

## Adam Zack

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**From:** Janie Hart <janiehart@hotmail.com>  
**Sent:** Thursday, May 17, 2018 10:56 AM  
**To:** DL - Council  
**Cc:** Adam Zack  
**Subject:** Testimony for May 18 Planning Commission and City Council Hearing  
**Attachments:** may 18 2018 testimony.docx

Greetings,

Attached are comments submitted before the 11am cut off today for tomorrow's hearing. I have also sent a copy of the attached to Adam Zack, but wanted to cover bases to be sure that they have been received.

thank you,  
Jane Hart

Jane and Paul Hart  
238 Straits View Drive  
Friday Harbor, WA 98250

May 17, 2018

Dear San Juan County Council and San Juan County Planning  
Commission:

Thank you for the opportunity to provide comments on the San Juan  
County Comprehensive Plan Vision Statement update.

Council, Planning Commission and staff are to be congratulated the  
latest draft of the Vision Statement. We are especially encouraged by  
the inclusion of new language for Climate Change and Agriculture. We  
also would hope that a section be added that speaks to preservation and  
maintenance of island forests throughout the archipelago.

We are also greatly encouraged by movement towards an excise tax to  
alleviate the affordable housing crisis. This can only be achieved by  
establishing a better means of creating areas designated for density, and  
by doing so, prohibiting rural sprawl. While it is appropriate that the  
vision statement does not itself quantify full build-out, we believe this  
must be defined realistically in the next phase of work on the  
Comprehensive Plan update.

Also, as the next phase of work unfolds, it is imperative that in tackling  
land use issues, clear and measureable criteria be established to  
maintain and preserve the scenic vistas throughout the islands. These  
include vistas of undeveloped valleys, tree covered ridgelines, natural  
shorelines, vistas from land to sea and from sea to land. Protecting these  
vistas is also one part of the overall strategy to protecting the natural  
beauty and resources that define these islands. An existing impediment  
to achieving this goal is the allowed 34' building height that is  
ubiquitous in all areas of the islands. Also, more public notice and  
process for neighbors when development is occurring on nearby  
properties is crucial to success.

The section on economy is also well drafted. We hope that as vision drives the policy and code amendments, that solutions are identified to reduce ourselves of our dependence on construction as a primary economic driver. Thus avoiding the boom to bust trajectories played out in so many other communities. We suggest this in full knowledge of the challenges and complexities of creating a more diverse economy in an archipelago setting.

In the lead up to this point, we have sensed an impatience with public process. The term process has even been denigrated at City Council. But we believe that it is the process that empowers politics and resulting positive change. In this public process it has at times been difficult to trace the broad and vibrant inputs with the published outputs.

We hope that a more robust means will be developed following the next round of public workshops to assure continuity of meaningful citizen engagement throughout the next phases of work on the Comprehensive Plan update process.

Thank you and we look forward to being involved in shaping the future of our community for the next 20 years and beyond.

Sincerely,

Jane and Paul Hart

Cc: Erika Shook, Director, DCD  
Linda Kuller, Planning Manager DCE  
Adam Zach, Planner, DCD