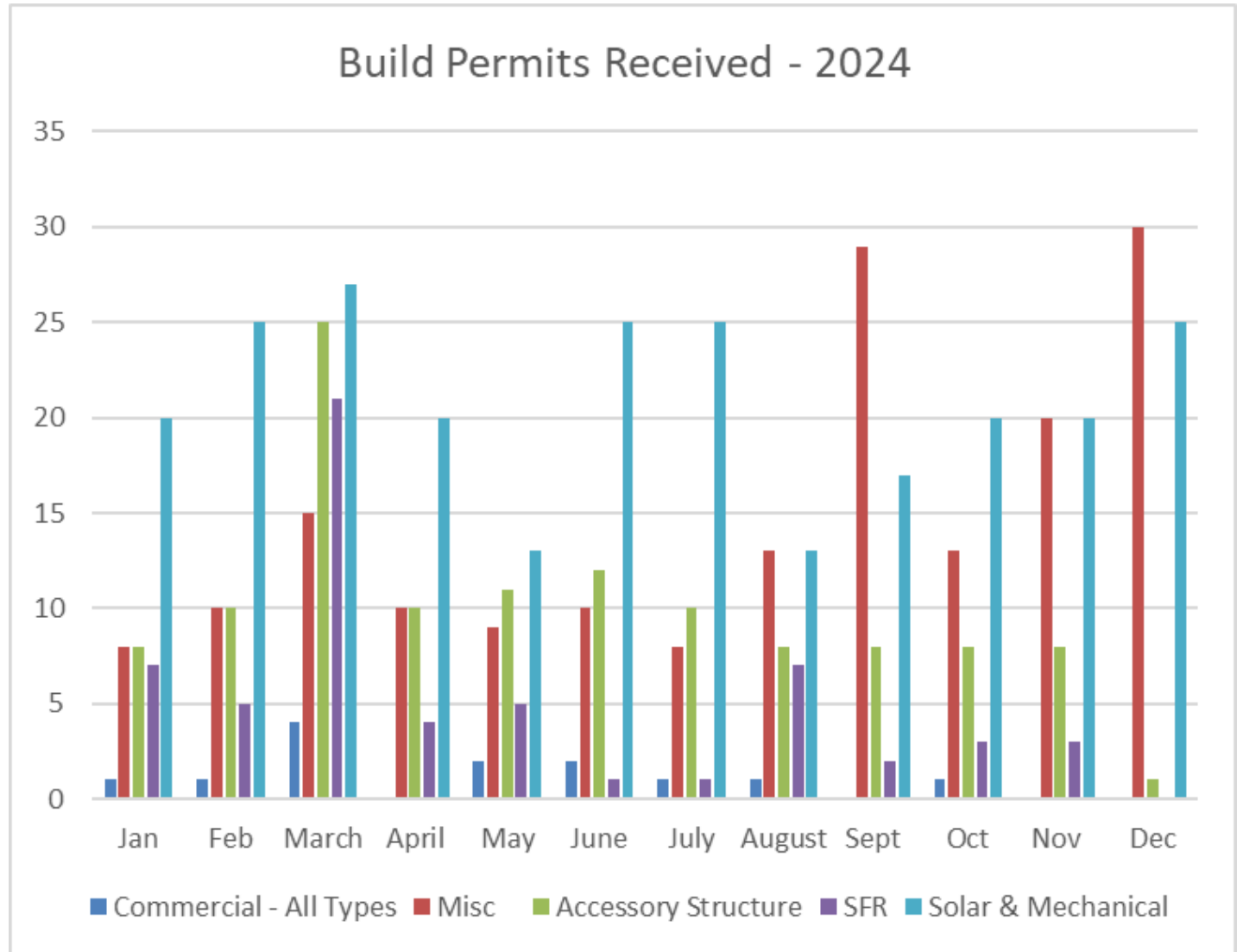




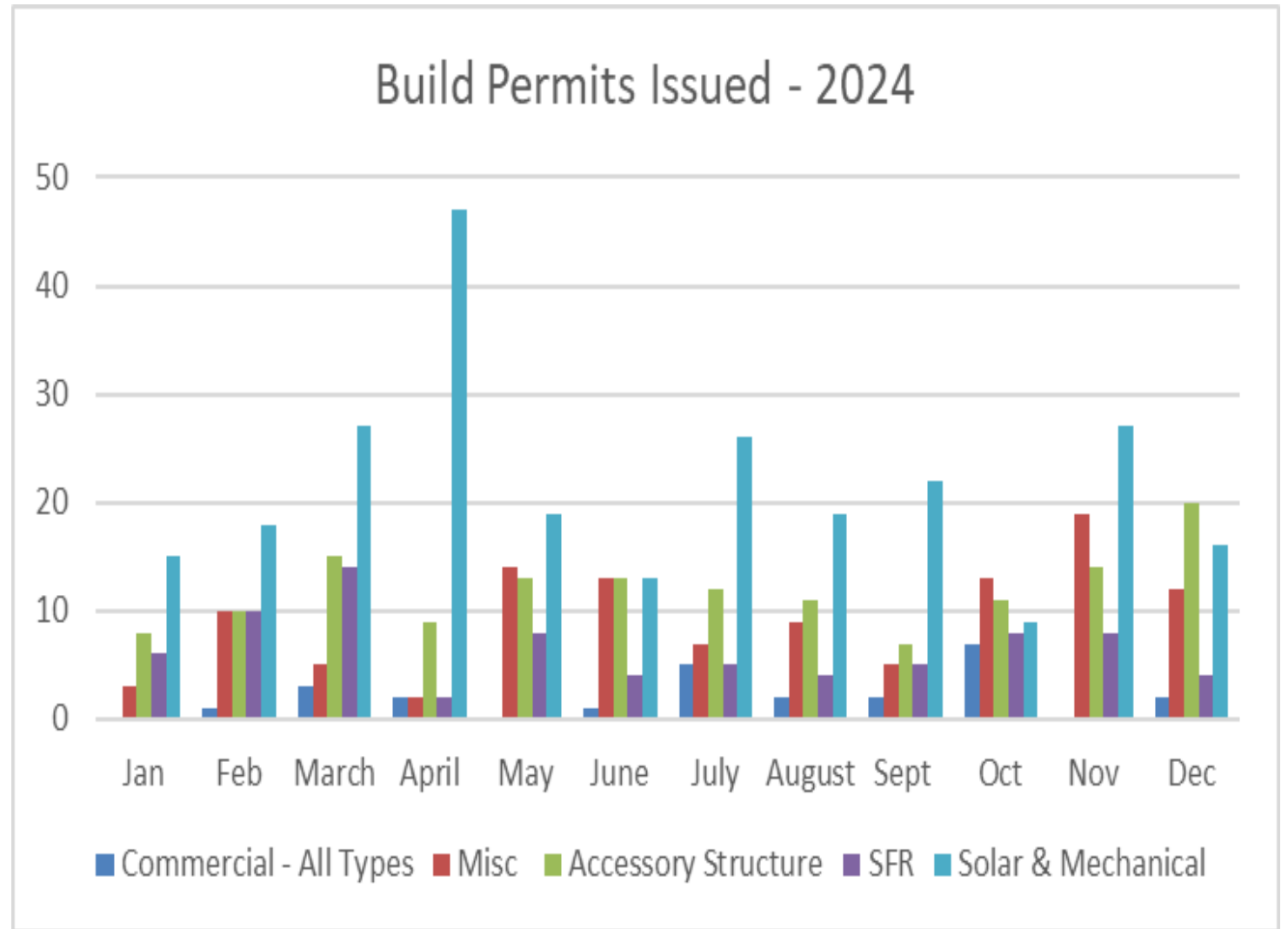
# **DCD Building & Permitting**

County Council Retreat – January 14, 2025

# Building Permits Received 2024 - 616



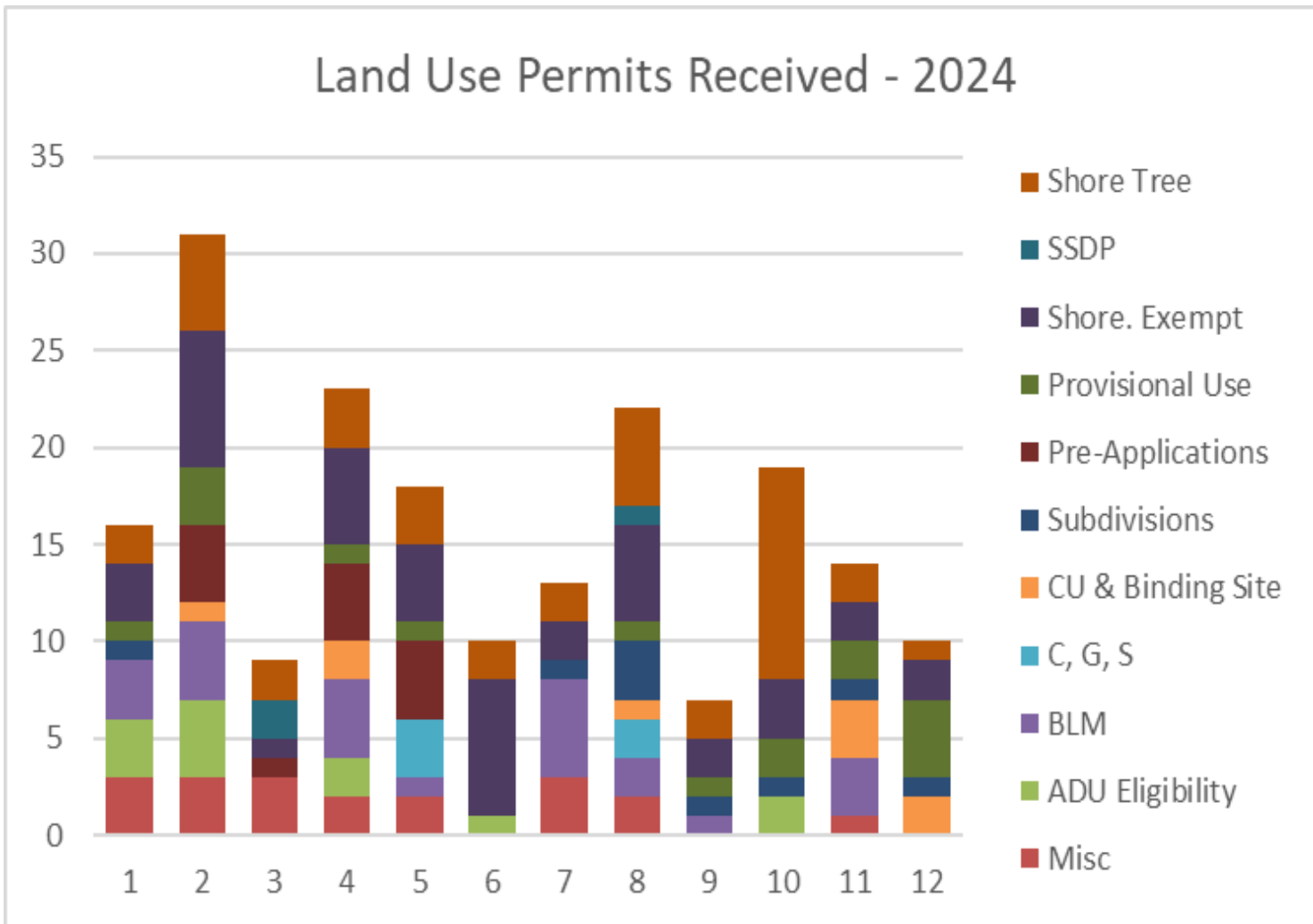
Building  
Permits  
Issued 2024 -  
616



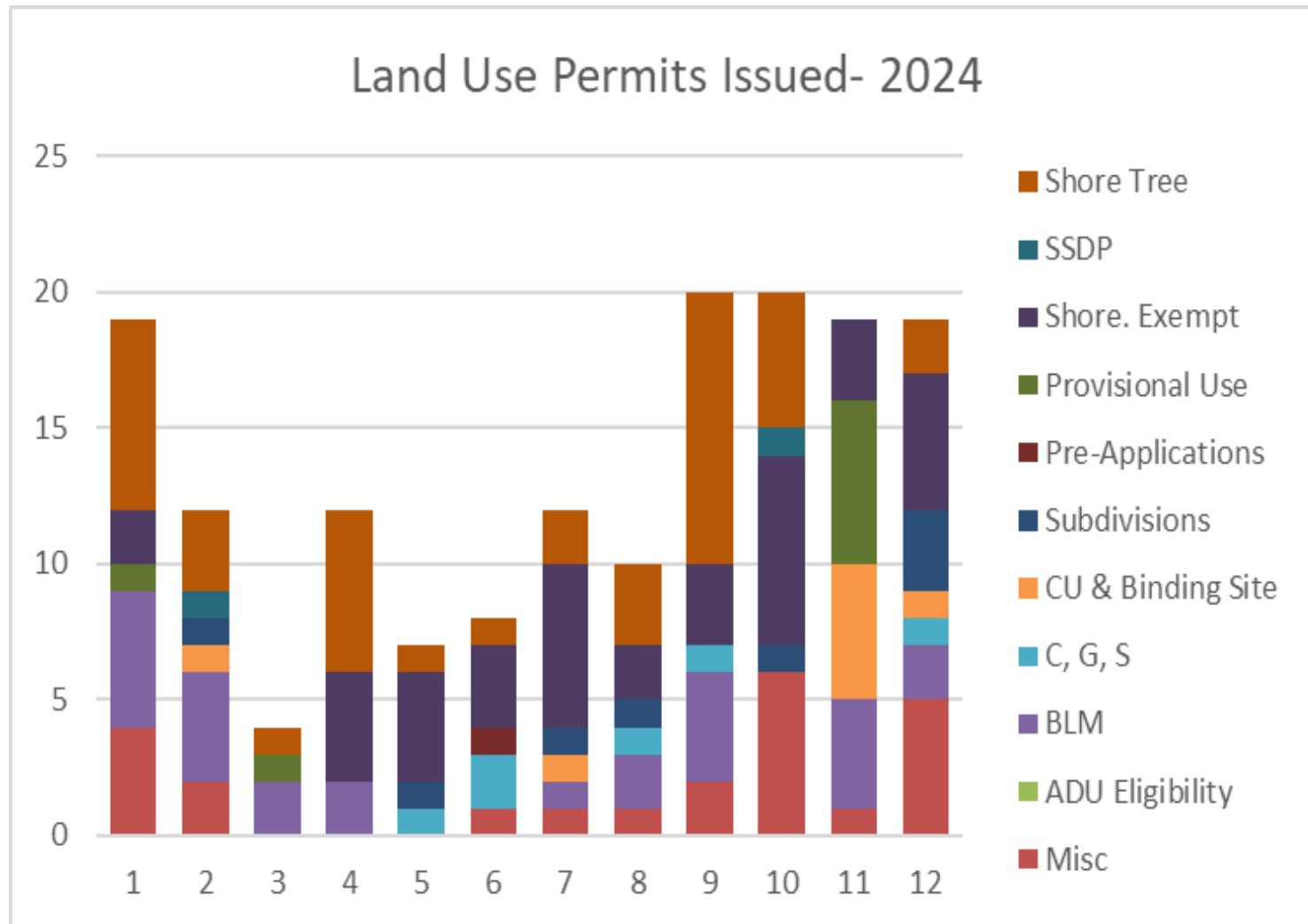
# Pending Building Permits

Permit Status	2020	2021	2022	2023	2024
Additional Information Required	0	1	1	1	35
Pending	0	0	0	1	0
Routed For Review	2	10	15	22	140
Totals:	2	11	16	24	175

Land Use Permits Received 2024 - 192



Land Use Permits Issued 2024 - 162



# Pending Land Use Permits

Permit Status	2020	2021	2022	2023	2024
Additional Information Required	0	1	0	2	1
Open*	38	33	28	27	26
Pending	1	0	4	2	9
Routed For Review	5	12	23	15	44
Totals:	44	46	55	46	80



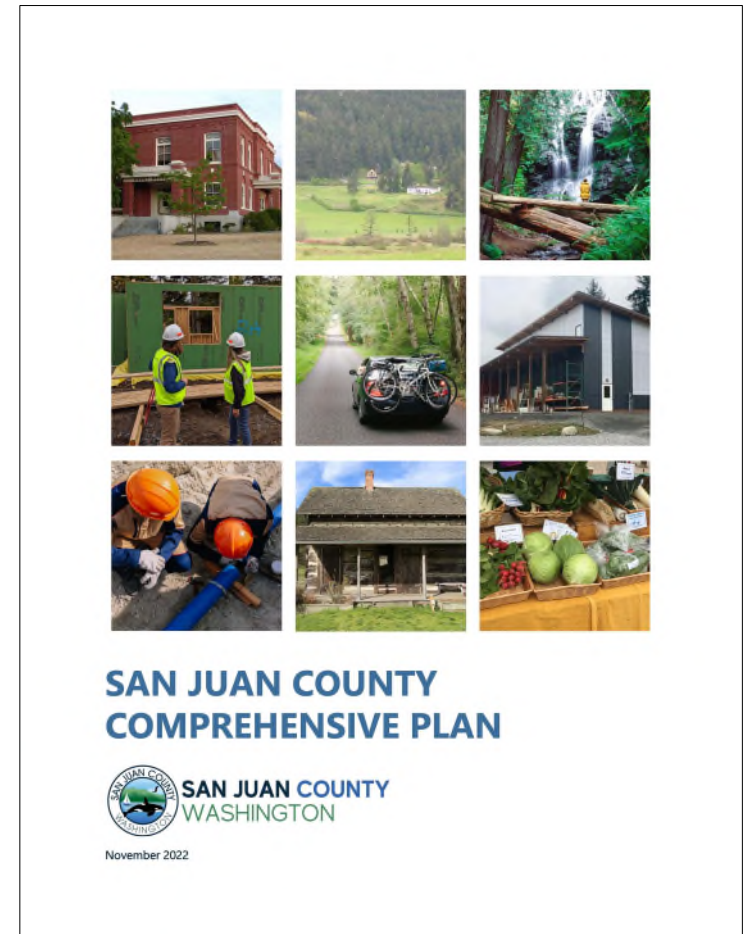
# **DCD Long Range Planning**

County Council Retreat – January 14, 2025

# Purpose

Brief the County Council on the status of DCD Long Range Planning projects and tasks:

- Comprehensive Plan Update
- Critical Areas Ordinance
- Other long range planning projects
- Annual Docket



# Comprehensive Plan

- Primary Countywide planning document
- Goals and policies guide Unified Development Code and County programs
- Required by the Growth Management Act (36.70A RCW)
- 20-year outlook, updated every 10 years
- Prepares the County to meet projected population's needs through the planning period

# Comprehensive Plan Contents

## Contents

- Vision
- 11 Elements
- 8 Appendices
- Official Maps
- Subarea Plans

## Elements

- Governance
- Land Use
- Shoreline master program
- Water Resources
- Housing
- Transportation
- Capital Facilities
- Utilities
- Historical and Archaeological preservation
- Economic Development
- Climate and Resilience

## Appendices

- Appendix 1, Population Forecast and Land Capacity Analysis
- Appendix 2, Joint Planning Policies with the Town of Friday Harbor
- Appendix 3, Friday Harbor Unincorporated UGA Management Agreement
- Appendix 4, Water Resources
- Appendix 5, Housing Needs Assessment
- Appendix 6, Transportation
- Appendix 7, Capital Facilities Plan
- Appendix 8, Utilities Inventory

# Periodic Update

- Includes updates to **Comprehensive Plan**, Critical Areas Ordinance, and Development Regulations
- \$350,000 Dept. of Commerce grant funding a consultant for Comp Plan Update
  - Grant ends June 30, 2025
- Due December 2027 (2025 + SJC eligible for 2-yr extension)

# Periodic Update

## Washington State Department of Commerce

- Provides guidance materials and support

*“The primary purpose of the periodic update is to ensure local plans and regulations are consistent with recent changes to state law and updates to countywide planning policies, and to update information such as population changes and infrastructure investments and needs”*

[-Guide to the Periodic Update Process Under the Growth Management Act](#)

# Periodic Update

## Goal: Remain compliant with the GMA

- Make required plan and code amendments within our timeframe

## Priorities:

- Compliance with new changes to state law
- Updating old data and assessments to ensure SJC can meet 2045 needs

# Coordination

- Environmental Stewardship Climate Element project team
- Internal working groups (Countywide effort!)
- Planning Commission
- County Citizen Advisory Committees
- Town of Friday Harbor
- Department of Commerce, other governmental organizations
- Local service providers and non-profits

2024

MAY JUN JUL AUG SEPT OCT NOV DEC

2025

JAN FEB MAR APR MAY JUN

# 1. INITIATE

- Project Kick-Off
- Review Existing Background Documents
- Develop Branding & Project Identity
- Begin Public Engagement & Visioning Process

# 2. ANALYZE

- Analyze Existing Conditions
- Analyze Population, Housing & Employment Targets
- Planning Commission Briefings and Public Engagement Activities
- Develop & Review Preliminary Draft Goals & Policies

# 3. PREPARE

- Develop Draft Plan Amendments
- Draft Development Regulations Updates
- Public Engagement During Plan Development
- Coordinate Public & Agency Review

# 4. FINALIZE

- Develop Final Plan
- Support Formal Adoption Process
- Finalize Recommendation to Development Regulations

## Planning Timeline

This chart shows the timeline for the plan update process with the target of adopting the updated Comprehensive Plan by June 30, 2025.

Public Engagement (ongoing)

Coordination with Climate Planning (ongoing)

# Looking Ahead

- Land Capacity Analysis and Official Map amendments
- Ongoing Plan Element review
- Incorporate Climate Element
- Joint Planning Policies
- Continued public engagement
- Adoption process



# Critical Areas Ordinance (CAO)

Regulations protecting critical areas in the Unified Development Code (SJCC 18.35)

## Four Sections:

- General regulations
- Geologically Hazardous Areas and Frequently Flooded Areas
- Wetlands
- Fish and wildlife habitat conservations areas

# Critical Areas Ordinance (CAO)

- Meet unfulfilled requirements of 2016 GMA Periodic Update
- Part of GMA periodic update due in December 2027
- Goal: complete CAO update by end of 2025
- Currently developing a contract with a consultant
- Update Best Available Science (BAS) and Unified Development Code for GMA compliance, following state guidance

# Other Long Range Planning Projects

- Provisional Use permits for Vacation Rentals in Eastsound and Lopez Village Commercial designations
- Unified Development Code (UDC) revisions – PA Office
- Shoreline Master Program periodic update 2028

**WAC 173-26-090**

# Docket Process and Status

- Proposals to amend the Unified Development Code, Comprehensive Plan and Official Maps
- Anyone can apply
- Application period: January 1 – March 1
- Council can add proposed amendments to DCD work plan
- There are currently 15 unaddressed requests from past years

# Thank you

Questions?  
[sophiac@sanjuancountywa.gov](mailto:sophiac@sanjuancountywa.gov)



# 2025 State Legislative Priorities

## 1. Housing:

- a. Reform Lodging Tax to enable the proceeds to be used for housing persons who work in tourism-related jobs.
- b. Support a dedicated source of funding for the Housing Trust Fund, with funding levels at \$500 million per biennium.
- c. Support an additional \$17 Million into the established Washington State Housing Finance Commission's community land trust fund specifically for loans to Limited Equity Housing Co-op (LEHC) mortgages.

## 2. Education:

- a. Support the legislative priorities of the San Juan County School Districts Advocacy Coalition.

## 3. Transportation:

- a. Watch the progress of pilot projects funded locally by Emergency Rapid Response dollars including foot-passenger-interisland services, foot-passenger-only Anacortes to San Juan services, and on-call barge services, and potentially seek ongoing funding for programs.

## 4. Energy and Environment:

- a. Increased funding to WA - DNR for derelict vessels and mooring buoy management.
- b. Explore a modification in Lodging Tax Fund Use to allow for sustainable tourism management.
- c. Fully fund the Puget Sound Partnership Salmon Recovery fund.
- d. Explore a change to allow REET II dollars to support solid waste facilities.

San Juan County Council may seek to specifically engage in lobbying for the following:

- a. Seek additional funding for rural coroner services.
- b. Support ongoing funding for a winter third watch on the interisland ferry.
- c. Require Ecology to allow non-penetrating solar arrays on capped brownfields/landfills.

San Juan County also supports the Washington State Association of Counties 2025 Legislative Agenda.



# SAN JUAN COUNTY PARTICIPATING IN LEGISLATIVE SESSION

January 14, 2025

Josh Weiss



## TODAY'S DISCUSSION

- Introduce Myself
- 2025 Legislative Session Context
- Engaging the Legislature
- SJC Legislative Agenda
- WSAC Legislative Agenda
- Questions/Discussion

# 2025 LEGISLATIVE SESSION CONTEXT

## Biennial Budget Year

- 105 days
- Budget challenges
  - Operating: revenue has been growing at 8.3%/year; projected to be 2.7% through '29
  - Capital: around \$5 billion in bond capacity
- Transportation: gas tax revenue declining

## New Legislators & Leaders

- 23 brand new members, 10 House members going to Senate
- Democrats pick up one seat in each chamber
  - 30-19 Senate
  - 59-39 House

## New Governor

- Agency heads
- Policy emphasis/approach

## ENGAGING THE LEGISLATURE

- Advocating as a Constituent vs. Advocating as an Elected County Official
  - Partner in governing – shared constituents
  - Focus on county business
  - Maintaining a unified county position
  - Trustworthy source of information
- Political Capital
  - Credibility
  - Smart use of their attention
  - Looking for opportunities to share success

## ENGAGING THE LEGISLATURE (CONT.)

- Communicating with Legislators
  - Hearings
  - Personal communication
- Using Your Lobbyist
  - On the ground, every day
  - Partnering with delegation on your priorities – shared success
  - Alerting you to changes and opportunities to be influential – information source

## ENGAGING THE LEGISLATURE (CONT.)

- Using Your Lobbyist (cont.)
  - Responding to legislative proposals
    - Can compete with time & energy available for your Agenda – what is your priority?
  - Reports
  - Bill lists
  - Briefings
- Using Your Association – WSAC
  - Statewide vs. San Juan County issues
  - They'll also have reports and bill lists

**Health Care & Wellness (House) - HHR A and Virtual JLOB - 2/21 @ 1:30pm**

- [E2SSB 6251](#) - Exec Session - Coordinating regional behavioral crisis response services.

**Transportation (House) - HHR B and Virtual JLOB - 2/22 @ 1:30pm**

- [SSB 6115](#) - Public Hearing - Concerning speed safety camera systems. (Remote Testimony Available).

**County Priority Bills**

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position	Priority
<a href="#">HB 2023</a>	Elections/language assist.	Improving meaningful access to elections by increasing language assistance.	S State Govt & El	Shavers	Support	
<a href="#">SHB 2180</a> (SB 6014)	Special education cap	Increasing the special education enrollment funding cap.	S EL/K-12	Callan	Support	

**Monitoring**

Bill #	Abbrev. Title	Short Description	Status	Sponsor	Position	Priority
<a href="#">SHB 1044</a>	Capital assistance/schools	Providing capital financial assistance to small school districts with demonstrated funding challenges.	S EL/K-12	McEntire		
<a href="#">HB 1052</a>	Nonprofit housing/tax ex.	Providing a property tax exemption for qualified real and personal property owned or used by a nonprofit entity in providing qualified housing funded in whole or part through a local real estate excise tax.	S RecComm	Ramel		
<a href="#">SHB 1870</a>	Local comm. federal funding	Promoting economic development by increasing opportunities for local communities to secure federal funding.	S Business, Fin S	Barnard		
<a href="#">SHB 1911</a> (SB 5914)	Office of public defense	Concerning activities in which the office of public	S Law & Justice	Taylor		

# SAN JUAN COUNTY LEGISLATIVE AGENDA

- Housing
  - Lodging tax for housing for work in tourism
  - Housing Trust Fund
  - Housing Finance Commission community land trust fund
- Education
  - School buses ride free on ferries
  - Regionalization factor for all San Juan Island Districts
  - Adjust prototypical school funding model

## SAN JUAN COUNTY LEGISLATIVE AGENDA (CONT.)

- Transportation
  - Interisland ferry service
  - Ongoing support for emergency pilot projects
- Energy & Environment
  - DNR derelict vessel and mooring buoy management funding
  - Lodging tax for sustainable tourism management

## SAN JUAN COUNTY LEGISLATIVE AGENDA (CONT.)

- Energy & Environment (cont.)
  - Solar arrays on capped landfills
  - Funding for Puget Sound Partnership Salmon Recovery Fund
  - Allow REET to be used to support solid waste facilities
- Other
  - Funding for rural coroner services (SB 5089)
- Support WSAC Agenda

# WSAC LEGISLATIVE AGENDA

- New county revenue
- Funding for indigent defense
- Funding for rural county coroners (SB 5089)
- Requiring EFSEC to comply with state and local development requirements / providing liability and appeal protections for local permitting agencies
- Creating accountability in the behavioral health continuum of services by improving contractual standards for re-procurement
- Addressing county housing access and affordability
- Funding for the preservation and maintenance of the county transportation system

QUESTIONS?

**Josh Weiss**  
State Lobbyist & Partner  
[jweiss@gth-gov.com](mailto:jweiss@gth-gov.com)

