



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT


135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116
dcd@sanjuanco.com | www.sanjuanco.com

MEMO

MEMO DATE: April 5, 2021

TO: Ryan Ericson, Town of Friday Harbor Community Development & Planning Director

CC: Duncan Wilson, Town of Friday Harbor Administrator
Carol Holman, Town of Friday Harbor Zoning Coordinator

FROM: Adam Zack, Planner III 

REQUEST FOR REVIEW: San Juan County Comprehensive Plan Official Maps
Land Use Review Requests near Friday Harbor

COMMENTS DUE: April 30, 2021

REQUEST FOR REVIEW: Please provide comments on the land use review requests in this memo by April 30, 2021.

LAND USE REVIEW REQUESTS: Throughout the San Juan County Comprehensive Plan (*Plan*) update, property owners have submitted requests for changes to their land use map designations or densities. Requests have been submitted through the annual docket and by property owners requesting designation changes through public comments. Several of these requests asked for changes to land use designations in areas adjacent to the Town of Friday Harbor (Town) or for expansion of the Town Urban Growth Area (UGA).

The County asks the Town to provide comments on the land use review requests submitted on parcels near or adjacent to the Town limits. These requests are detailed in Tables 1 through 3 and Maps 1 through 3 below. The tables provide a summary of each request and include a link to the submitted request materials. The maps show the existing Comprehensive Plan land use designations and 2019 aerial photographs of the subject parcels.

NEXT STEPS: The Town's comments on these requests will be provided to the San Juan County Planning Commission and County Council during the Plan update. County staff will make recommendations regarding these requests to the Planning Commission in May 2021. After that, the Planning Commission will make a preliminary recommendation and get public input at a workshop in 2021. The Planning Commission will hold a public hearing following the workshop before making a recommendation to the County Council.

Map 1. Request 18-0013.

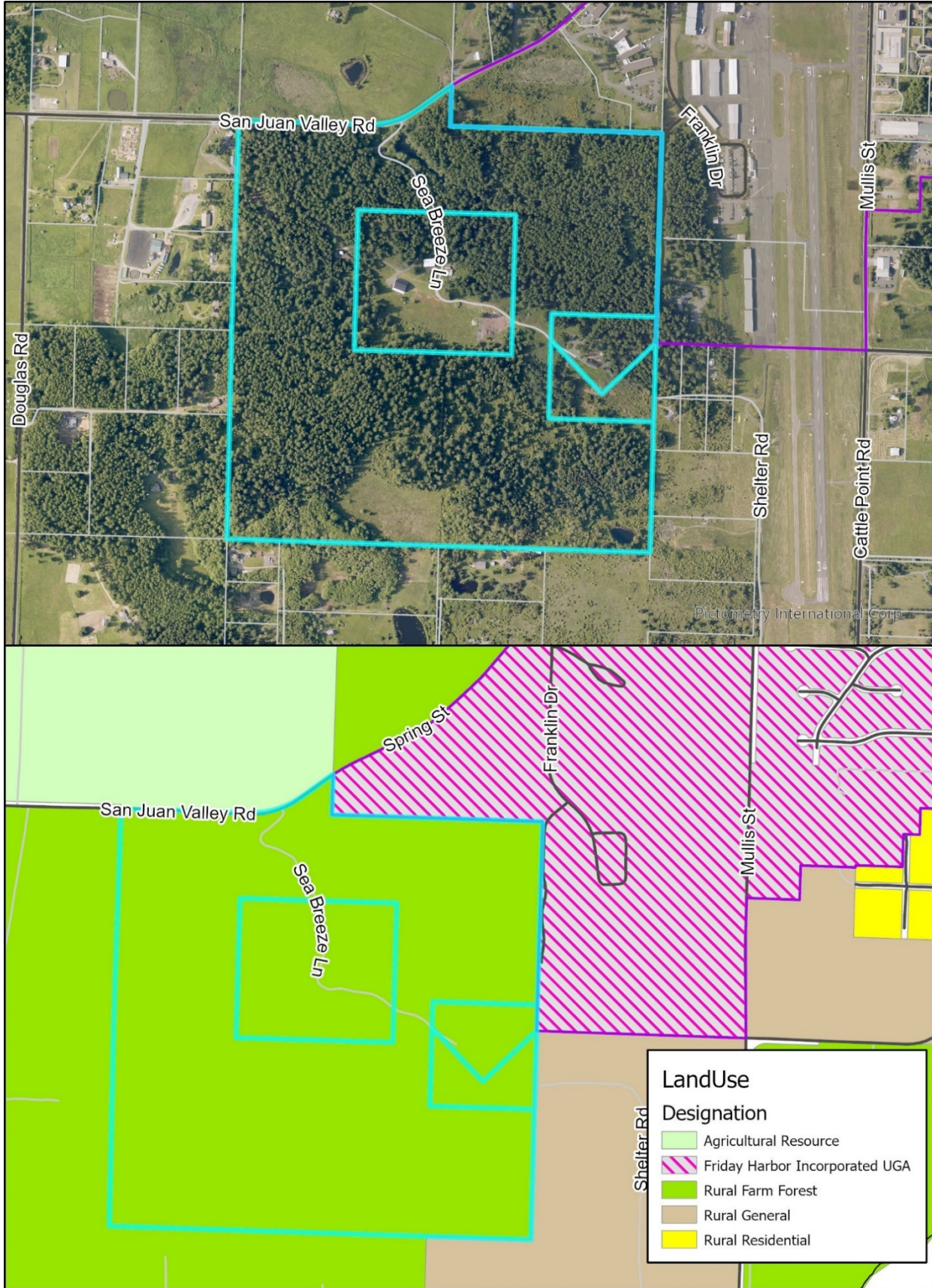


Table 1. Request 18-0013 Summary.

Request Number	Island	TPN	Address	Applicant Name
18-0013	San Juan	351434001000	176 Sea Breeze Lane	Francine Shaw (Agent for Fleming and Waters)
		351433002000		
		352321001000		
		352321002000		

Summary of Request

Re-designate four parcels totaling 162.5 acres from Rural Farm Forest (RFF) to Rural General Use (RGU). The parcels are currently either undeveloped or developed with residential uses. The purpose of the proposal is to do a wider range of commercial uses, perhaps resort, camp, or school.

TPN 351434001000 is 132.45 undeveloped acres.

TPN 351433002000 is 20 acres, developed with a single-family residence and a barn.

TPN 352321001000 is 5 undeveloped acres.

TPN 352321002000 is 5 acres developed with residential uses.

Surrounding land use and designation

East: Airport, RGU and Friday Harbor Incorporated UGA

West: Residential, RFF designation

North: Agriculture, Agricultural resource land designation; and Hospital, Friday Harbor Incorporated UGA

South: Undeveloped, RFF and RGU designations.

Link to Request Form: <https://www.sanjuanco.com/DocumentCenter/View/14772>

Map 2. Request 18-0016.

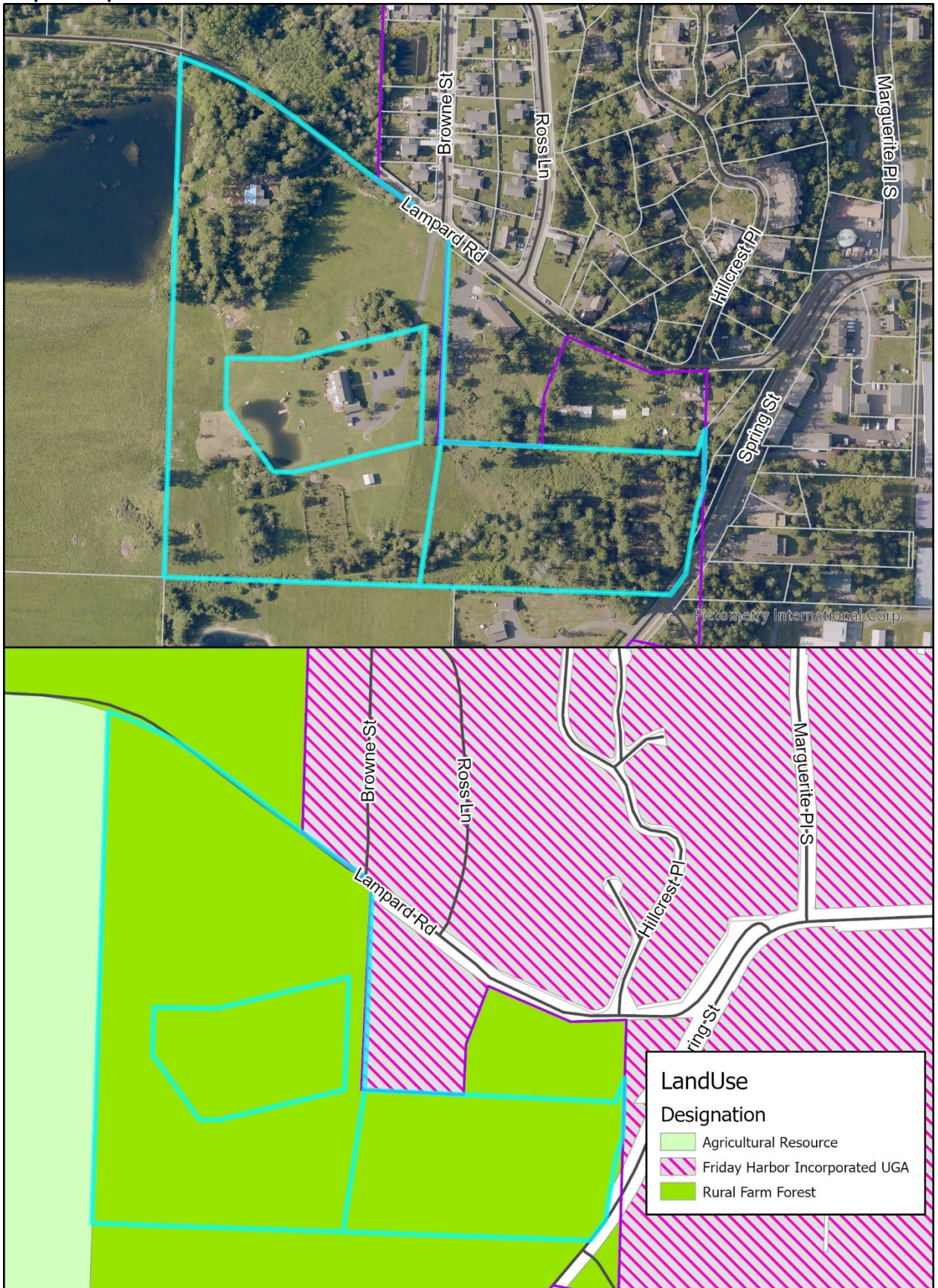


Table 2. Request 18-0016 Summary.

Request Number	Island	TPN	Address	Applicant Name
18-0016	San Juan	351424004000	1117 Lampard Road	Foster and Chantelle Hildreth
		351424003000	1027 Lampard Road	
		351424001000		

Summary of Request

Add three parcels totaling 22.3 acres to Friday Harbor Incorporated UGA. The parcels are currently designated RFF with a density of 5 acres per dwelling unit. The parcels are either undeveloped or developed with residential uses.

The County cannot add parcels to the incorporated limits of the Town of Friday Harbor. The County can only set the UGA boundary. At which point, parcels inside the UGA and *not* incorporated into the Town of Friday Harbor are in the unincorporated UGA. Development within the unincorporated UGA is significantly limited until the land is eventually annexed by the Town. For more information on the unincorporated UGA, please see:

Plan Appendix 2. Countywide Planning Policies

<https://www.sanjuanco.com/DocumentCenter/View/1071>

and

Plan Appendix 3. Friday Harbor Urban Growth Area Management Agreement

<https://www.sanjuanco.com/DocumentCenter/View/1063/>

TPN 351424004000 is a 13.98-acre parcel developed with residential uses.

TPN 351424003000 is an undeveloped 5.4-acre parcel.

TPN 351424001000 is a 2.9-acre parcel developed with residential uses.

Surrounding land use and designation

East: Church, Spring Street, Friday Harbor Incorporated UGA

West: Agricultural, Agricultural Resource Land designation

North: Residential, Friday Harbor Incorporated UGA

South: Residential, RFF

Link to Request Form: <https://www.sanjuanco.com/DocumentCenter/View/14764>

Map 17. Request 19-0002.

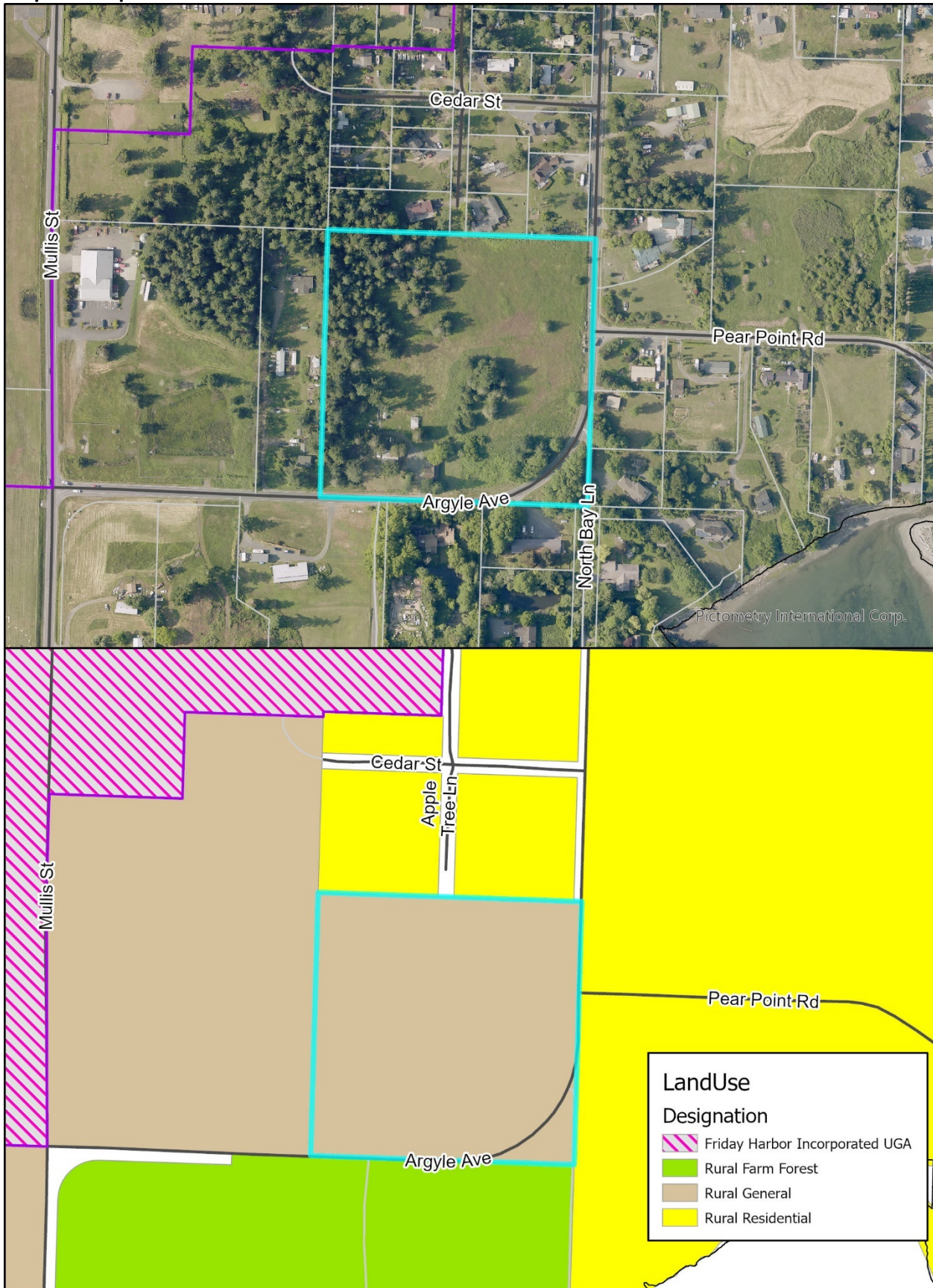


Table 3. Request 19-0002 Summary.

Request Number	Island	TPN	Address	Applicant Name
19-0002	San Juan	351444004000	1208 Argyle Avenue	Martin and Cessy Agegian

Summary of Request

Re-designate a 10-acre parcel at the intersection of Argyle Ave and North bay Ln from RGU to Friday Harbor UGA. The parcel is currently developed with a single-family home.

The County cannot add parcels to the incorporated limits of the Town of Friday Harbor. The County can only set the UGA boundary. At which point, parcels within the UGA and *not* incorporated into the Town of Friday Harbor are in the unincorporated UGA. Development within the unincorporated UGA is significantly limited until the land is eventually annexed by the Town. For more information on the unincorporated UGA, please see:

Plan Appendix 2. Countywide Planning Policies

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Surrounding Land Uses and Designations

North: Residential, Rural Residential (RR)

South: Residential and commercial, RFF

East: Residential, RR

West: Institutional (Fire station and stormwater infrastructure), RGU

Link to Request Form: <https://www.sanjuanco.com/DocumentCenter/View/18150/>