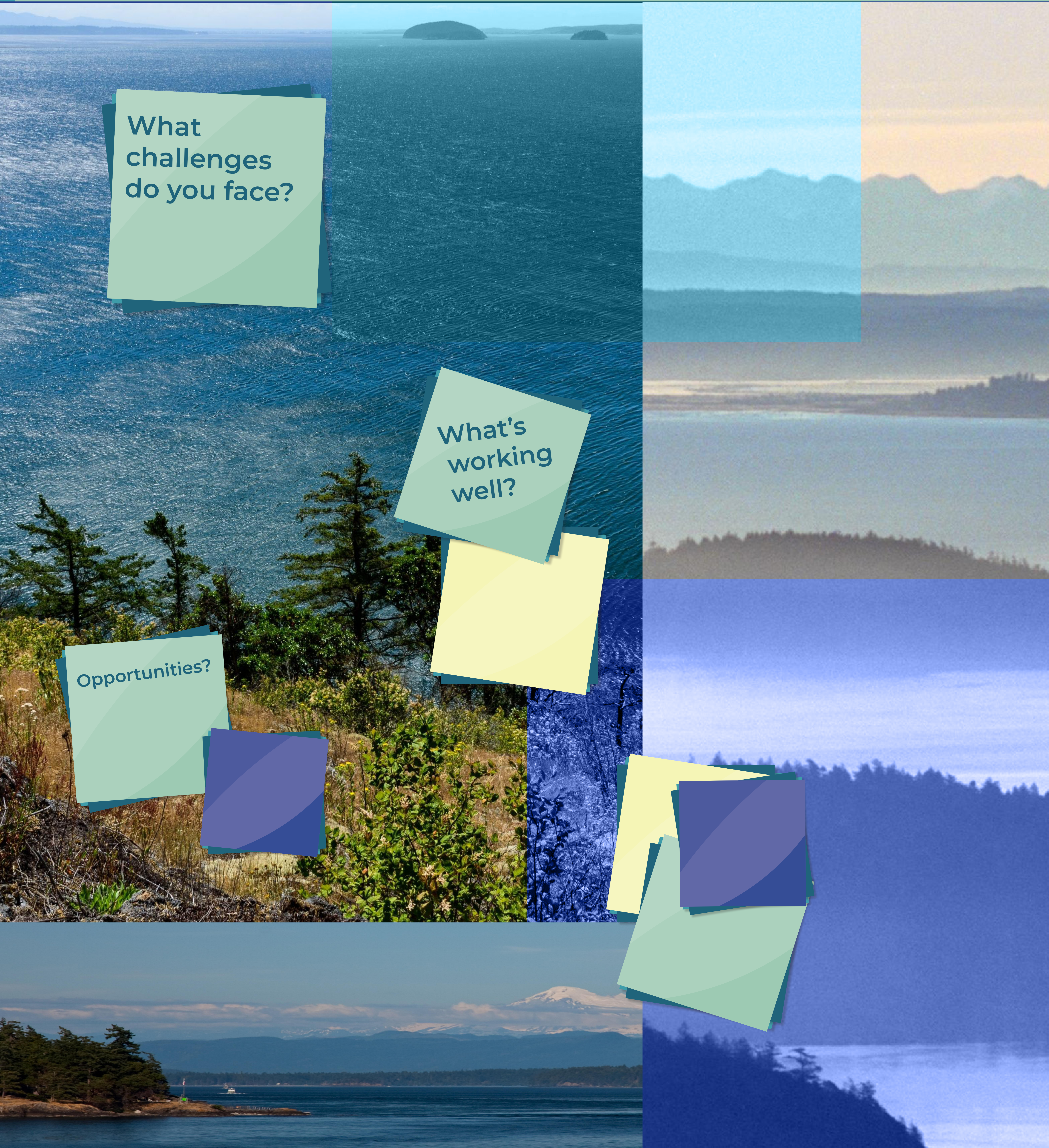


# SHARE YOUR THOUGHTS ON LOCAL HOUSING CHOICES!

What challenges do you face?

What's working well?

Opportunities?



# General Plan Updates, Economic Development & Governance

As part of the periodic update, the County plans to make key changes to each element in the Comprehensive Plan. "**General Plan Updates**" are relevant to all Elements. Also below are planned updates for the **Economic Development** and **Governance** Elements of the Plan.

## General Plan Updates

- Ensure consistency with the new Climate Element (HB 1181).
- Update goals and policies to address equity and disparate impacts.
- Incorporate input from County advisory committees, local service providers, community based organizations, and the public.

## Economic Development

- Align economic development goals with the County's growth strategy, specifically to support the achievement of San Juan County's job targets and to promote growth in urban growth areas.

## Governance

- Add policy regarding collaboration and coordination with federally recognized tribes as part of planning processes (HB 1717).

Key Changes



# Water Resources, Historic and Archaeological Preservation, Utilities, & Transportation

As part of the periodic update, the County plans to make key changes to each element in the Comprehensive Plan. The following are planned updates for the **Water Resources, Historic and Archaeological Preservation, Utilities,** and **Transportation** Elements of the Plan.

## Key Changes

### Water Resources

- Ensure consistency with Critical Area Ordinance update.

### Historic and Archaeological Preservation

- Ensure consistency with the new Climate Element.

### Utilities

- Updates to the inventory of general location, proposed location, and capacity of all existing and proposed utilities.

### Transportation

- Evaluate multimodal transportation and incorporate non-motorized transportation section of the San Juan County Parks, Trails, Natural Areas, and Non-Motorized Transportation plan into the Transportation Element (HB1181).
- Add new transportation facilities to inventory list.
- Incorporate updated projection of local system needs to meet current and future demand.
- Evaluate policies supporting marine transportation needs, including passenger-only services.



# Capital Facilities & Land Use

As part of the periodic update, the County plans to make key changes to each element in the Comprehensive Plan. The following are planned updates for the **Capital Facilities** and **Land Use** Elements of the Plan.

## Key Changes

### Capital Facilities

- Ensure alignment with the San Juan County Recreation, Open Space, and Stewardship Plan.
- Update to align with the latest Capital Improvement Program.
- Verify and update facility inventory, capacities, and needs based on population and adopted level of service (LOS) standards.

### Land Use

- Updates to land use designations and to the Comprehensive Plan Land Official Maps to support new growth strategies.
- Enhance opportunity in limited areas of more intense rural development (LAMIRDs) (SB 5275).
- Amendments to several joint planning policies due to recent County development code changes.
- Incorporate changes to qualifications for UGA expansion/alteration including review of patterns of development.
- Updated Land Capacity Analysis.

