



NATURAL RESOURCE LAND QUESTION FOLLOW UP

San Juan County Planning Commission
May 21, 2021

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Department of Community
Development

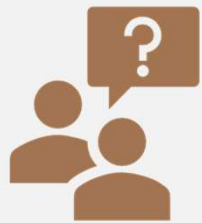
A large industrial sawmill machine is shown in a workshop setting. A large log is positioned horizontally on the machine's bed. The machine is made of dark metal and has various gears, levers, and a large flywheel. The background shows a wooden structure, possibly a barn or workshop, with some tools and materials scattered around. The word "PURPOSE" is overlaid in large white letters on the log.

PURPOSE

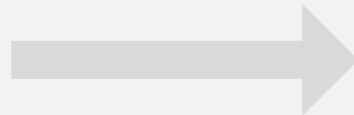
Answer Planning
Commission
Questions, and

Get Preliminary
Recommendations on
Land Use Review
Requests

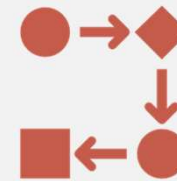
PRESENTATION OVERVIEW



Summary of answers to
Planning Commission
questions



Discuss of land use
review requests



Next steps for Official
Map discussions

PLANNING COMMISSION QUESTIONS

1. What is the justification for setting the long-term commercial significance index (LCSI) threshold at 38?
 2. What is the process for designating more lands either agricultural resource or forest resource lands beyond those considered in the report? What is the scope of work for undertaking that project? What are the pros and cons of undertaking that project?
 3. What will the process be for the Planning Commission to propose preliminary changes to natural resource land designations?
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PLANNING COMMISSION QUESTIONS

4. If land use designations change from a natural resource land designation to a rural designation, how would that affect land divisions?
 5. How was the LCS I calculated? How were the results validated? Specifically, how was the LCS I on TPN 25184002000 calculated? Is the score correct?
 6. Questions about requests 18-0019 and 20-0004?
 7. U.S. Census data and population figures?
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LONG-TERM COMMERCIAL SIGNIFICANCE INDEX (LCSI) THRESHOLD

- The LCSI threshold at 38 captures the most commercially significant land while excluding marginally significant land
 - Parcels with known resource operations or assumed greater commercial significance averaged LCSI scores between 37 and 43
 - Scores in the mid-30's had much greater variation in onsite conditions
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Question 1

EXAMPLE MAPS SHOWING AG LCSİ SCORES

Map 1. AG LCSİ Scores Around Portland Fair Road.



Map 2. AG LCSİ Scores Around Douglas and Bailer Hill Roads.



PROCESS FOR DESIGNATING MORE NATURAL RESOURCE LANDS

- Review should be limited to question of consistency with *Plan*
 - Scope of work for natural resource lands review during the *Plan* update is limited
 - The Planning Commission can submit a request to the County Council to add a broader review of natural resource lands to a future DCD work program
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SCOPE OF WORK FOR LARGER RESOURCE LAND DESIGNATION REVIEW

- Revisiting the prior designation process for natural resource lands would take roughly 4-5 years
 - The project would require extensive public outreach
 - An appeal would add to the scope of work for the project
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PROS AND CONS OF UNDERTAKING A BROADER REVIEW OF RESOURCE LAND DESIGNATIONS

- A well-defined objective for the project is needed to evaluate the pros
 - Revisiting the prior designation process would delay other planning projects
 - Large-scale amendments to natural resource land designations increase the likelihood of an appeal
 - Such a review is not necessary to reduce barriers for agricultural and forestry operations.
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MAPS OF AREAS WHERE AGRICULTURE AND FOREST PRACTICES ARE ALLOWED OUTRIGHT



Question 3

PROCESS FOR PROPOSING NATURAL RESOURCE LAND DESIGNATION CHANGES

- Changes can be drafted during the next couple of meetings
 - Areas added to the preliminary list of changes should be added by motion
 - There will be a public process including public workshops *and* a public hearing
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LAND DIVISION IMPLICATIONS OF CHANGING RESOURCE LAND DESIGNATIONS

- Density on the Official Map is not tied to the land use designation
 - Land use designations can be changed without amending the density
 - For example, re-designating an area from Forest Resource to Rural Farm Forest does not require an increase in maximum residential density.
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LCSI CALCULATIONS AND VALIDATING RESULTS

- The LCSI results were validated before the *Report* was prepared
 - The script was reviewed for consistency with the criteria in the Methodology
 - An error in the script for AG Criterion 8 was corrected
 - The updated results were minor and do not change the staff recommendations
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QUESTIONS ABOUT REQUESTS 18-0019 AND 20-0004

- The Assessor's use codes approximate the existing use on the property at the time of assessment
 - Land use designations on the Official Map designate lands for future land uses
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U.S. CENSUS DATA AND POPULATION FIGURES

- Complete results from the U.S. Census Bureau 2020 Decennial Census are not posted yet;
 - Census data is posted online at <https://data.census.gov/cedsci/>
 - The population forecast for the *Plan* update was adopted by Resolution 27-2017; and
 - Population forecasted to reach 19,423 people by 2036.
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A person wearing light-colored work gloves is using a hand saw to cut through a large log in a forest. The log is positioned horizontally across the frame, and the saw is being pushed through it from left to right. The background is filled with fallen leaves and tree trunks, suggesting an autumn or winter setting. The text 'LAND USE REVIEW REQUESTS' is overlaid in large white letters on the left side of the image.

LAND USE REVIEW REQUESTS

Overview of requests submitted by property owners, staff analysis, and recommendations

PRELIMINARY RECOMMENDATION

- Today you will work on the Planning Commission preliminary recommendation. Discussion can continue to the June meeting
 - The public will provide comments on your preliminary recommendation at the Official Maps public workshops
 - You can refine the recommendation after getting public input
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RECOMMENDED MOTION

“I move the Planning Commission [*insert preliminary recommendation*] as a preliminary recommendation for the possible Official Map change listed on page [*X*] of the Report dated April 2, 2021.”

18-0017 TPN 361931001000 Report pg. 37

Request: de-designate a 34.76-acre parcel, from Agricultural Resource (AG) and designate as Rural General Use (RGU).

Analysis: Parcel meets GMA and *Plan* designation criteria:

- Commercially significant;
- Capable of being used for agriculture;
- Not characterized by urban growth; and
- In an area with at least 200 contiguous acres of farmland and residential density is less than one dwelling/10 acres.

Recommendation: Do not de-designate this parcel because it meets both state and local designation criteria.

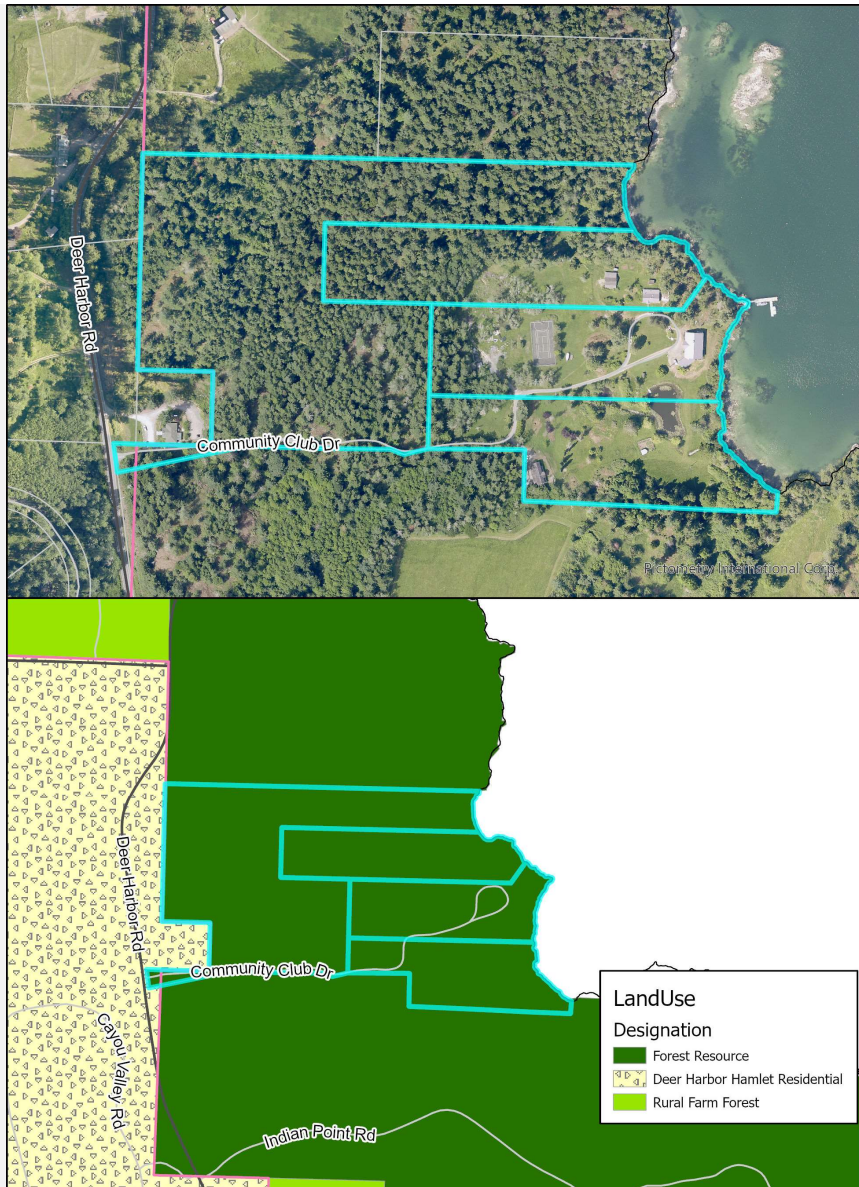


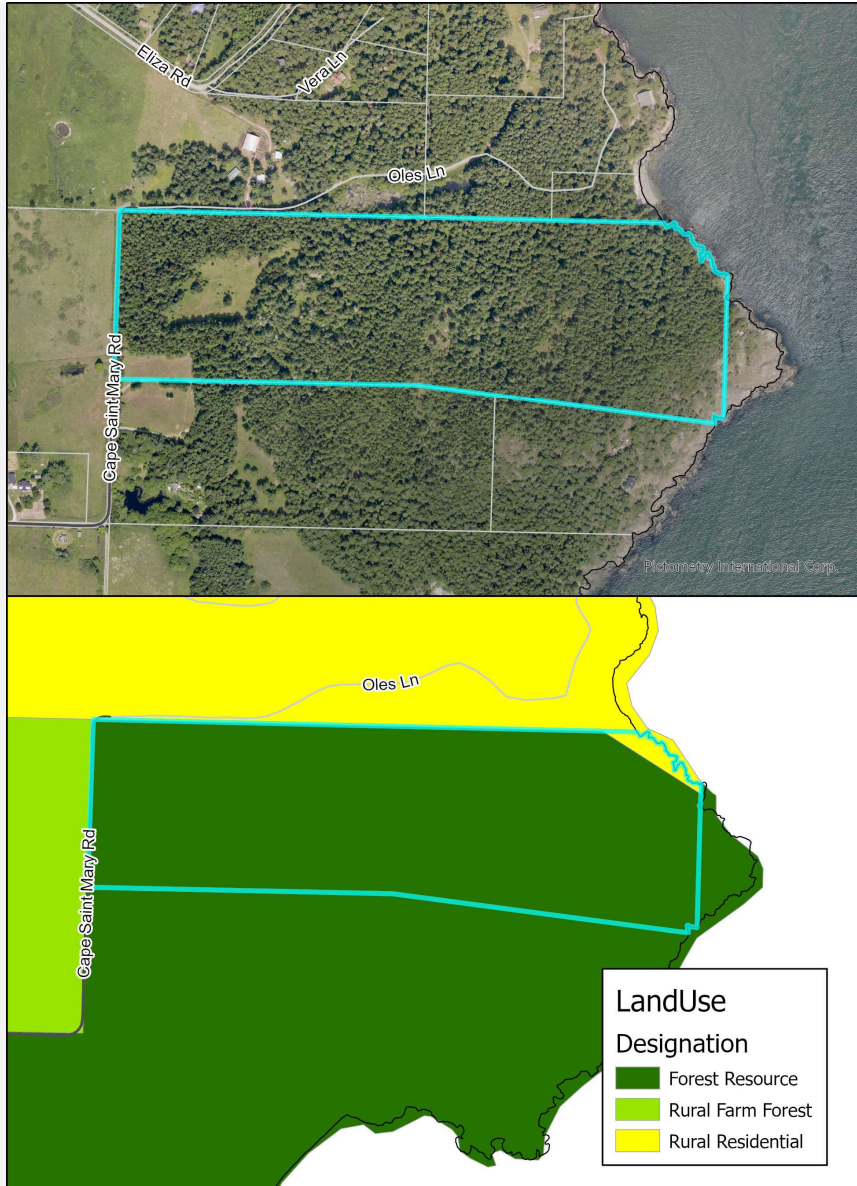
18-0019 Four Parcels Report pg. 40

Request: De-designate four parcels (30 acres) Forestry Resources (FOR) (1 du/20 acres) and change them to Rural Farm Forest (RFF) (1 du/5 acres) after considering a countywide review of the resource land designations.

Analysis: Parcel is not commercially significant and does not meet *Plan* designation criteria. See *Report* for details.

Recommendation: De-designate these parcels. De-designation is justified because the parcels are not commercially significant and do not meet the *Plan* designation criteria.





19-0004 TPN 141611001000 Report pg. 43

Request: De-designate TPN 141611001000, a 43.47-acre parcel, from Forest Resource (FOR) and change it to Rural Farm Forest (RFF).

Analysis: Parcel meets GMA and *Plan* designation criteria:

- Commercially significant;
- Capable of being used for forestry;
- Not characterized by urban growth; and
- In an area with over 500 contiguous acres of forest land and residential density is less than one dwelling/15 acres.

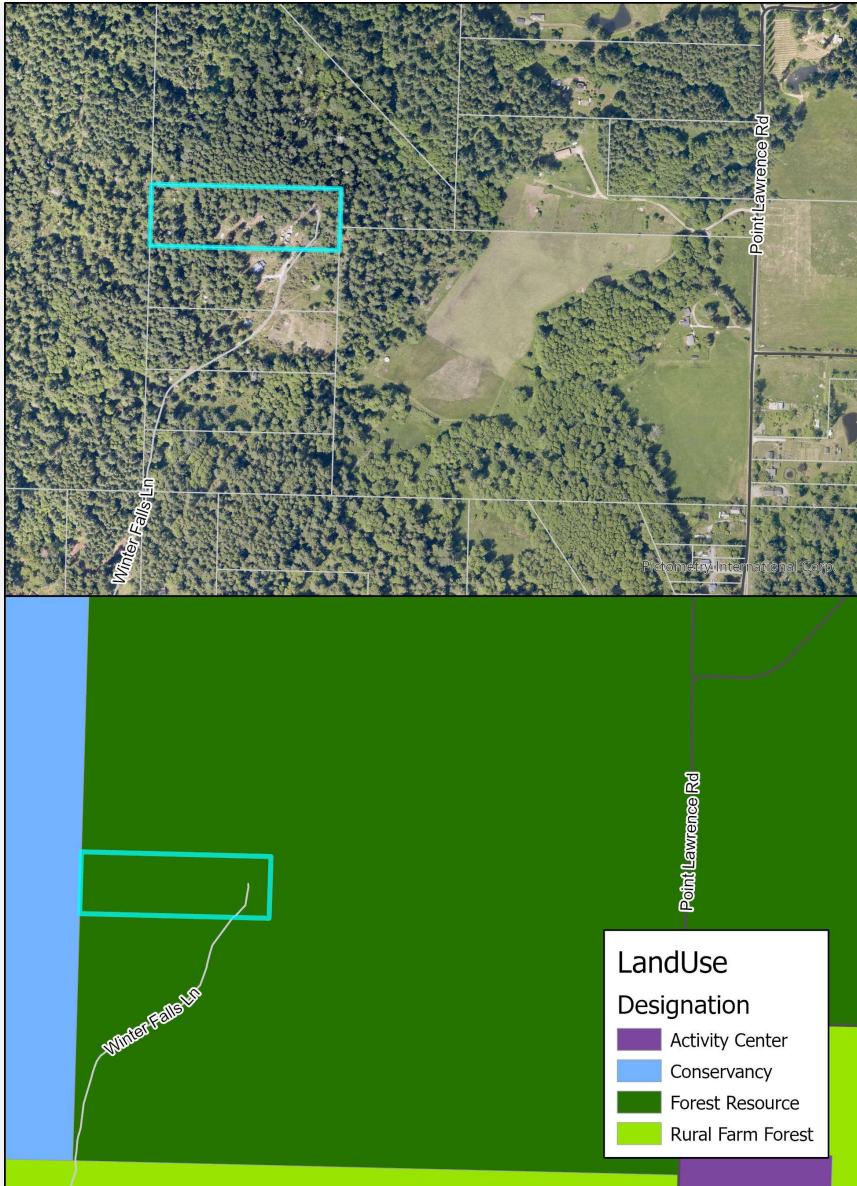
Recommendation: Do not de-designate this parcel. It meets both GMA and *Plan* natural resource land designation criteria.

20-0002 TPN 173533001000 Report pg. 46

Request: De-designate TPN 173533001000 from Forest Resource (FOR) to Rural Farm Forest (RFF).

Analysis: Parcel is not commercially significant and does not meet *Plan* designation criteria. See *Report* for details.

Recommendation: De-designate this parcel and the four other five-acre parcels to the south because they are not commercially significant and do not meet the *Plan* Forest Resource land designation criteria.

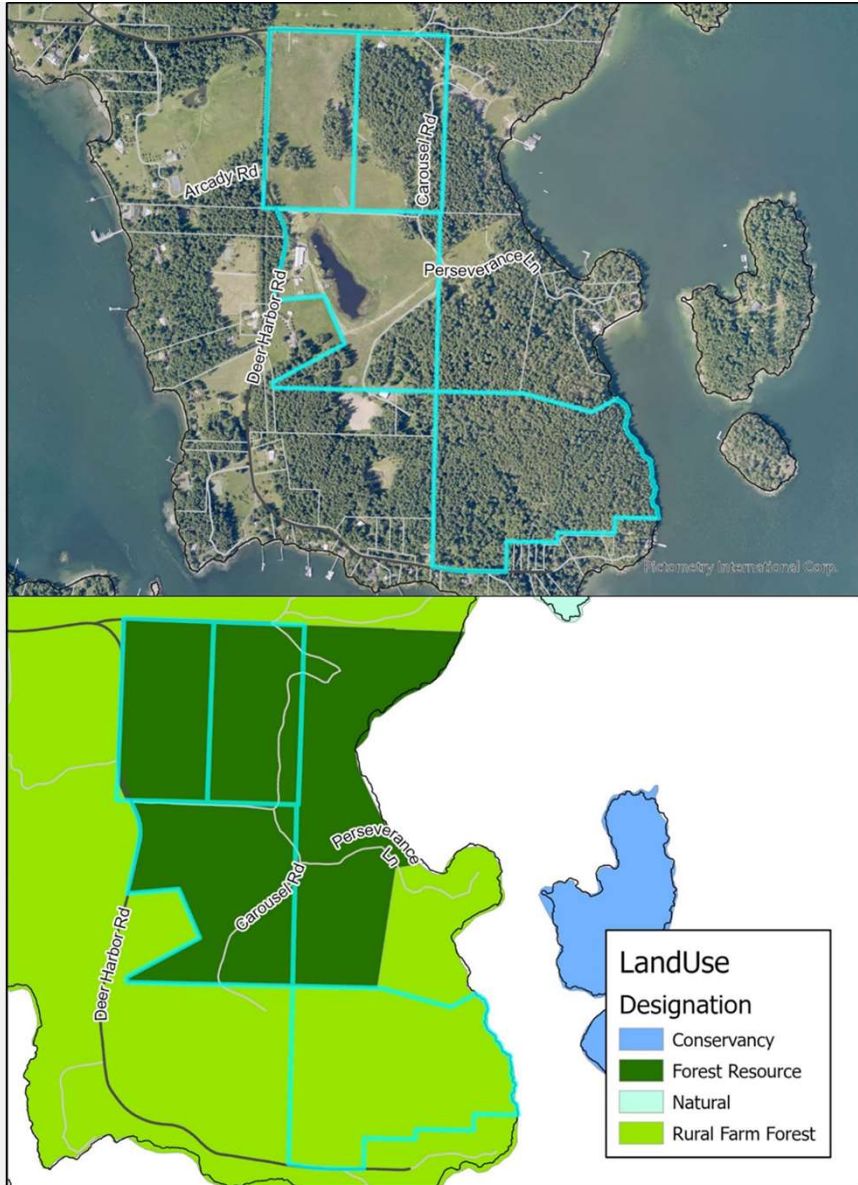


**20-0004 TPN 261723001000, 261723002000, 261732001000,
& 261734001000 Report pg. 48**

Request: De-designate three parcels from Forest Resource (FOR) to Rural Farm Forest (RFF).

Analysis: Parcel is not commercially significant and does not meet *Plan* designation criteria. See *Report* for details.

Recommendation: De-designate the three parcels from FOR to RFF because they are not commercially significant and do not meet the *Plan* Forest Resource land designation criteria.



NEXT STEPS

- Incorporate preliminary recommendations with other Official Map changes
 - Get public comment during Official Map public workshops and work sessions
 - Staff conducts in-depth analysis for Phase Four of the Methodology
 - Planning Commission makes recommendation to Council after a public hearing
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PUBLIC COMMENTS

Please send public comments to

compplancomments@sanjuanco.com



QUESTIONS?



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