



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: April 6, 2022
TO: San Juan County Planning Commission
CC: David Williams, Department of Community Development (DCD) Director
FROM: Sophia Cassam, Planner II *sc*
SUBJECT: 2036 Comprehensive Plan Update
Draft Element 9, Historical and Archaeological Preservation
DISCUSSION: April 15, 2022
ATTACHMENTS: A. Section B, Element 9, Historical and Archaeological Preservation **DRAFT**

PURPOSE

To provide the Comprehensive Plan (*Plan*) Section B, Element 9, Historical and Archaeological Preservation draft to the Planning Commission for review and to prepare a public hearing draft.

PUBLIC COMMENTS

Please send all public comments to compplancomments@sanjuanco.com. Please do not copy the County Council, Planning Commission members, or County Staff. Written public comments received by 12pm on April 14 will be provided to the Planning Commission prior to the meeting. Please focus public comments on the issues and options contemplated in this report.

BACKGROUND

The purpose of the Historical and Archaeological Preservation Element is to set policies to identify, protect, and preserve the historic and cultural resources of San Juan County. The policies in this element can be used to support development code changes and County programs. This element is not a required part of the Comprehensive Plan. San Juan County has opted to include this element.

The *Plan* Vision includes a specific statement regarding heritage and historic preservation. The Historic and Archaeological Preservation Element should support and work toward accomplishing this vision:

HERITAGE AND HISTORIC PRESERVATION Our community is enriched by a strong sense of identity, tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers. We encourage the preservation our heritage, historic sites, structures, and traditions for the enjoyment of all.

Element 9 was reviewed by the Department of Historical and Archaeological Preservation (DAHP) in May 2016. The DAHP supported maintaining this optional element as part of the Comprehensive Plan. They also

recommended that *Plan* implementation documents, such as the development code, include procedures that support additional protection of historic resources. New proposed policy 4 and the four sub policies are a response to this feedback (Attachment A, page 3). These proposed policies will result in corresponding code amendments that will be implemented by DCD permit processors.

The Planning Commission reviewed the draft Historical and Archaeological Preservation Element on June 19, 2020. Proposed amendments to this element are shown in strike-out and underline. The Planning Commission accepted the proposed amendments during the initial review. The staff report explaining the proposed changes is available here: <https://www.sanjuanco.com/DocumentCenter/View/20375/>.

PUBLIC HEARING DRAFT

At the meeting on April 15, 2022, the Planning Commission will review the draft Historical and Archaeological Preservation Element to agree on a draft to use for the future *Plan* public hearing. The draft Historical and Archaeological Preservation Element can be brought forward as-is (Attachment A), or the Planning Commission can discuss and make any edits or additions before agreeing on a public hearing draft.

NEXT STEPS

After the Planning Commission makes its edits to the draft Historical and Archaeological Preservation Element, the draft will become the public hearing draft. This is the draft that will be brought forward at the Planning Commission's public hearing on the *Plan*. At the public hearing, the Planning Commission will hear public testimony and, after deliberations, make its final edits to the draft *Plan* to be recommended to the County Council.

COMPREHENSIVE PLAN
DRAFT
SECTION B, ELEMENT 9
HISTORIC AND ARCHAEOLOGICAL PRESERVATION

December 11, 2020
SUPERSEDES DECEMBER 20, 1998

"Our community is enriched by a strong sense of identity, tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers, ~~and~~. We encourage ~~the~~ preservation of that heritage. We encourage preservation of historic sites, structures, and traditions for the enjoyment of all."

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ELEMENT 9 HISTORIC AND ARCHAEOLOGICAL PRESERVATION

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9.1 INTRODUCTION

San Juan County has a rich and unique heritage from its founding through its development over time. Historical and archaeological sites and pioneer structures still remain, which representing early prehistoric settlements by indigenous peoples, the westernizing influence of 19th century pioneers, and a heritage of significant agriculture, fishing, limestone mining, and lumber economies of regional stature and importance.

~~In order to effectively preserve historical resources, an evaluation must first determine.~~ Preserving historical resources first requires an evaluation to determine which structures and sites are worthy of preservation. Then, to protect them, it is necessary to encourage preservation and to regulate the demolition of historic structures and or degradation of historic sites. A method of encouraging preservation of these structures and sites and regulating the demolition of historic structures or degradation of historic sites is then necessary to protect them. This element provides goals and policies to achieve this effective historic preservation.

9.2 GOALS AND POLICIES

Goal: To protect, preserve, and enhance the rich history and cultural resources of San Juan County; more particularly its significant places, traditions, artifacts, stories, family histories, and other important historical and archaeological items.

Policies (9-2.1-5):

1. ~~The County should w~~Work with local historical societies to prepare a comprehensive inventory of San Juan County historic and cultural sites, resources, buildings, and structures. The inventory should include the location, quantity, quality and significance of these resources using state, federal, and locally defined criteria.
2. ~~The County should w~~Work with local historical societies to prepare an historic preservation plan to be incorporated into this element, which includes:
 - a. ~~a detailed description of the County's historical background, including Native American presence, an overview of local history, and identification of historical trends;~~
 - b. ~~an assessment of local historic preservation needs, including an assessment of existing data, the status of any local historic preservation efforts, and a discussion of issues affecting local historic properties in the future; and~~
 - c. ~~specific goals and policies for preservation and implementation measures, incorporating the goals and policies of this element. Implementation measures should focus on voluntary efforts and incentives.~~
3. ~~Coordinate T~~he inventory and historic preservation plan should be coordinated with similar programs of the Town of Friday Harbor and other public and private agencies within the cCounty to ensure the county-wide comprehensiveness of the a comprehensive county-wide inventory.
4. Develop policies and programs to encourage the preservation of historic and archaeological resources and minimize conflicts with competing land uses. The following programs should be considered:

- a. Allow Exempt the segregation of parcels which contain significant historic or archaeological resources through an exemption from plat requirements when the creation of such parcels is to transfer historic properties for special resource management; solely for the purpose of transfer of a property listed on the National Register of Historic Places or Washington State Inventory of Historic Places, for the purpose of preservation or conservation of sites or landmarks of recognized archaeological or historic value; however, any subsequent transfer of such property for a purpose other than archaeological or historic preservation shall comply with the County's land division regulations.
 - b. Pursue private and public sources of funding for use by property owners in the renovation and maintenance of significant historic properties;
 - c. Coordinate and integrate preservation efforts for lands adjacent to significant historic properties;
 - d. Pursue options and incentives to allow productive, reasonable use, and adaptive re-use of historic properties;
 - e. Special valuation and open space taxation programs for rehabilitation and current use assessment;
 - f. ~~Amend the SJC Building Code to exempt historic buildings from compliance with the energy and building codes to the extent permitted by law;~~
 - g. ~~Accelerate permit processing time for relocation of historic structures; and~~
 - h. ~~Require a demolition permit for historical structures listed on the National Register of Historical Places.~~
35. ~~Appoint an Historic Review Board composed of but not limited to, representatives from each local historical society. The Board may do the following:~~
- a. ~~Conduct, monitor, and update the historic resources inventory;~~
 - b. ~~Prepare a San Juan County Historic Landmarks document, which would include individual descriptions and maps of items in the resource inventory;~~
 - c. ~~Review proposed demolition of historic resources not less than 30 days prior to demolition; recommend alternatives, and coordinate relocation or other preservation efforts;~~
 - d. ~~Provide technical assistance and conduct workshops to provide educational programs regarding historic and archaeological resources in order to raise public awareness of the value of maintaining these resources and retaining community identity, heritage, and quality of life;~~
 - e. ~~Make recommendations for designation of sites on the State or National Register of Historic Places;~~
 - f. ~~Promote a mutually supportive relationship between historic preservation and economic development; and~~

~~g. Pursue sources of public and private funding to cover costs incurred by this element.~~

46. Coordinate with permit applicants and the WA State Department of Archaeology and Historic Preservation, the Lummi Nation, and the Samish Indian Nation to protect cultural resources and provide an expedient permit process.

a. Provide an early review service to the public that determines if a cultural resource report is required to be submitted with a permit application.

b. Provide cursory review of permit applications to ensure that the proper cultural resources reports are submitted when necessary.

c. Require cultural resource reports to be prepared by a professional archaeologist who meets the *Secretary of the Interior's Professional Qualification Standards* and State Law.

d. Require cultural resource reports, when required, to be prepared in accordance with the *Washington State Standards for Cultural Resource Reporting*.

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