

**RCW 82.14.370 Sales and use tax for public facilities in rural counties.** (1) The legislative authority of a rural county may impose a sales and use tax in accordance with the terms of this chapter. The tax is in addition to other taxes authorized by law and must be collected from those persons who are taxable by the state under chapters 82.08 and 82.12 RCW upon the occurrence of any taxable event within the county. The rate of tax may not exceed 0.09 percent of the selling price in the case of a sales tax or value of the article used in the case of a use tax, except that for rural counties with population densities between 60 and 100 persons per square mile, the rate shall not exceed 0.04 percent before January 1, 2000.

(2) The tax imposed under subsection (1) of this section must be deducted from the amount of tax otherwise required to be collected or paid over to the department of revenue under chapter 82.08 or 82.12 RCW. The department of revenue must perform the collection of such taxes on behalf of the county at no cost to the county.

(3) (a) Moneys collected under this section may only be used to finance public facilities serving economic development purposes in rural counties and finance personnel in economic development offices. The public facility must be listed as an item in the officially adopted county overall economic development plan, or the economic development section of the county's comprehensive plan, or the comprehensive plan of a city or town located within the county for those counties planning under RCW 36.70A.040, or provide affordable workforce housing infrastructure or facilities. For those counties that do not have an adopted overall economic development plan and do not plan under the growth management act, the public facility must be listed in the county's capital facilities plan or the capital facilities plan of a city or town located within the county, or provide affordable workforce housing infrastructure or facilities.

(b) In implementing this section, the county must consult with cities, towns, and port districts located within the county and the associate development organization serving the county to ensure that the expenditure of money collected under this section meets the goals of creating, attracting, expanding, and retaining businesses, providing family-wage jobs, and providing affordable workforce housing infrastructure or facilities and the use of money collected under this section meets the requirements of (a) of this subsection. Each county collecting money under this section must provide a report to the office of the state auditor within 150 days after the close of each fiscal year identifying in detail each new and continuing public facility project, economic development purpose project, affordable workforce housing infrastructure or facilities project, economic development staff position, and qualifying provider project funded with the tax authorized under this section and the amount of tax proceeds allocated to such project or position in the prior fiscal year. Any projects financed prior to June 10, 2004, from the proceeds of obligations to which the tax imposed under subsection (1) of this section has been pledged may not be deemed to be new projects under this subsection. No new projects funded with money collected under this section may be for justice system facilities.

(c) The definitions in this section apply throughout this section.

(i) "Public facilities" means bridges, roads, domestic and industrial water facilities, sanitary sewer facilities, earth stabilization, storm sewer facilities, railroads, electrical facilities, natural gas facilities, research, testing, training, and

incubation facilities in innovation partnership zones designated under RCW 43.330.270, buildings, structures, telecommunications infrastructure, transportation infrastructure, or commercial infrastructure, port facilities in the state of Washington, or affordable workforce housing infrastructure or facilities.

(ii) "Economic development purposes" means those purposes which facilitate the creation or retention of businesses and jobs in a county, including affordable workforce housing infrastructure or facilities.

(iii) "Economic development office" means an office of a county, port districts, or an associate development organization as defined in RCW 43.330.010, which promotes economic development purposes within the county.

(iv) "Affordable workforce housing infrastructure or facilities" means housing infrastructure or facilities that a qualifying provider uses for housing for a single person, family, or unrelated persons living together whose income is no more than 120 percent of the median income, adjusted for housing size, for the county where the housing is located.

(v) "Qualifying provider" means a nonprofit entity as defined in RCW 84.36.560, a nonprofit entity or qualified cooperative association as defined in RCW 84.36.049, a housing authority created under RCW 35.82.030 or 35.82.300, a public corporation established under RCW 35.21.660 or 35.21.730, or a county or municipal corporation.

(4) No tax may be collected under this section before July 1, 1998.

(a) Except as provided in (b) of this subsection, no tax may be collected under this section by a county more than 25 years after the date that a tax is first imposed under this section.

(b) For counties imposing the tax before August 1, 2009, and meeting the definition of a rural county as of August 1, 2009, the tax expires December 31, 2054.

(5) By December 31, 2024, the state auditor must provide a publicly accessible report on its website containing the project information and other expenditure information included in the annual report required under subsection (3)(b) of this section for each county. The publicly accessible report must also include the total amount of revenue collected by the county under this section in the prior fiscal year. The state auditor must develop a standardized expenditure report for the project information and other expenditure information included in the annual report submitted by counties. This subsection applies to reports filed beginning in 2024 based on 2023 expenditures and thereafter.

(6) For purposes of this section, "rural county" means a county with a population density of less than 100 persons per square mile or a county smaller than 225 square miles as determined by the office of financial management pursuant to RCW 43.62.035. [2023 c 411 § 1; 2022 c 175 § 1; 2012 c 225 § 4; 2009 c 511 § 1. Prior: 2007 c 478 § 1; 2007 c 250 § 1; 2004 c 130 § 2; 2002 c 184 § 1; 1999 c 311 § 101; 1998 c 55 § 6; 1997 c 366 § 3.]

**Effective date—2007 c 478:** "This act takes effect August 1, 2007." [2007 c 478 § 2.]

**Intent—2004 c 130:** "It is the intent of the legislature in enacting this 2004 act to reaffirm the original goals of the 1997 act

which first provided distressed counties with the local option sales and use tax contained in RCW 82.14.370. The local option tax is now available to all rural counties and the continuing legislative goal for RCW 82.14.370 is to promote the creation, attraction, expansion, and retention of businesses and provide for family-wage jobs." [2004 c 130 § 1.]

**Finding—Intent—1999 c 311:** "The legislature finds that while Washington's economy is currently prospering, economic growth continues to be uneven, particularly as between metropolitan and rural areas. This has created in effect two Washingtons: One afflicted by inadequate infrastructure to support and attract investment, another suffering from congestion and soaring housing prices. In order to address these problems, the legislature intends to use resources strategically to build on our state's strengths while addressing threats to our prosperity." [1999 c 311 § 1.]

**Part headings and subheadings not law—1999 c 311:** "Part headings and subheadings used in this act are not any part of the law." [1999 c 311 § 601.]

**Effective date—1999 c 311:** "Sections 1, 101, 201, 301 through 305, 401, 402, 601, and 605 of this act take effect August 1, 1999." [1999 c 311 § 604.]

**Severability—1999 c 311:** "If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected." [1999 c 311 § 606.]

**Intent—1997 c 366:** "The legislature recognizes the economic hardship that rural distressed areas throughout the state have undergone in recent years. Numerous rural distressed areas across the state have encountered serious economic downturns resulting in significant job loss and business failure. In 1991 the legislature enacted two major pieces of legislation to promote economic development and job creation, with particular emphasis on worker training, income, and emergency services support, along with community revitalization through planning services and infrastructure assistance. However even though these programs have been of assistance, rural distressed areas still face serious economic problems including: Above-average unemployment rates from job losses and below-average employment growth; low rate of business start-ups; and persistent erosion of vitally important resource-driven industries.

The legislature also recognizes that rural distressed areas in Washington have an abiding ability and consistent will to overcome these economic obstacles by building upon their historic foundations of business enterprise, local leadership, and outstanding work ethic.

The legislature intends to assist rural distressed areas in their ongoing efforts to address these difficult economic problems by providing a comprehensive and significant array of economic tools, necessary to harness the persistent and undaunted spirit of enterprise that resides in the citizens of rural distressed areas throughout the state.

The further intent of this act is to provide:

(1) A strategically designed plan of assistance, emphasizing state, local, and private sector leadership and partnership;

(2) A comprehensive and significant array of business assistance, services, and tax incentives that are accountable and performance driven;

(3) An array of community assistance including infrastructure development and business retention, attraction, and expansion programs that will provide a competitive advantage to rural distressed areas throughout Washington; and

(4) Regulatory relief to reduce and streamline zoning, permitting, and regulatory requirements in order to enhance the capability of businesses to grow and prosper in rural distressed areas." [1997 c 366 § 1.]

**Goals—1997 c 366:** "The primary goals of chapter 366, Laws of 1997 are to:

(1) Promote the ongoing operation of business in rural distressed areas;

(2) Promote the expansion of existing businesses in rural distressed areas;

(3) Attract new businesses to rural distressed areas;

(4) Assist in the development of new businesses from within rural distressed areas;

(5) Provide family-wage jobs to the citizens of rural distressed areas; and

(6) Promote the development of communities of excellence in rural distressed areas." [1997 c 366 § 2.]

**Severability—1997 c 366:** "If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected." [1997 c 366 § 11.]

**Captions and part headings not law—1997 c 366:** "Section captions and part headings used in this act are not any part of the law." [1997 c 366 § 12.]

## Chapter 3.26

# SALES AND USE TAX – PUBLIC FACILITIES

Sections:

**3.26.010 Tax imposed.**

**3.26.020 Tax rate.**

**3.26.030 Deduction from state tax.**

**3.26.040 Collection.**

**3.26.050 Establishing a fund for the tax proceeds – Purpose.**

**3.26.055 Distribution of revenues from public facilities improvement fund.**

**3.26.060 Filing officer.**

**3.26.070 Effective date and duration.**

**3.26.080 Severability.**

**3.26.010 Tax imposed.**

The sales and use tax provided for in RCW [82.14.370](#)(1) is hereby imposed which is in addition to other taxes authorized by law and shall be collected from those persons who are taxable by the state under Chapters [82.08](#) and [82.12](#) RCW upon the occurrence of any taxable event within the territory. All terms defined in Chapters [82.14](#) and [82.12](#) RCW, including the definitions of “rural county” and “public facilities” as defined in RCW [82.14.370](#), shall apply to this chapter. (Ord. 3-2001 § 1; Ord. 8-1999)

**3.26.020 Tax rate.**

The rate of the tax shall be nine one-hundredths of one percent of the selling price in the case of a sales tax or value of the article used in case of a use tax. (Ord. 30-2007 § 1; Ord. 8-1999)

**3.26.030 Deduction from state tax.**

As provided by RCW [82.14.370](#)(2), the tax imposed under SJCC [3.26.010](#) shall be deducted from the amount of tax otherwise required to be collected or paid over to the Washington State Department of Revenue under Chapter [82.08](#) or [82.12](#) RCW. (Ord. 8-1999)

### **3.26.040 Collection.**

The Department of Revenue shall perform the collection of such tax on behalf of the County at no cost to the County. The County administrator is authorized and directed to execute any contracts with the Department of Revenue that may be necessary to provide for the administration or collection of the tax. (Ord. 30-2007 § 2; Ord. 8-1999)

### **3.26.050 Establishing a fund for the tax proceeds – Purpose.**

The moneys collected under this chapter shall be forwarded to the San Juan County treasurer for deposit into the County treasury in a special revenue fund which is hereby created and hereafter recognized as the San Juan County public facilities improvement fund for financing public facilities in San Juan County. (Ord. 8-1999)

### **3.26.055 Distribution of revenues from public facilities improvement fund.**

A. The County council has the sole authority to determine how the public facilities improvement funds are allocated. The public facilities improvement fund may only be used for those projects which meet the requirements of RCW [82.14.370](#).

B. Prior to making distributions from the public facilities improvement fund, the County council shall hold a public hearing and provide notice of the hearing and the proposed allocation plan to the public including the town of Friday Harbor, port districts within the County, and the economic development council.

C. The County auditor is authorized and directed to administer the public facilities improvement fund. The auditor shall account for all revenue, and deposit such revenue with the treasurer as provided in SJCC [3.26.050](#). The auditor shall pay out such revenue in the manner provided in subsection (D) of this section on forms provided by the auditor. Grantees shall make an annual accounting to the auditor of expenditures of grant funds.

D. On or before February 1st of each year, the auditor shall calculate the deposits to the public facilities fund made between January 1st and December 31st of the previous year, and allocate the amount so deposited to be paid out as follows:

1. At least 25 percent of the yearly revenue shall be awarded to the town of Friday Harbor on the condition that the town of Friday Harbor use the money on projects selected by the town and consistent with RCW [82.14.370](#). The exact percentage shall be set by resolution of the County council. The town shall provide an accounting of the expenditure of the funds to the auditor in accordance with state law.

2. The funds shall remain in the public facilities improvement fund general account to be available for grants or revolving loans to public or private entities as permitted by law, or to pay general obligation bonds issued for the purpose of financing public facilities subject to the restrictions of RCW [82.14.370](#). These distributions shall be approved by motion of the County council.

E. In addition to other uses permitted by RCW [82.14.370](#), at least \$15,000 of the annual revenue shall be awarded to the entity that serves as the County's associate development organization to finance personnel to carry out the purposes of the organization. (Ord. 50-2007 § 1; Ord. 5-2004 § 1; Ord. 3-2001 § 2)

**3.26.060 Filing officer.**

For purposes of referendum under RCW [82.14.036](#), to the extent that such procedure may be held to apply to this chapter, the filing officer shall be the San Juan County auditor. (Ord. 8-1999)

**3.26.070 Effective date and duration.**

The sales and use tax authorized in SJCC [3.26.020](#) shall become effective January 1, 2000, and shall remain in effect for a period of 25 years after any tax is imposed under this chapter. (Ord. 8-1999)

**3.26.080 Severability.**

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter or the application of the provision to other persons or circumstances is not affected. (Ord. 8-1999)

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The San Juan County Code is current through Ordinance 5-2023, passed May 16, 2023.

Disclaimer: The Clerk of the County Council's office has the official version of the San Juan County Code. Users should contact the Clerk of the County Council's office for ordinances passed subsequent to the ordinance cited above.

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# 10



## ECONOMIC DEVELOPMENT



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# ELEMENT 10. ECONOMIC DEVELOPMENT

## Introduction

### Overview

San Juan County's share of the global ecosystem is a rich, temperate and increasingly unique niche consisting of its geology, soils, air, water, and all living organisms. Its internal workings are of a complexity not well understood, but are currently supporting both agricultural and marine productivity. Its aesthetics, novelty of experience and opportunity for knowledge and contemplation enhance domestic tranquility, and residents' health and wellbeing.

These non-monetary benefits, more fundamental than money itself, also attract visitors, seasonal residents, second home owners, retirees, and investors who amplify the monetary economy. Preservation of the county's natural capital<sup>1</sup> as a public good maximizes its availability for continuing support of the county's monetary economy, and preserves a high standard of living coupled with a rural quality of life.

*Additional information and data regarding the County's top economic drivers is available through the [Western Washington University Center for Economic and Business Research San Juan County Economic Profile 2024 Update](#).*

The county's economy is measured in terms of money. The public recognizes that priority of this valuation inevitably diminishes natural capital and the rural quality of life that holds its inhabitants and draws visitors from near and far. That said, a high quality of life cannot be maintained without a vibrant economy. Accordingly, this document is the product of the public's effort to develop and support such an economy in balance with the county's natural capital and its consequent rural character; together these provide the county's increasingly rare high quality of life.

The term, "rural character," is defined in the Land Use and Rural Element and is consistent with improving the county's strong educational, economic, technological, and other infrastructure to maintain a high standard of living. The population of the county is rising and expected to continue to rise, and that Washington State Ferries and other entities (ports, airports) currently serve nearly 1 million visitors to the San Juan Islands every year,

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<sup>1</sup> Natural capital is taken to include all natural elements and processes such as: marine, terrestrial, and freshwater habitats; shorelines, wetlands, water bodies, and aquifers; native biota (flora, fauna, fungi, and microbes); dark skies; clean air; natural soundscapes; soil and bedrock; open spaces.

and expect passenger increases of 43 percent in the next 10 years. Preservation of rural character will inevitably require preservation of this aesthetic and social experience, the quality of which will depend upon achieving the goals of the *Plan* as a whole.

## Authority, Purpose, and Other Elements

### Authority

This EDE is adopted pursuant to RCW 36.70A.070 (7) of the Washington Growth Management Act (GMA) which mandates that the County's *Comprehensive Plan* include:

“[a]n economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life.”

This is subject to an overarching instruction preceding this mandate relating specifically to the economic element: “Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state’s natural resources, public services, and public facilities.”

RCW 36.70A.020(5). For purposes of this EDE, this language regarding biological resources is interpreted to include and encourage only those activities or industries whose impact on those resources does not impair their sustainability.

### Purpose

The purpose of this EDE is to execute the legislative mandate set forth above by setting goals and establishing policies, objectives, and actions to attain economic growth and vitality consistent with the distinctive quality of life in the County.

Economic development is the specific and concerted expenditure of time and money by communities and policy makers to create and maintain the economic viability of a region. Sound economic development seeks to foster sustainable wealth by creating jobs and infrastructure that sustain and enhance the quality of life of the populace without net cost to the county’s natural capital.

Proactive economic development seeks out business development opportunities based on an area’s competitive advantages, market characteristics, and community values. Smart economic development recognizes that prosperity depends upon the county’s natural capital supporting its quality of life.

Economic resilience is essential to the wellbeing of county residents. Its elements are:

- Diversification of industries, particularly those less reliant on fluctuations in local, regional, and national economies;
- Planning for foreseeable changes in the local and national economy, in population, in technology, and in the environment. This includes readiness for likely disasters.

Economic resilience supports social resilience and the public peace. Economic resilience expressly includes provision for low-income housing for “unemployed and low-income persons” as mandated by RCW 36.70A.020(5).

The economy of the San Juan Islands is inextricably linked to its environment. Enterprises that consume or threaten to consume nonrenewable natural resources that the County’s economy depends on are not endorsed. The county’s economic plans are driven by County residents’ goals for the future of the community itself as set forth in the Vision statement of this *Plan*.

### **Relationship to Other Comprehensive Plan Elements**

This EDE is intended to integrate with and guide the economic aspects of the other elements of this *Plan*. Similarly, the other elements of this *Plan*, such as the Land Use, Housing, and Utilities elements, influence economic opportunities. While economic development affects the entire County including its marine areas, and implementation responsibilities may be shared among other governmental and non-governmental partners, the *Plan’s* legal mandate is upon the County alone.

## **Economic Vision and Framework**

## Economic Vision and Framework

### **Economic Vision**

The 2036 *Plan* Vision is:

**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. 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.

Strategic economic development provides a crucial mechanism for maintaining and enhancing community vitality and prosperity for the long-term, consistent with the community ethos (defined as the guiding beliefs, culture, and spirit within a community) embodied in the Vision statement of the *Plan*. Initiatives to strengthen infrastructure, training programs, transportation, and communications networks benefit business, as well as resident and visitor populations. Efforts to create more high-quality employment opportunities are not only about creating jobs but also about enhancing a rich social network of healthy families and active community members.

Economic development must also sustain and strengthen the County's natural assets. These assets do not vote but do provide significant environmental benefits and services that residents, visitors, and businesses depend upon. These components of the County economy require continuous balancing of the interests involved as conditions (natural, human-caused, and in combination) change over time. This *Plan*, of which this EDE is a part, looks only twenty years ahead. Planning with respect to natural capital requires a far longer planning horizon than monetary economics. The failure to plan and regulate the use of the County's natural capital may take many generations to repair, while extinctions are irreparable with as-yet unknown future consequences.

Tourism is central to the San Juan Islands' economy. It also presents significant challenges for our sensitive natural and cultural resources, our limited public and utility infrastructure, and for those seeking consistent employment and affordable housing. As climate change intensifies, the islands will face compounding impacts from tourism and visitation if not actively managed, including increased greenhouse gas emissions, strain on limited water resources, impacts on sensitive ecosystems, and quality of life. Sustainable tourism policies should align with climate goals to protect the islands' environmental integrity while supporting a thriving, resilient local economy.

### **Economic Development Framework**

The County seeks to retain and enhance an economy that reinforces the County's diverse character and allows both capitalization on and conservation of its assets, including:

natural beauty, diverse agricultural activities, history and heritage, and the high educational attainment, diverse skills, cultural creativity, can-do attitude, and problem-solving skills of its residents. The County seeks to maintain or encourage sustainability, the county's rural quality and natural resources, and its historical agricultural and maritime industries. The goals and actions proposed below are founded in a core set of assumptions, as follows:

- a.** Most county residents would see economic growth as a controllable means for maintaining economic vitality and a high quality of life, while preserving what is dear: the rural character and natural characteristics of their county. All elements of the environment and the best qualities of the economy must be nurtured because together they determine the quality of life.
- b.** The purpose of this EDE is to guide regulatory policy, decision-making, and private and government investment. Therefore, proposed strategies should be designed with the County, the Town of Friday Harbor, the ports, potential business investors, proposed urban growth areas, and hamlets as the principal audience. Implementation of this EDE will entail participation by many entities and private sector partners in addition to the various government partners, all in a manner intended to benefit the people of the county.
- c.** Proposed economic development strategies must be based on island realities and be designed holistically, with a view to keeping an island-scale economy and the preservation and enhancement of each island's quality of life, rural character, and precious natural resources. In adopting policies consistent with these strategies, emphasis should be placed on the most promising, wage-generating, and locally appropriate economic emphasis areas consistent with the ethos embodied in the Vision and consistent with the character of the respective islands.

A living wage is defined as net income that can meet a worker's basic needs for food, housing, childcare, and other necessities. Living-wage jobs may include (among others) trades jobs that serve residents, or "knowledge work" (e.g., tech, engineering, writing) that brings in income from outside the County. However, these goals and actions are not intended to diminish any existing business, enterprise, or trade. Supporting a sound economy which offers living wages will include a concerted focus on workforce training to support and catalyze diverse businesses, perform work otherwise done by labor and skills sourced from outside the county, and renew the talent pool.

- d.** This EDE confirms the County's intention to cooperate with all toward developing an economy consistent with the Vision Statement.

### **Specific Projects**

Key to achieving these following overarching goals will, among other things, be by implementation of specific projects, including but not limited to the list of eligible project types for the Public Facilities Financing Assistance Program (PFFAP).

The list of eligible project types authorized for funding under the Public Facilities Financing Assistance Program (PFFAP) includes those that:



- 1) finance the construction of affordable workforce housing infrastructure of facilities;
- 2) finance personnel in economic development offices; or
- 3) finance public facilities serving economic development as defined in RCW 82.14.370 and listed below:

#### **List of eligible project types for the Public Facilities Financing Assistance Program (PFFAP)\*:**

##### **Agriculture/ Aquaculture/Timber**

Product processing facilities, such as: commercial kitchens, seed production facilities, timber mills  
Product sales, marketing and distribution facilities, such as: Food hubs, farmers' markets

##### **Alternative Energy**

Energy production, storage and distribution facilities

##### **Economic Development Projects**

Shared workspaces, business incubators, trades & business training facilities, business parks

Personnel in economic development (ADO) offices

##### **Health Care**

Public hospitals and/or Long-term care facilities

##### **Maritime Industries**

Marine research facilities

Boat building, repair facilities

Marine industry incubators and/or Training facilities

##### **Telecommunications**

Broadband/communication infrastructure, such as: Cell/communication towers, fiber optic installations, joint use wireless facilities

**Tourism**

Park and/or event facilities, such as: Public pools, public restrooms and signage  
Public access to shorelines and/or trails

**Transportation**

Roads including intersection improvements  
Public transportation improvements, such as: Bridges, non-motorized pathways, public parking,  
boardwalks  
Public marina improvements, such as: Barge landings, boat launches, docks  
Public airport improvements, such as: Buildings, emergency medical transportation  
infrastructure Ferry landing and parking improvements

**Utilities**

Water, wastewater and stormwater systems  
Solid waste, recycling and composting facilities

**Small Manufacturing**

Facilities and infrastructure for small manufacturing, such as: planning, manufacturing co-work spaces, structural systems and foundations, power, fiber, HVAC and other physical plant systems, systems for physical automation and management

**Libraries**

Library facilities and improvements supporting an economic development purpose

\* For projects to be eligible for funding, they must be designed to increase capacity and not address a deficiency, unless that deficiency is a direct impediment to economic development.

## Goals and Policies

### Goal E 1

**Establish and maintain a stable, year-round, diversified and locally based economy that creates living wage jobs in community and environmentally friendly industries consistent with rural character.**

#### Policy E 1.1

Consider how changes in regulations, permitting, and zoning affect businesses and natural resources to maximize business opportunities while preserving and enhancing natural capital, and prioritizing the growth of existing businesses over encouraging out-of-county business incursion.

#### Policy E 1.2

Seek to create an environment conducive to long-term, sustainable, living wage job growth that encourages the creation of new businesses, and retention and expansion of existing businesses, within a framework that preserves and enhances the natural assets and rural character of the county. This will encourage the retention and expansion of locally owned businesses and employment base, rather than fostering the attraction of mainland or nationally franchised businesses.

#### Policy E 1.3

Encourage workforce development programs and initiatives that enable low- and moderate-income people to work and reside in the County.

#### Policy E 1.4

Support the study and analysis of areas of economic activity to target specific activities or employers the initiation or expansion of whose activities would be environmentally benign and economically beneficial to the community.

#### Policy E 1.5

Support local businesses and workers through organizations such as the San Juan County Economic Development Council (EDC) and other workforce and small business development entities through funding (e.g., through PFFAP or LTAC), through resource-sharing and other methods.

#### Policy E 1.6

Encourage County residents to apply for positions at the apprentice or trainee level to establish a pool to replace resigning or retiring members of the county work force, and issue contracts allowing apprentice or trainee participation in contracted work.



**Policy E 1.7**

Support increasing local expertise in jobs supporting environmental sustainability goals available on Island, such as electricians and insulators to provide solar installations and energy efficiency upgrades, specialty landscape designers to install and maintain green roofs, specialty mechanics to repair electric vehicles and vessels, with targeted efforts to ensure these opportunities benefit overburdened communities.

**Goal E 2**

**Support and maintain infrastructure, community assets, and environmental resources, protecting natural assets and preserving rural character.**

This goal treats the county's natural capital as essential infrastructure, much of which is owned or regulated by the County, the state of Washington, or the federal government.

**Policy E 2.1**

Encourage provision of adequate infrastructure that is supportive of a healthy economy and environment while preserving those unique features valued by inhabitants and the subject of interest and pleasure to visitors, as well as those natural elements that underlie and support those features.

**Policy E 2.2**

Advocate for Washington State Ferries to improve San Juan Island ferry service, vessels, and infrastructure by investing in newer, quieter, and more efficient ferries, encouraging the training of necessary personnel, and restoring the Sidney, BC route.



**Policy E 2.3**

Support renewable energy and energy storage capability, and increased redundancy of both power and telecommunications infrastructure.

**Policy E 2.4**

Ensure that power supply and infrastructure are able to meet local needs, protecting from rising pressure on the mainland grid due, in part, to data center expansion and AI.



**Policy E 2.5**

Support improvements in programs to manage solid waste locally, sustainably, and efficiently.

**Policy E 2.6**

Foster a thriving local food economy by supporting the development of infrastructure and market access.



**Policy E 2.7**

Recognize the ecosystem services performed by healthy soil as fundamental and essential county assets and support regenerative stewardship activities.



**Policy E 2.8**

Recognize ecological assets and services performed by a healthy ecosystem as essential as economic assets and support regenerative stewardship activities.

**Policy E 2.8**

Support opportunities for local youth to explore maritime careers and gain exposure to future employment pathways in the ferry system.

**Goal E 3**

**Enhance economic resilience to rapid and long-term natural and economic disruptions.**

**Policy E 3.1**

Identify and support opportunities to diversify the economy among and within sectors to encourage living wage jobs and preserve the islands' ecological assets.

**Policy E 3.2**

Include disaster management planning in infrastructure and economic development programs, improve oil spill response and remediation capacity, and encourage community and governmental disaster preparedness for infrastructure on which industries depend.



**Policy E 3.3**

Encourage community and governmental awareness, preparedness, and action regarding negative impacts from climate change, including the encouragement of the reduction of fossil fuel consumption.

**Policy E 3.4**

Increase local food production and promote land stewardship and food security as core components of economic resilience.



**Policy E 3.5**

Ensure that the local economy fosters business opportunities associated with climate mitigation and adaptation, including local food production, energy supply and backup, and carbon-free transportation for residents and visitors. Support local businesses' efforts to bolster climate preparedness and continuity of operations.



**Goal 4**

**Strengthen the nexus of tourism and community assets, ensuring that visitation supports and enhances the economy, environment, quality of life, and cultural heritage of the San Juan Islands.**

**Policy E 4.1**

Align tourism planning, promotion and management with the County's goals of reducing greenhouse gas emissions and increasing climate resilience.

**Policy E 4.2**

Protect the natural environment through targeted educational outreach for all visitors and promotion of a stewardship ethic. Consider visitor management strategies to prevent excessive strain on limited natural resources and infrastructure, especially during the peak summer season.

**Policy E 4.3**

Retain the social authenticity of the islands, conserving the living and built environments, and retaining cultural heritage.

**Policy E 4.4**

Support sustainable economic operations that provide local, stable employment and promote sustainable food systems to reduce the carbon footprint of peak visitor related food consumption.

**Policy E 4.5**

Reduce greenhouse gas emissions from visitation by developing multi-modal, low carbon transportation infrastructure options for visitors and the local community.

**Policy E 4.6**

Partner with the San Juan County Destination Marketing and Management Organization, and the Chambers of Commerce/Visitor Information Centers on Lopez, Orcas and San Juan Islands as conduits to hospitality-oriented businesses and non-profits, as well as to potential and actual visitors, to educate visitors regarding responsible, sustainable tourism which meets County goals.

ORDINANCE NO. 22 - 2025

ORDINANCE UPDATING AND AMENDING 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 and adopted its most recent *Plan* periodic update by Ordinance 20-2022 on November 30, 2022;
- 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(5)(b) requires San Juan County to complete its Periodic Update by December 31, 2025; however, per RCW 36.70A.130(6)(b), as a County with less than 50,000 people and a growth rate of less than 17 percent in the preceding 10 years, San Juan County may complete its Periodic Update at any time before December 31, 2027;
- G. RCW 36.70A.130(3)(b) requires Urban Growth Areas (UGAs) to be revised to accommodate the urban growth projected in the succeeding twenty-year period;
- H. On December 12, 2023, the County Council approved Resolution 34-2023, which established a population forecast for 2045 of 23,014 people based on figures provided by the Washington State Office of Financial Management (OFM);
- I. 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;

1 Table 1. 2024 Pop-up and Open House Events

Island	Location	Date
San Juan	San Juan Island Marketplace, San Juan Island Grange	October 22 & 25, 2024
Orcas	Orcas Island Market, Orcas Fire Station	October 23, 2024
Lopez	Lopez Village Market, Lopez Center for Community and the Arts	October 24, 2024

2  
3 Table 2. 2024/25 Other Engagement Activities

Island	Location/Activity	Date
San Juan	San Juan County Fair - Tabling	August 15-18, 2024
Countywide	Online Survey (English and Spanish); postcard mailed to every resident	October 4 – November 11, 2024
Countywide	Engagement Website at <a href="https://engage.sanjuancountywa.gov/2025-comp-plan-update">https://engage.sanjuancountywa.gov/2025-comp-plan-update</a>	April 2024-present
Countywide	Press releases published in local news sources and sent to County email subscribers	19 press releases between May 15, 2025 and present

4  
5 **J.** San Juan County actively sought citizen input regarding the new Element 11 Climate  
6 (Exhibit K), utilizing several forms of public outreach and engagement, in addition to  
7 regularly noticed public meetings and public hearings.

8  
9 Public engagement events conducted for the purpose of sharing information and gathering  
10 public input about the Climate Element are listed in Tables 3-9 below;

11  
12 Communitywide Climate Survey

13 A survey was conducted to gather community input on the County’s long-term vision,  
14 climate policies, and strategies to reduce greenhouse gas emissions and enhance  
15 resilience to climate impacts.

16  
17 Table 3.

Island	Location	Date
All County	Online survey (English and Spanish); postcard mailed to every resident	May 2 – June 16, 2024

18  
19 Climate Conversations with Climate Collaborators

20 A volunteer cohort of ‘Climate Collaborators’ engaged with islanders to raise awareness  
21 of climate issues and inform them about the Climate Element development process.

22  
23 Table 4.

Island	Location	Date
San Juan – training	Friday Harbor Grange (virtual training also offered)	May 3, 2024
San Juan, Orcas, Lopez and Shaw	Various local events, group meetings and convenings	May - July 2024

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Climate Priority Voting Activity

Information about the Climate Element was shared with an interactive poster activity which allowed participants to vote for their resilience and mitigation priorities at the following events:

Table 5.

Island	Location	Date
San Juan	San Juan County Fair	August 15-18, 2024
San Juan	Marketplace, San Juan Island Grange	October 22 & 25, 2024
Orcas	Island Market, Orcas Fire Station	October 23, 2024
Lopez	Lopez Village Market, Lopez Center for Community and the Arts	October 24, 2024

Climate Vulnerability Community Listening Session

As part of the development of the Climate Vulnerability Assessment, staff listened to community members’ lived experiences with extreme weather events to understand how climate change is impacting the community and to develop strategies to build San Juan County’s adaptive capacity.

Table 6.

Island	Location	Date
All islands	Virtual	November 19, 2024

Climate Element Virtual Drop-in Session

Coinciding with the public review period of the first draft Climate Element, this session included a short presentation about the Climate Element process, and the remainder of the time was open for community Q&A.

Table 7.

Island	Location	Date
All islands	Virtual	March 11, 2025

Climate Focus Groups

These interactive sessions were conducted in partnership with multiple community-based organizations and targeted specific communities including lower income, Latinx (conducted in Spanish), and youth communities (co-led by a youth facilitation team). They included an educational component as well as activities to generate and prioritize ideas together.

1 Table 8. First Round Focus Groups with community partners

Island	Location	Date
San Juan	Mullis Center, San Juan Library	March 28 and April 24, 2025
Orcas	Community Resource Center (2 sessions)	April 3, 2025
Lopez	Family Resource Center	April 17 and May 14, 2025

2  
3 Table 9. Second Round Focus Groups with youth facilitation team

Island	Location	Date
San Juan	Friday Harbor High School, Spring Street International School	May 9, 10, 20, and 27, 2025
Orcas	Orcas Island High School (2 sessions)	May 15, 2025
Lopez	Lopez Island High School	May 21, 2025

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- K. At regularly scheduled public meetings from March 15, 2024, through August 15, 2025, the Staff and Planning Commission reviewed and developed drafts of amendments to the *Plan* Elements and Appendices. The drafts followed the Department of Commerce’s Periodic Update Checklist for Fully-Planning Counties and incorporated input from the public and from state and local agencies;
- L. On September 17, 2024, San Juan County sent letters to 14 tribes affected by issues regarding the lands and waters of San Juan County, inviting tribes to participate in the Comprehensive Plan periodic update, including development of the new Climate Element, per RCW 36.70A.040. The tribes contacted are: Jamestown S’Klallam Tribe, Lower Elwha Klallam Tribe, Lummi Nation, Nooksack Indian Tribe, Muckleshoot Indian Tribe, Port Gamble S’Klallam Tribe, Samish Indian Nation, Sauk-Suiattle Indian Tribe, Snoqualmie Indian Tribe, Stillaguamish Tribe of Indians, Suquamish Tribe, Swinomish Indian Tribal Community, Tulalip Tribes, and Upper Skagit Indian Tribe. Additional letters were sent to the 14 tribes on October 17, 2025, to invite tribes to review proposed goals and policies pertaining to County coordination and partnership with tribes, as well as protection of cultural resources;
- M. In December 2024, the Department of Community Development completed a *Land Capacity Analysis* to determine whether the *Plan* and County development regulations, when taken collectively, provide sufficient land capacity for development to accommodate the projected housing and employment growth, satisfying the requirements of Washington Administrative Code (WAC) 365-196-325 (Exhibit M);
- N. After the *Land Capacity Analysis* determined that the *Plan* Official Maps and development regulations do not provide sufficient capacity for residential development serving households in the 0-80% Area Median Income (AMI), groups in the Eastsound Urban Growth Area, staff developed Official Map amendments, including density increases and

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UGA expansion, reflecting Council direction and Planning Commission, citizen advisory committee, and public input;

**O.** On December 20, 2024, the Department of Community Development received an application from New RH, LLC to amend the Roche Harbor Master Planned Resort designation on the Official Map for District 1 and to amend the Roche Harbor Resort Master Plan. The application was given file number LANDUSE-25-0006;

**P.** New RH, LLC mailed letters to all Roche Harbor Water Company Users regarding LANDUSE-25-0006 on July 8, 2025. The County Council reviewed the application on July 15, 2025 and by the Planning Commission on July 18 and August 15, 2025;

**Q.** At public meetings on May 16, July 18, and August 15, 2025, the Planning Commission considered DCD recommendations and public input on proposed Official Map amendments;

**R.** An environmental checklist was prepared for the proposed *Plan* amendments. On August 12, 2025, DCD issued a Determination of Non-significance (DNS), put the DNS on the State Environmental Protection Act (SEPA) register and published a notice regarding the DNS in the Journal of the San Juan Islands and The Islands’ Sounder on August 13, 2025. The DNS was assigned SEPA project # 202503377 by the Department of Ecology;

**S.** On August 13, 2025, DCD transmitted the environmental checklist and DNS to federal, state, and local agencies in accordance with SJCC 18.80.050 and WAC 197-11-340;

**T.** On August 15, 2025, the Planning Commission set a public hearing on the Comprehensive Plan Update for September 19, 2025;

**U.** Notices regarding the September 19, 2025, public hearing were mailed to all property owners within 300 feet of the proposed Official Map amendments and related signage was posted in accordance with the notice procedures established in San Juan County Code (SJCC) 18.90.030(E);

1. On August 15, 2025, New RH, LLC mailed public hearing notices to all owners of parcels within 300 feet of TPNs 462412001000, 462411002000, 361922001000, 462411003000, and 361922002000;

2. On August 18, 2025, San Juan County mailed public hearing notices to all property owners within the Eastsound Subarea and within 300 feet of proposed Eastsound Urban Growth Area Official Map amendments;

**V.** On September 3, 2025, a September 19, 2025 Planning Commission public hearing on the 2025 Comprehensive Plan Update was advertised in the Journal of the San Juan Islands and the Islands’ Sounder;

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- W.** On September 12, 2025, New RH, LLC mailed public hearing notices regarding a hearing on proposed amendments to the Roche Harbor Master Planned Resort Activity Center Plan to all owners of parcels within 300 feet of TPNs 462412001000, 462411002000, 361922001000, 462411003000, and 36192200200;
- X.** On September 19, 2025, the Planning Commission held a duly advertised public hearing and recommended an ordinance amending the *Plan* for the County Council’s consideration;
- Y.** On September 24, 2025, in compliance with RCW 36.70A.106, a 60-day notice of the County’s intent to adopt comprehensive plan amendments was transmitted to the Washington State Department of Commerce;
- Z.** On September 26, 2025, Commerce acknowledged receipt of the sixty-day notice and identified it as Submittal ID No. 2025-S-9899;
- AA.** On October 1, 2025, an October 17, 2025 Planning Commission public hearing on proposed amendments to the Roche Harbor Master Planned Resort Activity Center Plan was advertised in the Journal of the San Juan Islands and the Islands’ Sounder;
- BB.** On October 17, 2025, the Planning Commission held a duly advertised public hearing and recommended amendments to the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan to reflect the change to the Roche Harbor MPR designation on the Comprehensive Plan Official Map and respond to conditions of approval recommended by the Planning Commission previously at the September 19, 2025 hearing;
- CC.** On October 20 and November 3, 2025, the Department of Community Development briefed the County Council on the Planning Commission recommended amendments;
- DD.** On October 21, 2025, the County Council set a public hearing on the 2025 Comprehensive Plan Update for November 25, 2025;
- EE.** On November 5 and 18, 2025, a November 25, 2025, County Council hearing on the 2025 Comprehensive Plan Update was advertised in the Journal of the San Juan Islands and the Islands’ Sounder.
- FF.** On November 25, 2025, the County Council held a duly advertised public hearing on proposed amendments to the *Plan*. The County Council continued the hearing to December 2 and then again to December 9, 2025; and
- GG.** The San Juan County Council makes the following findings:
  1. RCW 36.70A.130 requires San Juan County to periodically review and, if needed, revise its comprehensive land use plan and development regulations to ensure that the plan and regulations comply with the Washington State Growth Management Act (GMA).

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- 2. The Washington State Office of Financial Management (OFM) twenty-year population forecast is included in the proposed Appendix A Population Forecast and Land Capacity Analysis (Exhibit M).
- 3. The San Juan County Comprehensive Plan includes the elements required in RCW 36.70A.070 as follows:
  - a. The Land Use and Rural Element (Exhibit C), in conjunction with the Official Maps (Exhibits S and T), establishes the general distribution, location, extent of future land uses. The Land Use Element and Official Map designate areas for population densities and building intensities. The Land Use Element includes an estimate of population growth. Along with other components of the *Plan*, the Land Use and Rural Element has policies for promoting physical activity and addressing stormwater runoff.
  - b. The Housing Element (Exhibit E) and Appendix 5 Housing Needs Assessment and Racially Disparate Impacts Assessment (Exhibit O) ensures the vitality and character of established residential neighborhoods. The Housing Element and Appendix 5 include:
    - i. An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
    - ii. A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
    - iii. Identification of sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes;
    - iv. Adequate provisions for existing and projected needs of all economic segments of the community;
    - v. Identification of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing; and

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- vi. Policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions.
  - vii. Identification of areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments
  - viii. Antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.
- c. The Capital Facilities Element (Exhibit G) and Appendix 7 Capital Facilities Plan (Exhibit Q) consist of:
- ix. An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
  - x. A forecast of the future needs for such capital facilities;
  - xi. The proposed locations and capacities of expanded or new capital facilities;
  - xii. A six-year plan that will finance such capital facilities within projected funding capacities and clearly identify sources of public money for such purposes; and
  - xiii. A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.
- d. The Utilities Element (Exhibit H) and Appendix 8 Utilities Inventory (Exhibit R) include the general location, proposed location, and capacity of all existing and proposed utilities.
- e. The Land Use and Rural Element (Exhibit C) includes goals and policies for those lands that are not designated for urban growth, agriculture, forest, and mineral resources. The *Plan* keeps the Land Use and Rural goals and policies together in a single element to reflect that the entire County is primarily rural and ensure that goals and policies are consistent and coordinated to preserve rural character throughout the County.

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- f. The Transportation Element (Exhibit F) implements, and is consistent with, the Land Use and Rural Element. The level of service analyses, including the new required multimodal transportation LOS analysis, in Appendix 6 Transportation (Exhibit P) are based on the same assumptions about growth as the Land Use and Rural Element and Official Maps to ensure that transportation infrastructure will remain adequate to serve the needs of the County as new development occurs.
  - g. The Economic Development Element (Exhibit J) establishes local goals, policies, objectives, and provisions for economic growth, vitality and a high quality of life.
  - h. The 2022 Recreation, Open Space, and Stewardship Plan (ROSS) implements and is consistent with the capital facilities plan element as it relates to park and recreation facilities.
  - i. The Climate element is designed to result in reductions in overall greenhouse gas emissions and enhance resiliency to and avoid the adverse impacts of climate change, including efforts to reduce localized greenhouse gas emissions and avoid creating or worsening localized climate impacts to vulnerable populations and overburdened communities. The Climate Element includes a greenhouse gas emissions reduction subelement and a resiliency subelement.
4. The *Plan* includes four optional elements as allowed by RCW 36.70A.080. The optional elements are:
- a. Governance Element (Exhibit B);
  - b. Water Resources (Exhibit D);
  - c. Historic and Archaeological Resources Element (Exhibit I); and
  - d. Administration Element (Exhibit L).
5. RCW 36.70A.110 requires the County to designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban. The Comprehensive Plan Official Maps (Exhibits S and T) and Land Use and Rural Element (Exhibit C) designate three urban growth areas (UGAs): Friday Harbor UGA, Eastsound UGA, and Lopez Village UGA. Urban growth is encouraged in these UGAs. The remaining rural and natural resource lands allow growth provided it is not urban in nature.
6. RCW 36.70A.110 and 115 require the County to ensure that the *Plan* and development regulations provide sufficient capacity of land suitable for development to accommodate its allocated housing and employment growth.
- a. The County and its consultants conducted a *Land Capacity Analysis (LCA)* as recommended by WAC 365-196-310(5) to determine whether the *Plan* and

development regulations provide sufficient capacity of land suitable for development to accommodate the forecasted housing and employment growth.

- b. The LCA was based on housing allocations of:
  - i. 50% of Orcas Island’s housing needs allocated to Eastsound UGA;
  - ii. 50% of Lopez Island’s housing needs allocated to Lopez Island UGA; and
  - iii. 60% of San Juan Island’s housing needs allocated to Friday Harbor UGA.

San Juan County’s Land Use Element establishes a policy of accommodating 50% of the twenty-year population growth projected for the island where the UGA is Located (policy LU 17.13). In mid-2024, a series of discussions between the Town of Friday Harbor and the County resulted in a revision to this target, where the Town agreed to accept an allocation of 60 percent of the net new population of San Juan Island.

- c. The *LCA* in Appendix A (Exhibit M) demonstrates that the *Plan* and development regulations do not provide sufficient capacity to accommodate the forecasted growth required in RCW 36.70A.115. The LCA demonstrated a deficit in capacity for 227 housing units to serve the 0-80% Area Median Income (AMI) population in the Eastsound Urban Growth Area.
- d. The *Land Capacity Analysis (LCA)* utilized data which was accurate at the time the methodologies for the study were established.
- e. On January 27, 2025, the County Council reviewed the LCA methodology and provided direction to staff regarding which Official Map amendments to pursue to increase 0-80% AMI housing capacity in Eastsound.
- f. On March 6, 2025, the Eastsound Planning Review Committee recommended proposed Official Map amendments to increase 0-80% AMI housing capacity in Eastsound.
- g. The County is coordinating with the Town of Friday Harbor on its UGA capacity needs. The County anticipates receiving a Friday Harbor UGA expansion proposal based on the Town’s LCA results in late 2025. The County will continue to work with the Town of Friday Harbor to meet its projected housing and employment capacity needs through the 20-year planning period.

7. The County provided for early and continuous public participation during the *Plan* update process. The public was able to participate in the process in the following ways:

- a. Submitting written public comments on proposed amendments and staff reports;
- b. Filling out an online survey;

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- c. Engaging in pop-up studios, public workshops, and open house events;
  - d. Engaging with the project webpage at <https://engage.sanjuancountywa.gov/2025-comp-plan-update>; and
  - e. Providing comments during public access time at Planning Commission and County Council meetings.
- 8.** RCW 36.70A.150 requires the County to identify lands useful for public purposes such as utility corridors, transportation corridors, landfills, stormwater management facilities, recreation, schools, and public uses. Appendix 6 Transportation (Exhibit P) identifies lands useful for transportation uses. Appendix 7 Capital Facilities Plan (Exhibit Q) identifies lands useful for public uses. Appendix 8 Utilities (Exhibit R) identifies lands useful for utility uses. These appendices identify lands useful for public purposes.
- 9.** RCW 36.70A.160 requires the County to identify open space corridors within and between UGAs. Open space corridors include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. The ROSS identifies these corridors.
- 10.** RCW 36.70A.170 requires the County to designate agricultural, forestry, and mineral natural resource lands, which are not characterized by urban growth and have long-term commercial significance for the production of natural resources. The Land Use and Rural Element (Exhibit C) and the *Plan* Official Maps (Exhibits S and T) designate natural resource lands. The natural resource land designations are consistent with the guidelines to classify agriculture, forest and mineral lands in Chapter 365-190 WAC.
- a. The Land Use and Rural Element contains policies for mineral resource lands and the *Plan* Official Maps include a mineral resource lands overlay layer; however, San Juan County has not designated any parcels as mineral resource lands.
  - b. San Juan County plans to designate mineral resource lands on the *Plan* Official Maps in 2026.
- 11.** The following Official Map amendments comply with the GMA and meet the criteria for approval in SJCC 18.90.030(F). Official Map amendments 1-6 in Table 4 sufficiently address the capacity deficit for 227 housing units serving 0-80% AMI households in the Eastsound UGA identified by the Land Capacity Analysis.

1 Table 4. Proposed Official Map Amendments

	Area Name	Parcel(s)	Current Designation	Proposal
1	Eastsound Density Increase (upzone) Area A	Parcels west of North Beach Road, between Twigs Ln and Bartel Rd	Eastsound Residential (4 units per acre)	Eastsound Residential (min. 4 – max. 12 units per acre)
2	Density Increase (upzone) Area B	All parcels designated Village Commercial and Village Commercial Limited	Village Commercial (VC) (min. 4 – max. 40 units per acre), Village Commercial Limited (VCL) (min. 4 – max. 40 units per acre)	Increase min. density in VC/VCL to min. 12.
3	VR to VC	271414021000 271414023000 271414024000	Village Residential (VR)(min. 4 - max. 12 units per acre)	Village Commercial (VC) (min. 12 – max. 40 units per acre)
4	VR to VCL	271414003000	Village Residential (VR)(min. 4 - max. 12 units per acre)	Village Commercial Limited (VCL) (min. 12 – max. 40 units per acre)
5	Expansion Area A	271223009000	Eastsound Rural Residential (1 unit per 5 acres)	Eastsound Residential (min. 4 – max. 12 units per acre)
6	Expansion Area B	271141002000 271141001000	Eastsound Rural (1 unit per 5 acres)	Eastsound Residential (min. 4 – max. 12 units per acre)
7	Roche Harbor Master Planned Resort Expansion	361922001000 462411002000 462412001000 462411003000 361922002000	Rural Residential (1 unit per 5 acres)	Master Planned Resort (no increase to 180 dwelling units allowed by the Roche Harbor Resort Master Plan)

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12. RCW 36.70A.200 requires the County to include in its *Plan* a process for identifying and siting essential public facilities. The Land Use and Rural Element (Exhibit C) includes policies and San Juan County Code 18.30.055 and 18.80.190 establish a process for identifying and siting essential public facilities, and to allow for essential public facilities that do not meet County development standards.

13. The *Plan* is internally consistent as required by WAC 365-196-500. All assumptions about growth are based on the same population forecast from OFM. The Administration Element (Exhibit L) establishes a mechanism for ongoing review of the *Plan*'s implementation and adjustment of its terms to remain internally consistent.

14. The Comprehensive Plan update adopted by this ordinance partially satisfies the requirement to periodically review and revise the San Juan County Comprehensive Plan. The County's Comprehensive Plan Periodic Update requirement will be fully satisfied when the County adopts an ordinance designating Mineral Resource lands on the Official Maps.

1  
2 WHEREAS, the County conducted a duly advertised public hearing and has received public  
3 testimony.

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5 **NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County,  
6 State of Washington, as follows:

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8 **Section 1. Amendment of Comprehensive Plan Section A, Introduction.** San Juan  
9 County Comprehensive Plan, Section A Introduction is amended to read as shown on attached  
10 Exhibit A.

11  
12 **Section 2. Amendment of Comprehensive Plan Section B, Element 1, Governance.**  
13 San Juan County Comprehensive Plan Section B, Element 1, Governance, is amended to read as  
14 shown on attached Exhibit B.

15  
16 **Section 3. Amendment of Comprehensive Plan Section B, Element 2, Land Use.**  
17 San Juan County Comprehensive Plan Section B, Element 2, Land use is amended to read as shown  
18 on attached Exhibit C.

19  
20 **Section 4. Amendment of Comprehensive Plan Section B, Element 4, Water**  
21 **Resources.** San Juan County Comprehensive Plan Section B, Element 4, Water Resources is  
22 amended to read as shown on attached Exhibit D.

23  
24 **Section 5. Amendment of Comprehensive Plan Section B, Element 5, Housing.**  
25 San Juan County Comprehensive Plan Section B, Element 5, Housing is amended to read as  
26 shown on attached Exhibit E.

27  
28 **Section 6. Amendment of Comprehensive Plan Section B, Element 6,**  
29 **Transportation.** San Juan County Comprehensive Plan Section B, Element 6, Transportation is  
30 amended to read as shown on attached Exhibit F.

31  
32 **Section 7. Amendment of Comprehensive Plan Section B, Element 7, Capital**  
33 **Facilities.** San Juan County Comprehensive Plan Section B, Element 7, Capital Facilities is  
34 amended to read as shown on attached Exhibit G.

35  
36 **Section 8. Amendment of Comprehensive Plan Section B, Element 8, Utilities.**  
37 San Juan County Comprehensive Plan Section B, Element 8, Utilities is amended to read as  
38 shown on attached Exhibit H.

39  
40 **Section 9. Amendment of Comprehensive Plan Section B, Element 9, Historic**  
41 **and Archaeological Preservation.** San Juan County Comprehensive Plan Section B, Element 9,  
42 Historic and Archaeological Preservation is amended to read as shown on attached Exhibit I.

1           **Section 10. Amendment of Comprehensive Plan Section B, Element 10 Economic**  
2 **Development.** San Juan County Comprehensive Plan Section B, Element 10, Economic  
3 Development is amended to read as shown on attached Exhibit J.  
4

5           **Section 11. Creation of Comprehensive Plan Section B, Element 11, Climate.** San  
6 Juan County Comprehensive Plan Section B, Element 11, Climate is adopted to read as shown  
7 on attached Exhibit K.  
8

9           **Section 12. Amendment of Comprehensive Plan Section C, Administration.** San  
10 Juan County Comprehensive Plan Section C, Administration is amended to read as shown on  
11 attached Exhibit L.  
12

13           **Section 13. Amendment of Comprehensive Plan Appendix 1, Population**  
14 **Projections and Land Capacity Analysis.** San Juan County Comprehensive Plan Appendix 1,  
15 Population Projections and Land Capacity Analysis is amended as shown in attached Exhibit M.  
16

17           **Section 14. Amendment of Comprehensive Plan Appendix 4. Water Resources.**  
18 Comprehensive Plan Appendix 4. Water Resources is amended as shown in Attached Exhibit N.  
19

20           **Section 15. Amendment of Comprehensive Plan Appendix 5, Housing Needs**  
21 **Assessment and Racially Disparate Impacts Assessment.** San Juan County Comprehensive  
22 Plan Appendix 5, Housing Needs Assessment and Racially Disparate Impacts Assessment is  
23 amended as shown in attached Exhibit O.  
24

25           **Section 16. Amendment of Comprehensive Plan Appendix 6, Transportation.** San  
26 Juan County Comprehensive Plan Appendix 6, Transportation is amended to read as shown on  
27 attached Exhibit P.  
28

29           **Section 17. Amendment of Comprehensive Plan Appendix 7, Capital Facilities**  
30 **Plan.** San Juan County Comprehensive Plan Appendix 7, Capital Facilities Plan is amended to  
31 read as shown on attached Exhibit Q.  
32

33           **Section 18. Amendment of Comprehensive Plan Appendix 8, Utilities Inventory**  
34 **and Existing Conditions.** San Juan County Comprehensive Plan Appendix 8, Utilities  
35 Inventory and Existing Conditions is amended to read as shown on attached Exhibit R.  
36

37           **Section 19. Amendment of Comprehensive Plan Official Maps.** The San Juan  
38 County Comprehensive Plan Official Maps are amended as shown on attached Exhibits S and T.  
39 The Council considered an Official Map amendment to the Roche Harbor Master Planned Resort  
40 designation (LANDUSE-25-0006) on San Juan Island and moved to not approve the proposal.  
41

42           **Section 20. Amendment of the Eastsound Subarea Plan.** The Eastsound Subarea Plan  
43 is amended as shown in attached Exhibit U.  
44  
45

1           **Section 21. Amendment of the Roche Harbor Master Planned Resort (RHMPR)**  
2 **Activity Center Plan.** The County Council considered amendments to the RHMPR Activity  
3 Center Plan implementing conditions of approval of the proposed Official Map amendment to  
4 the Roche Harbor Master Planned Resort designation discussed in Section 19. The County  
5 Council moved to not approve the Official Map amendment proposal, nullifying the amendments  
6 to the RHMPR Activity Center Plan that were conditioned on the map amendment passing.

7  
8           **Section 22. Savings Clause.** This ordinance shall not affect any pending suit or  
9 proceeding; or any rights acquired; or liability or obligation incurred under the sections amended  
10 or repealed; nor shall it affect any proceedings instituted under those sections. All rights and  
11 obligations existing prior to the adoption of this ordinance shall continue in full force and effect.

12  
13           **Section 23. Severability.** If any provision of this ordinance or its application to  
14 any person is held invalid, the remainder of this ordinance and the application to other persons or  
15 circumstances shall not be affected. Remaining sections of the ordinance shall be interpreted to  
16 give effect to the spirit of the ordinance prior to removal of the portions declared invalid.

17  
18           **Section 24. Publication of Notice of Adoption.** A notice of adoption of this  
19 ordinance will be published pursuant to RCW 36.70A.290(2).

20  
21           **Section 25. Effective Date.** This Ordinance is effective on March 13, 2026.

22  
23           **Section 26. Codification.** This Ordinance shall not be codified.

24  
25 ADOPTED this 9<sup>th</sup> day of December 2025.

26  
27  
28  
29  
30 ATTEST: Clerk of the Council

**COUNTY COUNCIL**  
**SAN JUAN COUNTY, WASHINGTON**

31  
32 Sally Rogers                      12/14/25  
33 Sally Rogers, Clerk                      Date

Kari McVeigh  
Kari McVeigh, Chair  
District 1

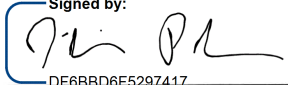
34  
35  
36  
37  
38  
39 REVIEWED BY COUNTY MANAGER

40  
41 Jessica Hudson                      12/16/25  
42 Jessica Hudson                      Date

Jane Fuller  
Jane Fuller, Vice-Chair  
District 3

1 APPROVED AS TO FORM ONLY  
2 PROSECUTING ATTORNEY  
3 AMY S. VIRA

4  
5  
6 By: Marion Gij 12/11/25  
7 Date  
8

Signed by:  
  
DE6BBD6E5297417  
Justin Paulsen, Member  
District 2