

**SAN JUAN COUNTY PLANNING COMMISSION**

**FINDINGS & RECOMMENDATIONS**

**HEARING DATES:** October 19, 2001  
October 24, 2001

**SUBJECT:** Proposed amendments to the Comprehensive Plan, Unified Development Code, and Official Maps

**APPLICANT:** San Juan County

**LOCATION:** San Juan County

**COMMISSION MEMBERS**

**PARTICIPATING:** Barbara Thomas, Bob Sundquist, Lovel Pratt, Jonathan White, Fred Croydon, Mark Kendziorek, and Larry Hendel

**PLANNING COMMISSION**

**RECOMMENDATION:** See Below

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**(excerpt follows, starting on page 10)**

Individual Docket Items

**I. Comprehensive Plan**

**CP-1.** Introduction (Part A) and Part B, Element 2—Land Use. Amend the Comprehensive Plan to provide more description of build-out implications of the Plan, update information, conduct several new studies and analyses, and provide further discussion of the Vision Statement—(proposed by Joe Symons)

Findings:

1. The data produced from these tasks and analyses are essential to making informed decisions regarding all aspects of planning in San Juan County. Therefore, these tasks and analyses are of the highest priority and all necessary resources should be made available to the Planning Department to accomplish them.
2. These tasks and analyses should be addressed immediately and pursued in earnest until completed.

**Recommendations:**

1. Complete the following tasks and analyses based on the most relevant data, including the 2000 Census:
  - a) Population by island and for UGAs and Activity Centers; historical growth; 20-year projected growth (1990–2010) and actual growth (1990–2000), and a discussion of differences between projected and actual growth. Prepare charts and graphs illustrating this.
  - b) Prepare demographic information, including socio-economic parameters, to discuss community diversity issues, the price of housing, and the economic environment (the dominant types of income producing activities, the wage rates, the affordable housing realities).
  - c) Evaluate the impact of growth and development on various environmental characteristics, such as the availability of water (municipal supplies, wells, private water supplies, excess capacity, salt water intrusion, *etc.*) and the expected changes in the marine environment, if any. Prepare charts showing the changes in these various categories of information over the last several decades as well as projected forward for at least the 20-year planning period.
  - d) Evaluate infrastructure needs. Requested are “explicit financial implications/projections of growth on infrastructure costs and county services as well as a discussion of the tax revenues likely to be required to meet these and other growth-related costs.”
  - e) Identify fiscal impacts and tax costs of new residential development. Prepare chart(s) showing how the costs versus generated tax revenue would be expected to change as growth occurs.
  - f) “Land use policies that would increase population” (the proposer suggests the guest house policy as one such) “would be made explicit in the numbers offered so that there was full disclosure about the legal vested rights of property owners *vis-à-vis* the impact of their decisions on population.”
  - g) Amend the Official Maps to explicitly refer to the revised section of the Comp Plan and the “meaning of the map.
- 2) Some new language for Element 1, Governance, or Element 2, Land Use, could be developed once such updates and analyses were completed.
- 3) A citizen’s committee selected for their relevant technical expertise be created to assist the Planning Department with these tasks.