

**A RESOLUTION CONFIRMING THE CONSISTENCY OF THE
OPEN SPACE AND CONSERVATION SUBAREA PLAN WITH
THE 1998 SAN JUAN COUNTY COMPREHENSIVE PLAN**

Page 1

Resolution No. 5/2001

WHEREAS, the preparation of a county Open Space and Conservation Plan was directed by the Board of County Commissioners in 1990, pursuant to Section 16.44.170(C) SJCC; and

WHEREAS, the Open Space and Conservation Committee appointed by the Board worked with the Planning Department and a consulting firm to hold a series of public meetings, develop an open space resource ranking and evaluation system, and establish priorities and recommendations for conservation actions, contained in the proposed plan; and

WHEREAS, the proposed plan was determined to have no significant adverse environmental impact and the Administrator issued a SEPA determination to that effect, published on June 12, 1991; and

WHEREAS, the San Juan County Planning Commission held a public hearing on June 21, 1991, and after hearing public testimony unanimously passed a motion to recommend adoption of the proposed Open Space and Conservation Plan; and

WHEREAS, this Board held a legally advertised public hearing on August 21, 1991, and following public testimony passed Ordinance No. 124-1991; and

WHEREAS, after expending due effort to assure public participation, the Board on June 15, 1998 passed Ordinance No. 2-1998 adopting a new Comprehensive Plan, Official Maps, and development regulations and controls including shoreline elements; and

WHEREAS, the County obtained the necessary state agency approvals, and on December 16, 1998 a Notice of Adoption of Ordinance No. 2-1998 was published in the local newspaper of record, effective December 20, 1998; and

WHEREAS, the GMA in Section 36.70A.080(2) allows for the optional use of subarea plans as part of comprehensive planning; and

WHEREAS, the San Juan County Comprehensive Plan of 1998 authorizes in Section B.2.6.A the establishment of subarea plans for village activity centers, specific geographic areas, or for resources in order to better address the unique needs and interests of those areas, environments, or functions; and

WHEREAS, the Comprehensive Plan requires that a subarea plan provide policies and regulations to address the effects of land use activities and provide criteria to ensure compatibility of land uses within the subarea; and

WHEREAS, the GMA requires subarea plans to be consistent with the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan in Section B.2.6.B provides for the continued authority of existing subarea plans, subject to a review of the consistency of the subarea plans with the new Comprehensive Plan, its Official Maps, and the Unified Development Code (SJCC Title 18; UDC); and

WHEREAS, Ordinance No. 2-1998 and Resolutions No. 60-1998 and 104-2000 further direct that a review be made of the consistency of the six existing subarea plans with the Comprehensive Plan; and

WHEREAS, the Planning Department reviewed the consistency of the policies of the Open Space and Conservation Plan with the County Comprehensive Plan and UDC, and submitted a report of its findings and recommendations to the Planning Commission and Board, and made these available to the public and

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Page 2

to the Washington Department of Community, Trade, and Economic Development and other agencies for review and comment; and

WHEREAS, the Planning Commission held a duly advertised public hearing on May 18, 2001 to receive comment on the staff report and consistency review, as identified in the hearing notice as published on May 2, 2001 in the official county newspaper, and submitted its findings and recommendations to the Board; and

WHEREAS, the Board held a duly advertised public hearing on July 3, 2001 to consider the consistency review of the Open Space and Conservation Plan and the comments of the Planning Commission;

NOW THEREFORE, the Board makes the following FINDINGS:

1. The San Juan County population grew at a rate more than twice that of Washington state between 1960 and 1990, increasing by nearly 350 per cent. In the decade 1990–2000 the county had the second-fastest rate of growth, over 3 percent per year. Population growth has brought a surge of new construction, the majority in the form of single-family houses and related developments.
2. In 1989, a public opinion survey confirmed local public concern about the importance of open space in light of perceptions about the rate of growth occurring in the county. In 1990, county legislation passed to establish a local land bank and state legislation required the inventory and protection of natural resources by local government. In 2000 the local county authorization of the land bank was reaffirmed by 60 percent of the population in a special election. In 1999 the county re-authorized the land bank (to 2014) by a 70 percent vote. Together, these indicate significant public concern about, and interest in the protection of, open space resources in the islands.
3. In 1990, San Juan County initiated a process to develop a policy plan for this purpose, with a matching grant from The San Juan Preservation Trust. The process included a) the inventory, interpretation and analysis of natural and visual open space resources; b) an extensive community participation process, including nine public meetings on San Juan, Orcas and Lopez Islands; and c) an evaluation of existing conservation tools and techniques (including the comprehensive Plan, tax incentives, and acquisition) and alternatives to improve their effectiveness.
4. The Open Space and Conservation Plan describes the open space planning process in detail and presents findings and conclusions to support the specific recommendations for action. Those implementing actions are given in order of priority within the five categories of conservation tools recommended. The categories are information, education, incentives, regulation and acquisition.
5. The concurrent application of the five recommended techniques is critical to the effectiveness of this policy plan, and the plan should be implemented as recommended in the text.
6. A SEPA determination of nonsignificance was made and notice of such published in the official county newspaper on June 12, 1991.
7. In 1998 San Juan County adopted a new comprehensive plan and development regulations in accordance with the Washington Growth Management Act. The Comprehensive Plan incorporated subarea plans that were adopted prior to the effective date of the Comp Plan while calling for review of each subarea plan for consistency with the GMA Comprehensive Plan.
8. The Open Space and Conservation Plan is found to be consistent with the 1998 Comprehensive Plan, as amended, its implementing regulations in Title 18 SJCC, and the GMA and Shoreline Management Act.

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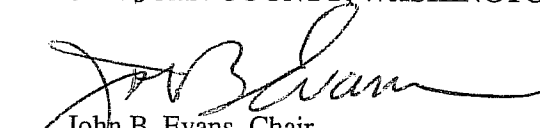
Page 3

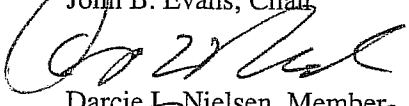
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
FOR SAN JUAN COUNTY AS FOLLOWS:**

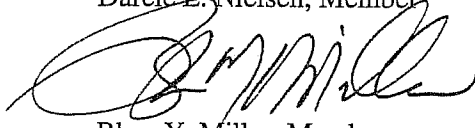
Based on the whole record, the Board of County Commissioners hereby adopts these legislative findings and affirms the consistency of the Open Space and Conservation Plan with the 1998 Comprehensive Plan of San Juan County, as amended, with the Growth Management Act, RCW 37.70A, and with the Shoreline Management Act, RCW 90.58.

DONE this ^{3RD} day of July, 2001.

**BOARD OF COUNTY COMMISSIONERS
SAN JUAN COUNTY, WASHINGTON**

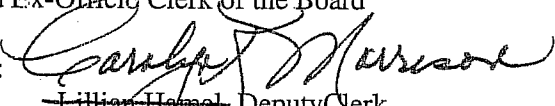

John B. Evans, Chair


Darcie L. Nielsen, Member


Rhea Y. Miller, Member

ATTEST: Si A. Stephens, Auditor
and Ex-Officio Clerk of the Board

By:


~~Lillian Hamel, Deputy Clerk~~

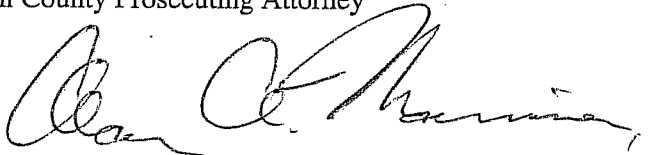
CAROLYN MORRISON 7/3/01

APPROVED AS TO FORM ONLY

Randall K. Gaylord,

San Juan County Prosecuting Attorney

By:

 DPA

