

## Adam Zack

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**From:** Janie Hart <janiehart@hotmail.com>  
**Sent:** Friday, February 16, 2018 7:22 AM  
**To:** Comp Plan Update  
**Subject:** Fw: Jane Hart's Testimony for Feb. 16, 2018 Planning Commission Public Hearing  
**Attachments:** Feb. 16 2018 Planning Comm Testimony.docx; Feb 16 testimony attachment.docx

Hello Adam,

I tried sending the email below yesterday and realize now that there was a typo in your address. I know it is late but would be deeply grateful if you could please bring a copy of the two attachments to the Planning Commission meeting today. I am not on the island and cannot attend the meeting, which I am so sorry for.

Below is my email sent yesterday :

I am hopeful that you will see this before the Planning Commission meeting tomorrow (Feb. 16) so that the attached testimony (both files) can be entered in to the public record and that the Planning Commission members will receive a copy of my testimony.

I am off island and will not be able to attend the Planning Commission meeting to deliver this testimony orally as I had hoped.

I would be grateful for confirmation that you have received this email and that my testimony has been entered in to the public record.

Yours truly,  
Jane Hart

February 15, 2018  
San Juan County Planning Commission Meeting  
Agenda Item 8 – Comprehensive Plan Draft Vision Check-In

Jane Hart  
238 Straits View Dr.  
Friday Harbor, WA

Thank you for the opportunity to provide this written testimony to be entered in to the record at the February 16, 2018 San Juan County Planning Commission Meeting. I regret that I am unable to provide public input at the meeting as I will be off island.

Amending of the County's Comprehensive Plan Vision Statement is the first step to set in motion a process that will ultimately result in an updated vision and policies and regulations to implement that vision. This process will produce results that will enhance or detract from the quality of the daily lives of everyone living in the San Juan Islands, not only for the next 20 years but more likely for generations.

I applaud the public involvement efforts that have occurred to date for the Comp. Plan update. Between the 22 one-on-one interviews, 3 studios and the online survey there have been many voices heard and discussions had about the future of the San Juan Islands. It is clear to me from participating in the workshop on San Juan Island and in reading some of the 4,000 plus comments for the on-line survey that the residents of the county care deeply about where they live and work, are articulate, smart and are one of the best resources the planning staff, County Council and Planning Commission have to tap in to work together through this process .

During the October visioning workshop on San Juan Island one gentleman who had participated in the previous Comp Plan update 20 years ago described the incredible work of the citizen committee he participated on over several months to hash out the vision statement, and I believe that level of community involvement is needed now. Having such a committee to bring the community conscience to this work as well as their good minds, hearts and willingness to dig in to the detail, and the devil is in the detail would really give credibility and

community ownership to this process. It is too important not to have a citizen committee to assist the staff, Council and Planning Commission in this work.

Now I would like to focus more specifically on some areas of the vision statement that I believe could use strengthening. In the survey there were an abundance of comments related to the importance of maintaining the rural nature of the islands. When I took the on-line survey my comments were primarily addressing this one area, but there were several headings of the vision statement that this topic is addressed where I suggested new language.

To summarize, several of the vision statements do not emphasize the importance of preserving scenic vistas and views both from the water towards the interior of the islands and from the land looking out to sea, as well as interior view of valleys and mountain ridges. Including words such as scenic vistas, natural scenic beauty, preserve open spaces will help to define rural nature.

The vision statement leads to policies and regulations so we need to be sure action oriented language sets that stage. For example, language that emphasizes the importance of preserving the right for residents to have unimpeded views (within reason) of the natural beauty on the island. This could lead to the development of a Scenic overlay which could address careful siting and screening of development and establishing lower height limits. Even now some of the homeowners associations have taken it on their own to establish height limits, so the example already exists, but this needs to a county-wide requirement. Also statements about protecting the night sky from light pollution could set the course for an outdoor lighting ordinance. The recent publication "A place in the Islands; How Private Land Owners Shape the Future of the San Juan and Gulf Islands" contains many non-regulatory suggestions to address maintaining the sense of place that is special to the islands. The County could incorporate many of these suggestions in to the code.

My specific proposed amendments to the initial draft of the proposed Vision amendments being considered by the Planning Commission are provided as an attachment to this letter.

Thank you for this opportunity to provide this testimony.

Jane Hart

Jane Hart's proposed amendments to the Planning Commission's Draft Vision Amendments dated February 16, 2018

Page 3, Community, Line 7

In the first sentence Add the words "and natural scenic beauty" to the end of the sentence after the words 'unique qualities'. Several of the statements below do not adequately emphasize the importance of preserving scenic vistas and views both from the water towards the interior of the islands, and from the land out to sea, as well as interior views of valleys and mountain ridges. In the last sentence add the words "respect for the natural world" after the words ' self-sufficiency,'

Page 3, Basic Human Needs, Line 12

While this statement is still relevant it is not reflected in the community today. I think adding statements that are more action oriented that get at the specific needs would help this goal. For example, it is not safe to walk on many of the roads on the island as there is little to no shoulder, much less to bike, and especially at night. I would say it is life threatening, much less safe. With the Life Care facility closing recently, a statement stating the need for a similar facility and operator to replace it or serve the same purpose is needed.

Page 3, Economy, line 22

Add the word 'scenic' after the word 'quiet' in the first sentence to more fully reflect the need to balance protection of scenic vistas which is an important intrinsic reason so many of the residents live on the islands. In the third sentence, add the words "finite natural" before to the word 'resources'.

Page 3, Natural Environment, Line 35.

The statement needs to emphasize the importance of preserving the right for residents to have unimpeded views (within reason) of the natural beauty on the island. Add the words ' and scenic vistas,' to the phrase "preserve open spaces,"

Page 4, Land Use, Line 7.

Reword the last sentence of the statement after the words 'private property rights' to read "public rights, our natural environment and scenic views. "

Then add a new statement to emphasize the importance of preserving scenic vistas from the sea towards the islands and from the island looking to sea. This will set the stage for the next steps in the Comp. Plan update to draft policies and regulations to implement this part of the vision. For example by establish a scenic view overlay map and district to ensure careful siting and screening of development by reducing the currently allowed residential building height from 35' to perhaps 20', which is already required in many Homeowners Associations bylaws. It is a blight to the island and community values when huge footprint homes that can build to 35' block out views of the neighbors behind them. The recent publication "A Place in the Islands;How Private Land Owners Shape the future of the San Juan and Gulf Islands"

contains many non-regulator suggestions to address this very issue. The county could take a responsible step by making many of those suggestions regulations. While this survey deals with the Vision Statement, some kind of action statement about preserving the scenic views for all could be crafted so that it could then be developed in to a goal and eventually a regulation in the update to the Comprehensive Plan.

Page 4, Transportation – general comment

With a few exceptions, most of the roads on San Juan Island have no bike lane and are dangerous for bicyclists and pedestrians. With bicycling being one of the most popular tourism activities, this condition must change. The county right-of-ways could be improved to accomodate bike lanes that are next to but separated from the road in many places. There are examples of where this sort of development has been done successfully in rural areas. An exisiting conditions study, desired future conditions and County wide master plan for bicycling and pedestrians is needed to be eligible for outside funding sources.

Page 4, Heritage and Historic Preservation, Line 30

In the last sentence add the word "landscapes," after 'historic sites,'

Page 4, Governance – General comment

It seems this statement could be more explicit about seeking early and meaningful public input on matters of public concern. One such action would have been to create a citizen committee to lead the process for recommending changes to the vision statement to the county, in the same manner that the 1998 vision statement was crafted. That way it would really have given the year-round residents a chance to imagine what our community can become at its best and capture the future vision needs and wants of county residents come from the citizens of the county. This idea was also brought up at the Oct. 2 Workshop on San Juan Island by an eloquent gentleman who had been on committee that crafted the 1998 vision statement. Island. It isn't too late to create a citizen's committe to recommend Comp Plan goals and policies and development regulations to guide the next 20 years of growth in the county.