



Comprehensive Plan Update
Element B.2 Land Use and Rural

LAND USE REVIEW REQUESTS

San Juan County Planning Commission
June 18, 2021

Adam Zack, Planner III

Department of Community
Development



PURPOSE

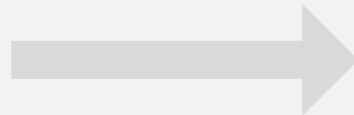
Brief Planning
Commission on Staff
Recommendations,
and

Get Preliminary
Recommendations on
Land Use Review
Requests

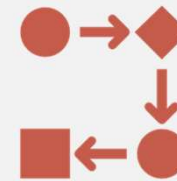
PRESENTATION OVERVIEW



Background



Discuss Land Use
Review Requests

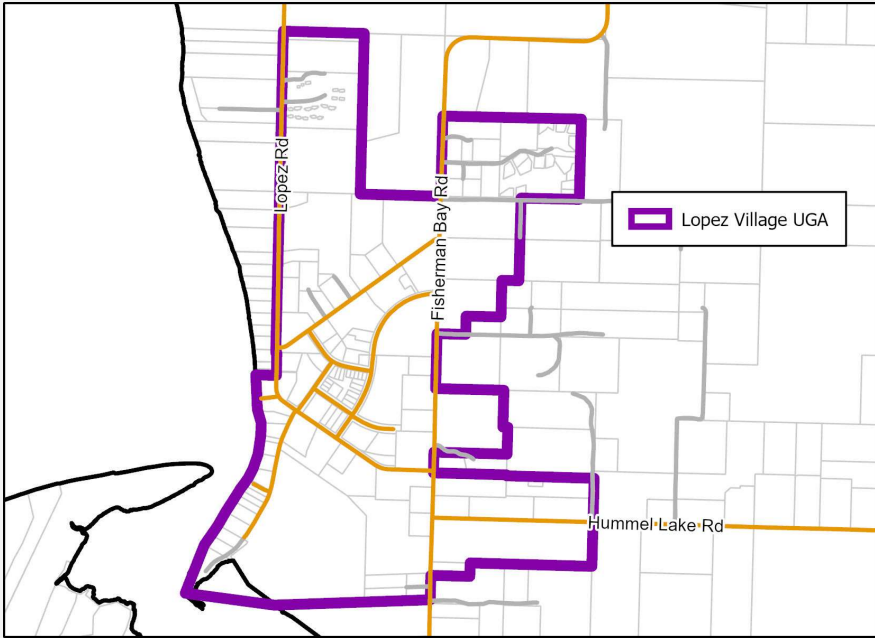
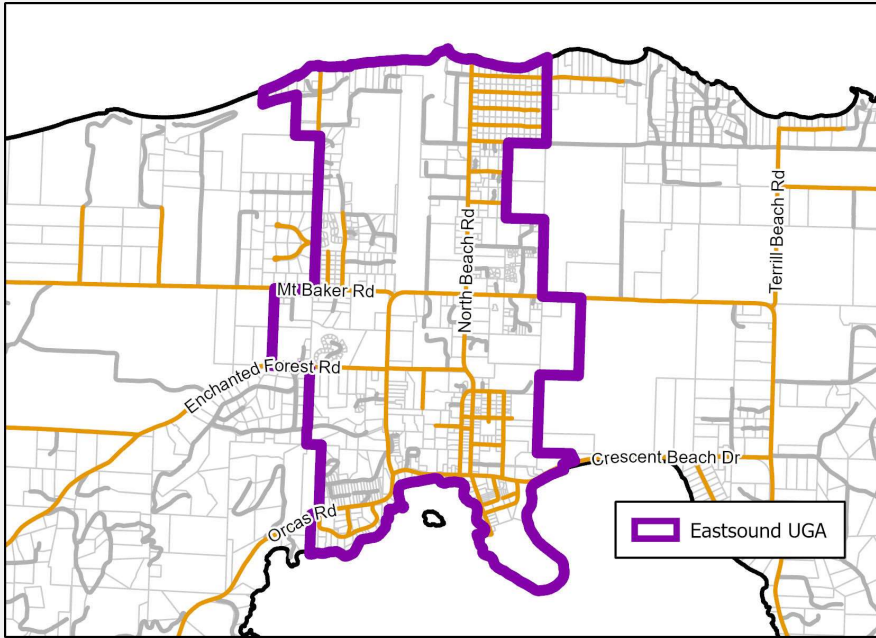


Next steps for Official
Map Discussions

WHAT ARE LAND USE REVIEW REQUESTS?

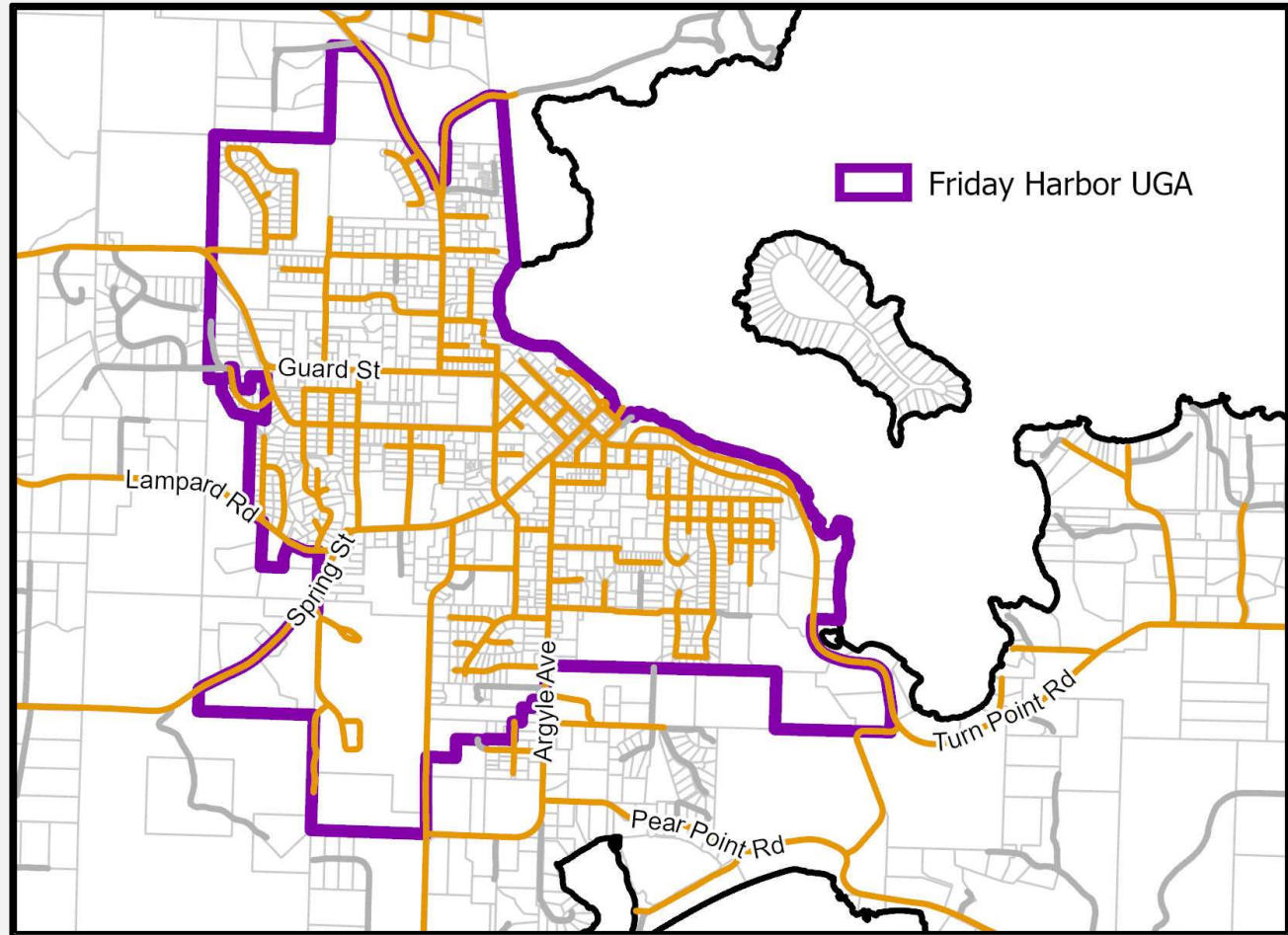
- Requests for changes to the Official Maps submitted by property owners
 - Proposed changes to land use designations or residential density
 - In general, these requests can be locally decided
 - Most do not have specific Growth Management Act (GMA) requirements
-

EASTSOUND AND LOPEZ VILLAGE URBAN GROWTH AREAS (UGAS)



FRIDAY HARBOR UGA

- Town of Friday Harbor has requested expansion of the Friday Harbor UGA
- Staff recommendations will be provided in a separate memo



CRITERIA FOR MAKING CHANGES

San Juan County Code (SJCC)
18.90.030(F)

Benefit to public health, safety, or welfare;

Change is warranted because of changed circumstance, need for additional land in the proposed designation, to correct an error, or new information is available;

Consistent with land use designation criteria in the *Plan*;

Will not create an enclave of property owners enjoying greater privileges than those in the vicinity; and

Benefits outweigh significant adverse impacts.

NONCONFORMING USES

- A land use that met the land use code at the time it was established but does not meet that code anymore
 - Legally established nonconforming uses can continue to operate, be repaired, or replaced
 - Nonresidential nonconforming uses can be altered, modified or expanded subject to a conditional use permit (SJCC 18.40.310)
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EPRC RECOMMENDATIONS

- Eastsound Planning Review Committee (EPRC) has made recommendations on land use review requests in and around the Eastsound UGA
 - Their recommendations are summarized in the June 4 staff report
 - Full EPRC recommendations are in a separate memo dated June 4
 - Other Eastsound issues will be addressed at a later meeting
-



LAND USE REVIEW REQUESTS

Overview of
requests, staff
analysis, and
recommendations

PRELIMINARY RECOMMENDATION

- Today: Planning Commission preliminary recommendation. Discussion can continue to the July meeting
 - The public will provide comments on your preliminary recommendation at the Official Map public workshops
 - Planning Commission 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 June 4, 2021.”

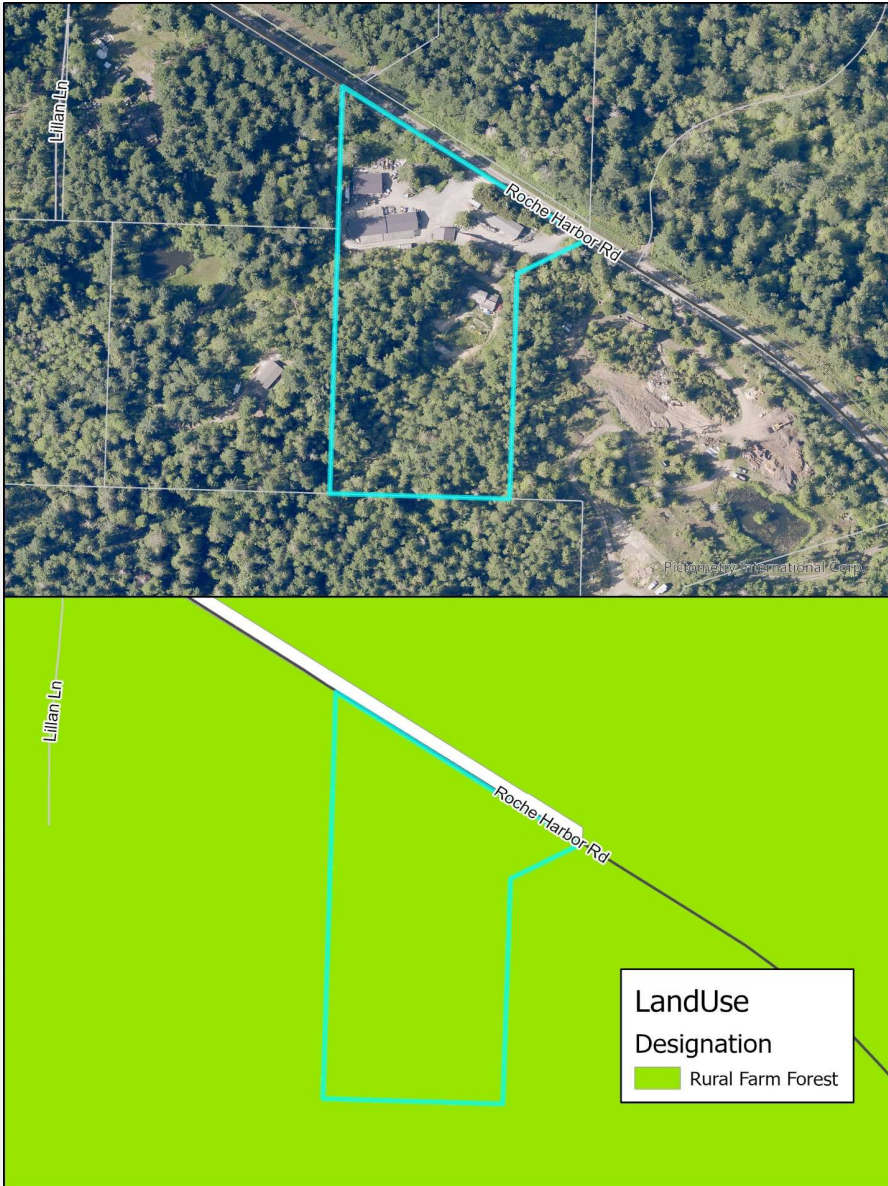
16-0001 TPN 361943002000 Report pg. 8

Request: re-designate a parcel from Rural Farm Forest (RFF) to Rural General Use (RGU). Parcel is the site of an existing nonconforming use: Community Treasures Consignment

Options:

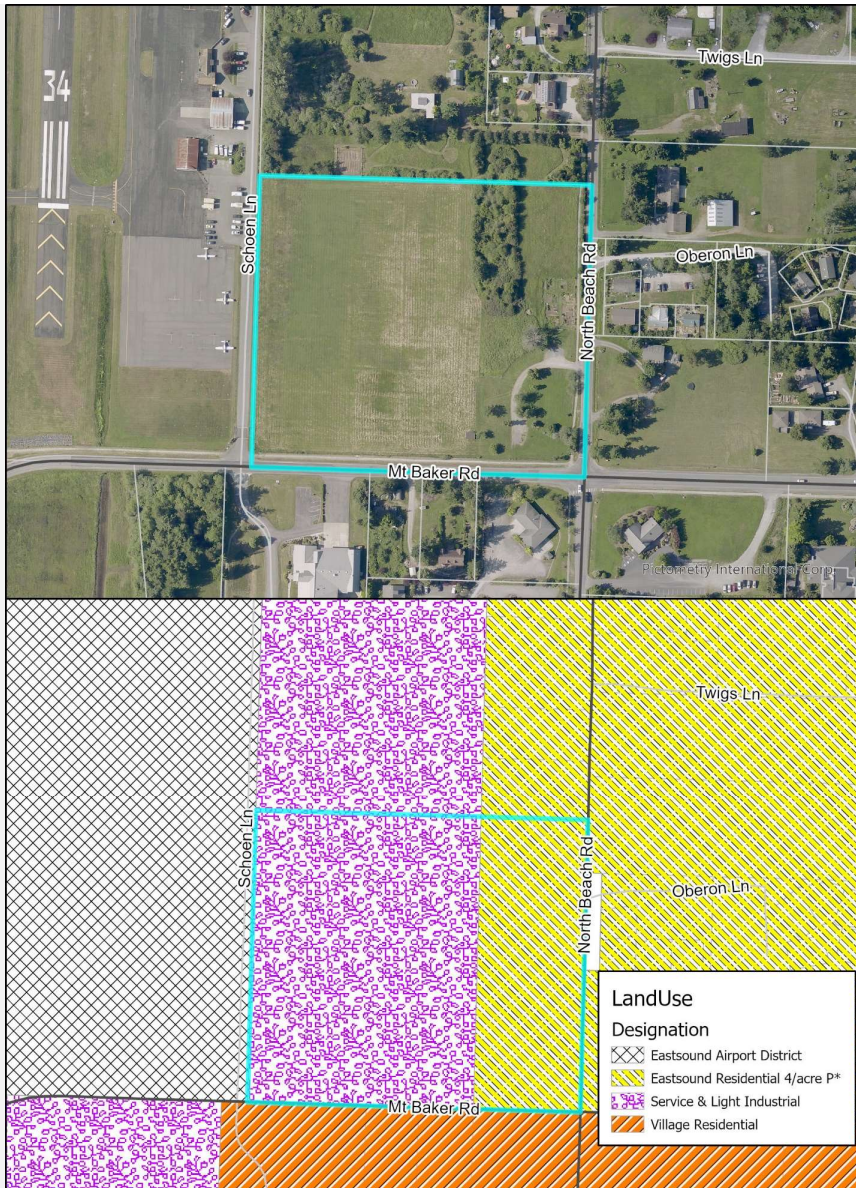
- A. Designate parcel RGU
- B. Designate parcel Rural Commercial (RC)
- C. No change

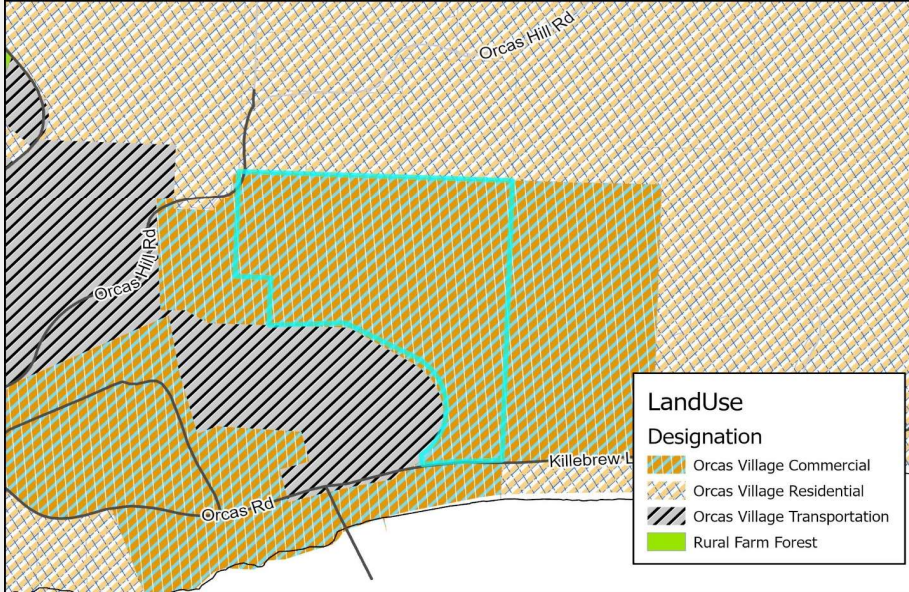
Staff Recommendation: Option C: Do not re-designate this parcel because it meets the RFF designation criteria. Re-designating a single parcel is a spot designation. The existing nonconforming use can continue to operate under SJCC 18.40.310



Request: Remove the split designation on this 8.5-acre parcel and designate it exclusively Service and Light Industrial (SLI). The property is designated both SLI and Eastsound Residential 4 units per acre (ER4P) designations. Approximately 2.7 acres are designated ER4P.

EPRC Recommendation: Do not remove the split designation to ensure that a buffer between the airport and the neighborhood remains. See EPRC recommendation staff memo dated June 4, 2021.

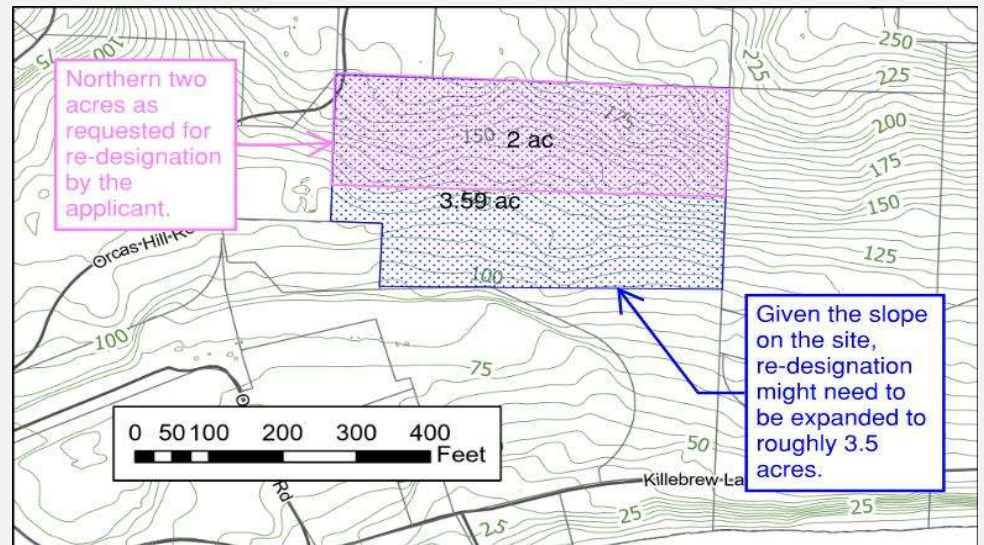




18-0007 TPN 26222012000 Report pg. 12

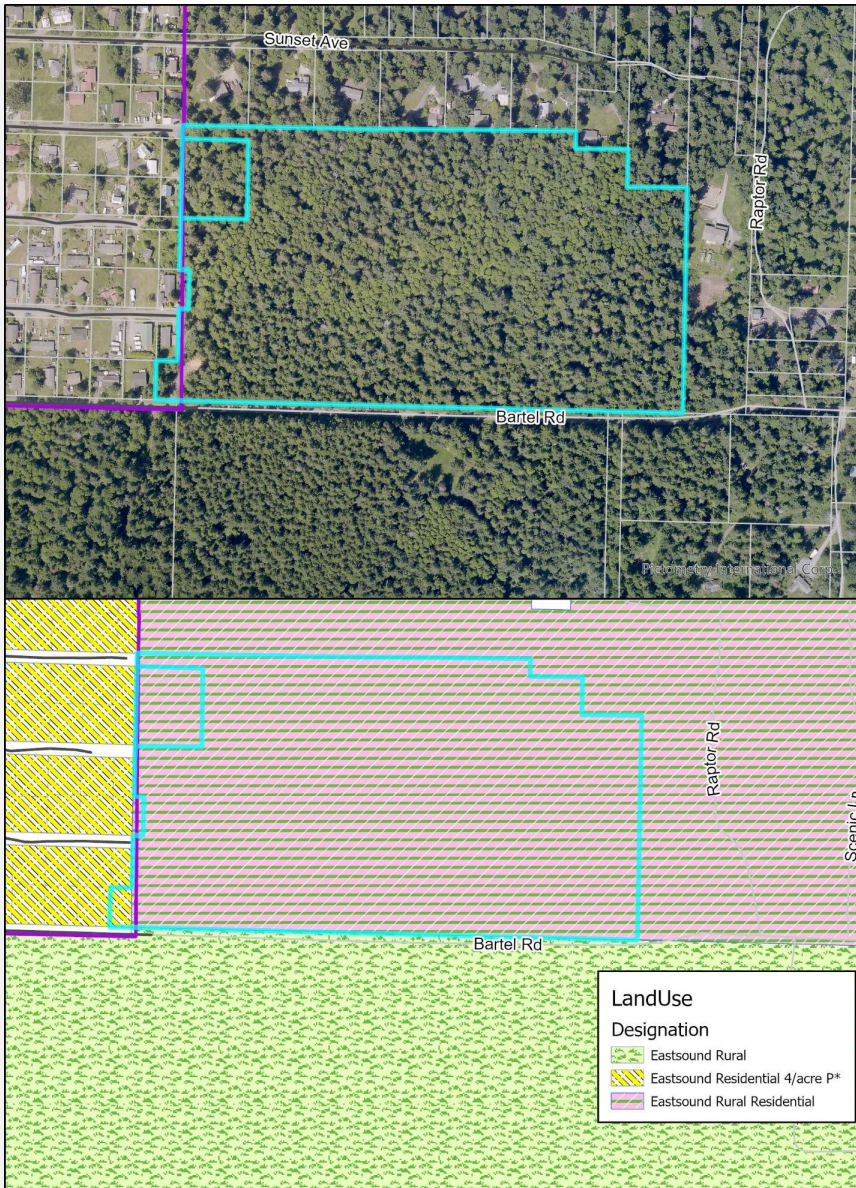
Request: Re-designate the north 2 acres of parcel from Orcas Village Commercial (OVC) to Orcas Village Residential (OVR).

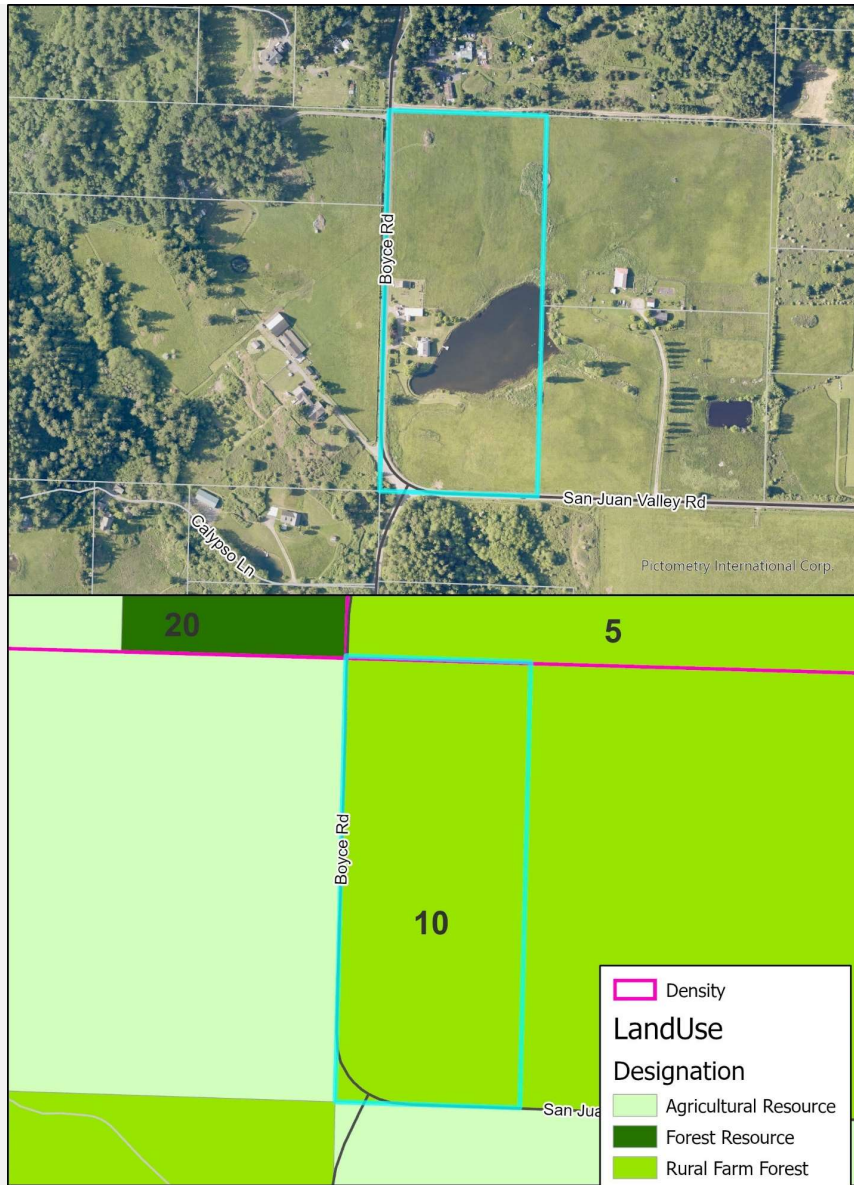
Staff Recommendation: Re-designate the northern portion of this parcel to OVR.



Request: Add two parcels to the Eastsound urban growth area (UGA). The two parcels are undeveloped land totaling around 29 acres designated Eastsound Rural Residential on the northeast side of the UGA.

EPRC Recommendation: Do not expand the Eastsound UGA as requested. More information about the staff and EPRC recommendations are provided in the Eastsound Issues Staff Memo dated June 4, 2021.





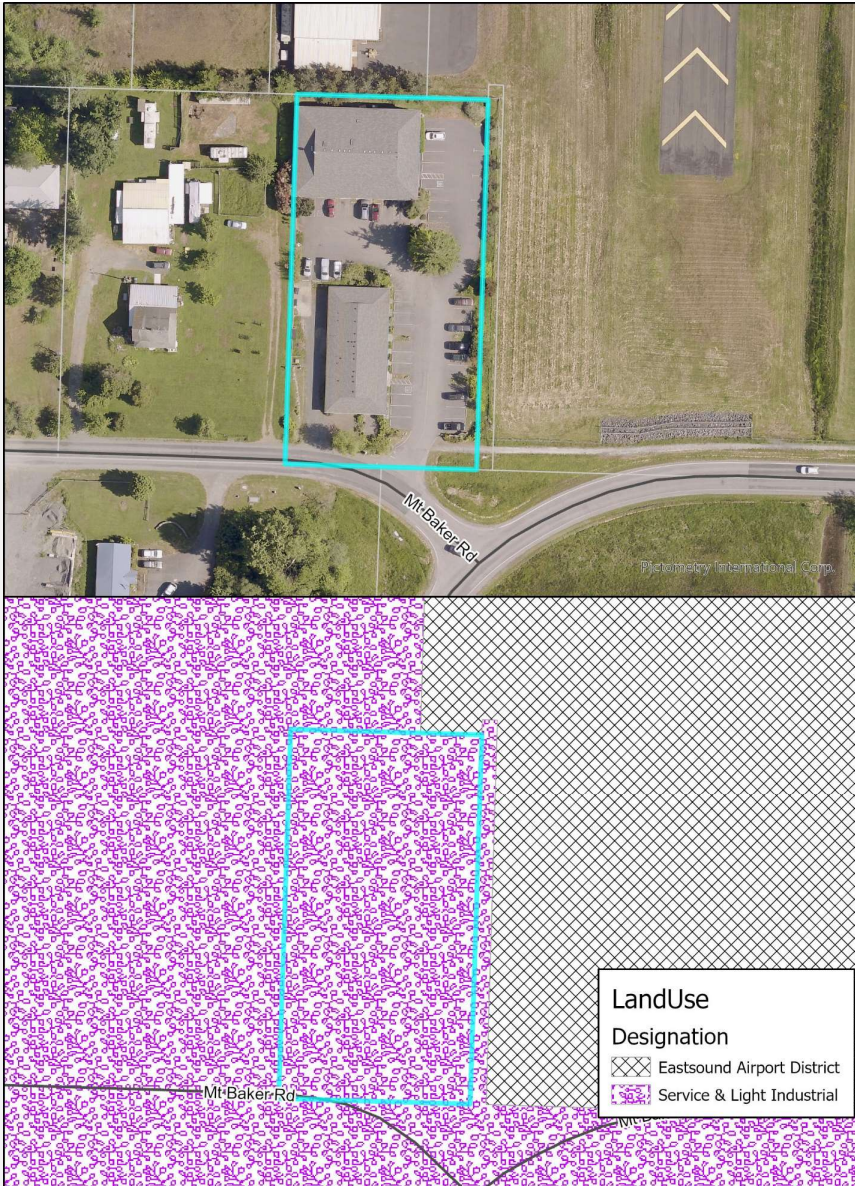
Request: Increase the maximum allowed density on the subject parcel from 1 dwelling unit per 10 acres to 1 dwelling unit per 5 acres

Analysis: The maximum density of one dwelling unit per 10 acres is consistent with the achieved surrounding density, including nearby areas designated for one dwelling per 5 acres.

Staff Recommendation: Do not increase the density on the subject parcel.

Request: Allow residential uses and 'eating establishments' (restaurants) in Service Light Industrial (SLI) and/or airport overlay.

EPRC Recommendation: Do not amend the allowed uses in the SLI designation as requested. More information about EPRC recommendation is provided in the Eastsound Issues Staff Memo dated June 4, 2021.

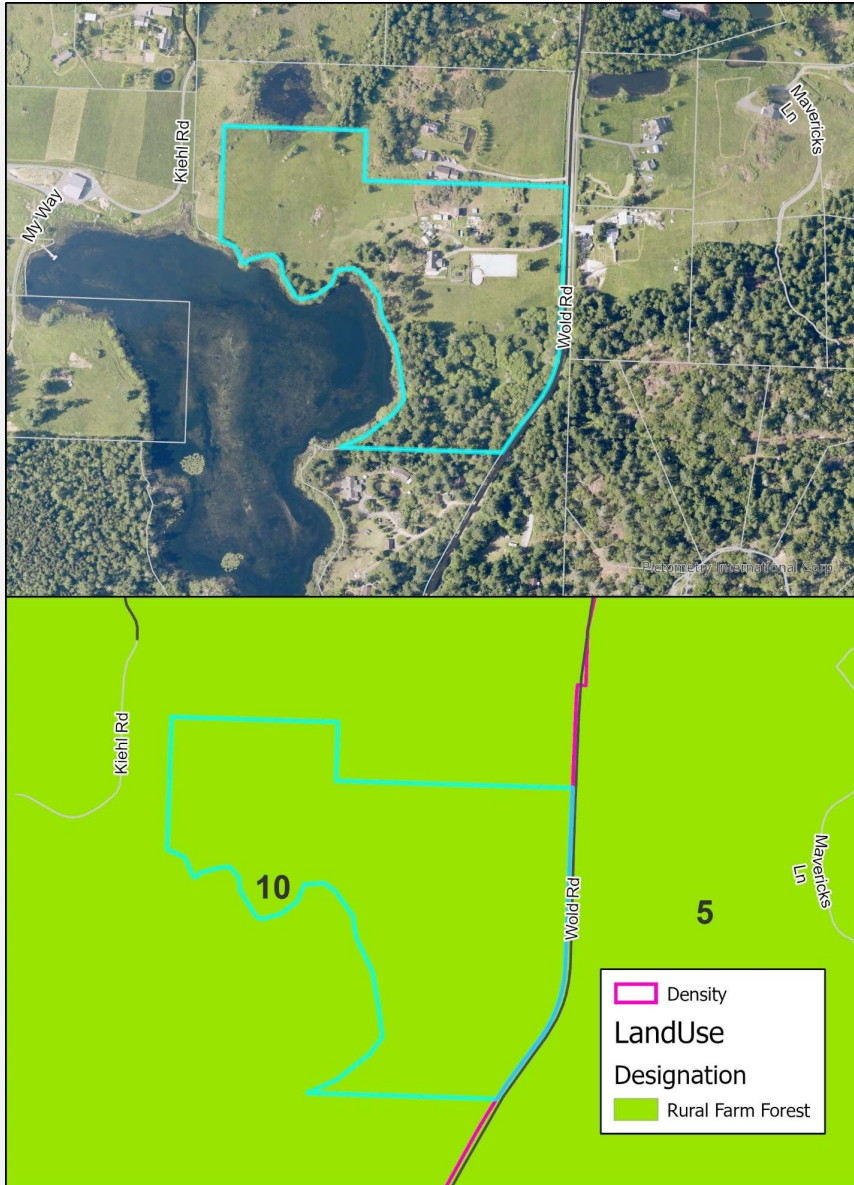


18-0011 TPN 351914001000 Report pg. 23

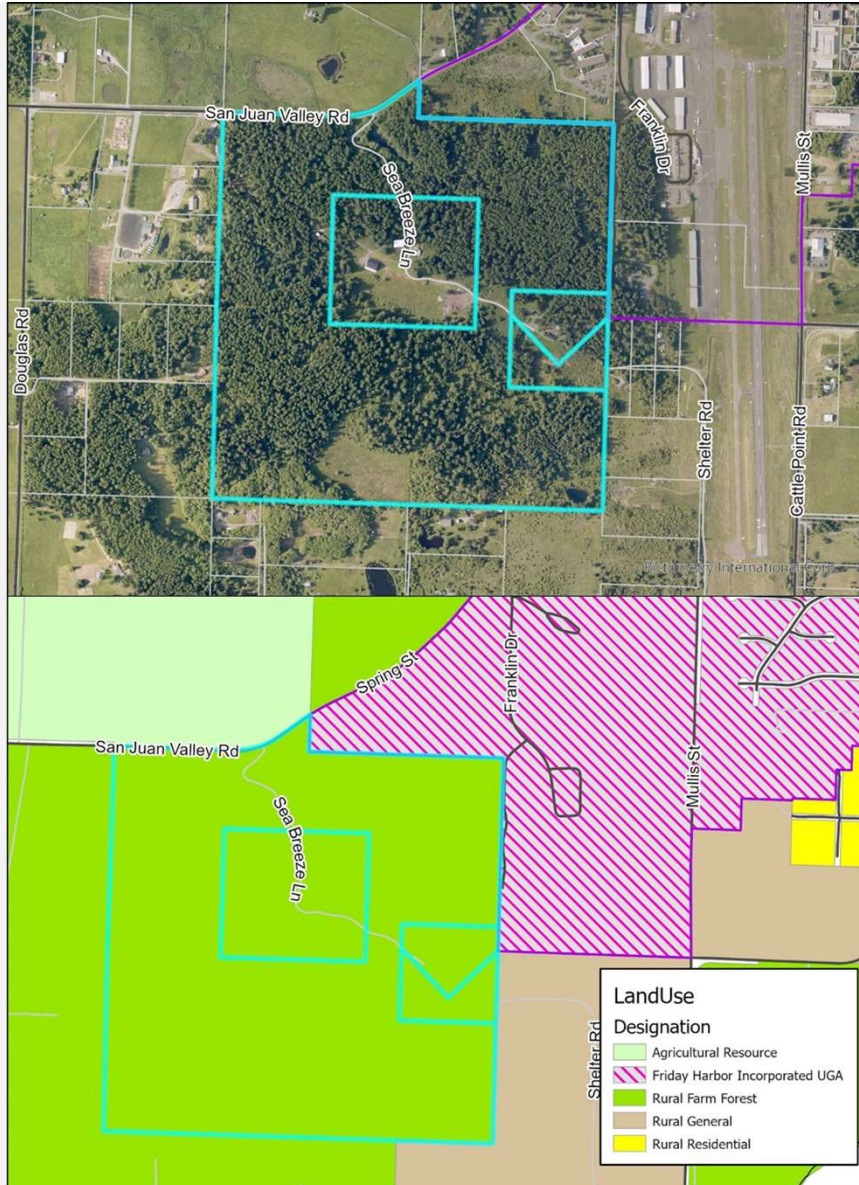
Request: Increase the maximum allowed density from 1 dwelling unit per 10 acres to 1 dwelling unit per 5 acres.

Analysis: The maximum density of one dwelling unit per 10 acres is consistent with the achieved surrounding density, including nearby areas designated for one dwelling per 5 acres.

Staff Recommendation: Do not increase the density on this parcel.



**18-0013 TPN 351434001000, 351433002000, 352321001000,
& 352321002000 Report pg. 31**



Request: Re-designate four parcels totaling 162.5 acres from Rural Farm Forest (RFF) to Rural General Use (RGU).

Options:

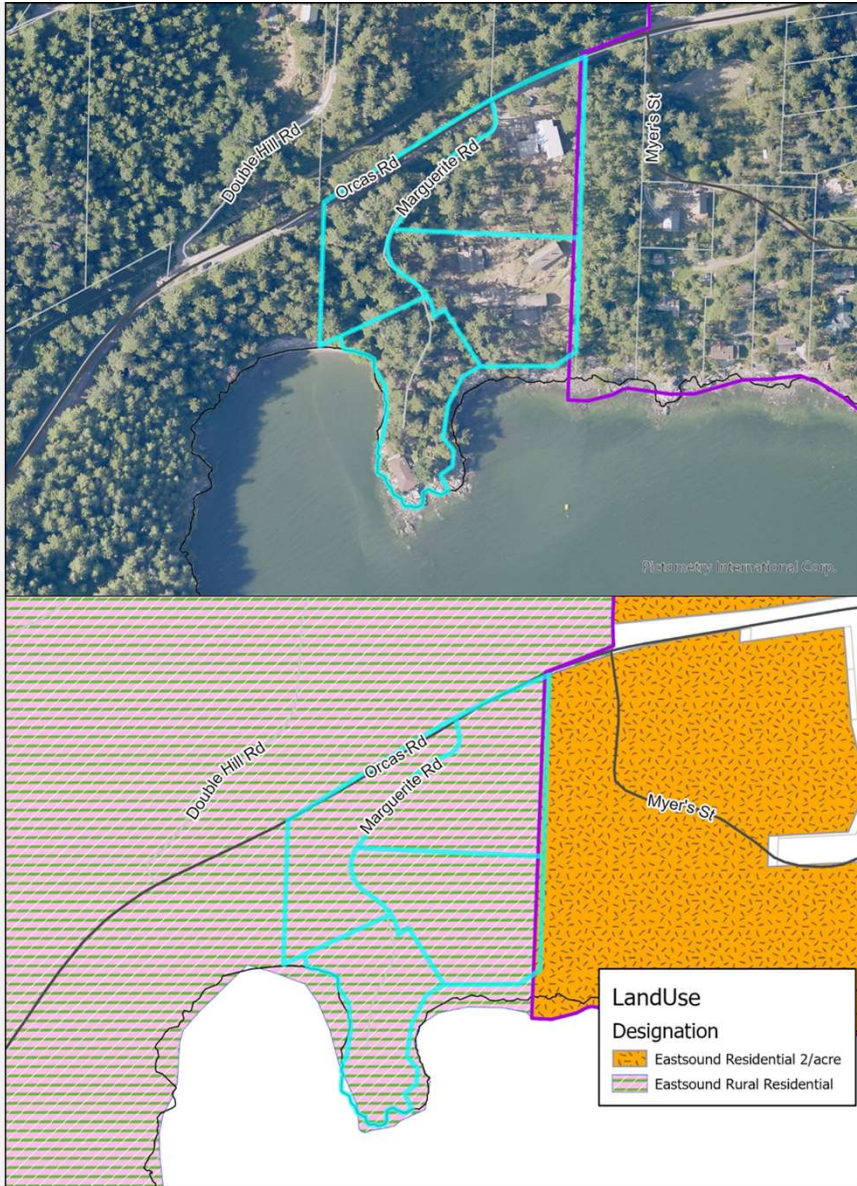
- A. Designate parcel RGU
- B. Designate the eastern portion of the parcel RGU
- C. Do not re-designate the parcel

Staff Recommendation: Option C. Proposed re-designation does not meet criteria in SJCC 18.90.030

**18-0014 TPN 271433011000, 271433012000, 271433013000,
& 271433010000 Report pg. 34**

Request: Add four parcels in the Fishing Bay Short Plat to the Eastsound UGA for the purpose of connecting to sewer.

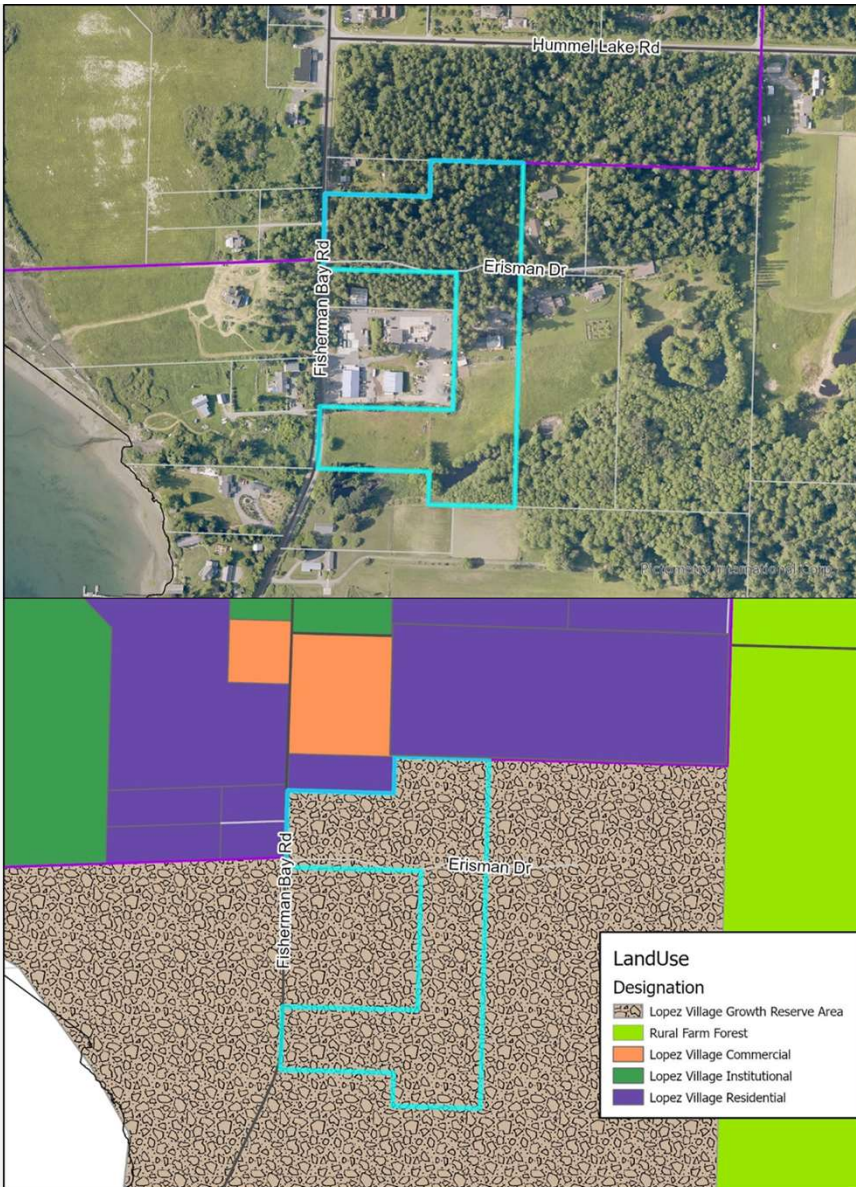
EPRC Recommendation: Do not expand the Eastsound UGA as requested. More information about the staff and EPRC recommendations are provided in the Eastsound Issues Staff Memo dated June 4, 2021.

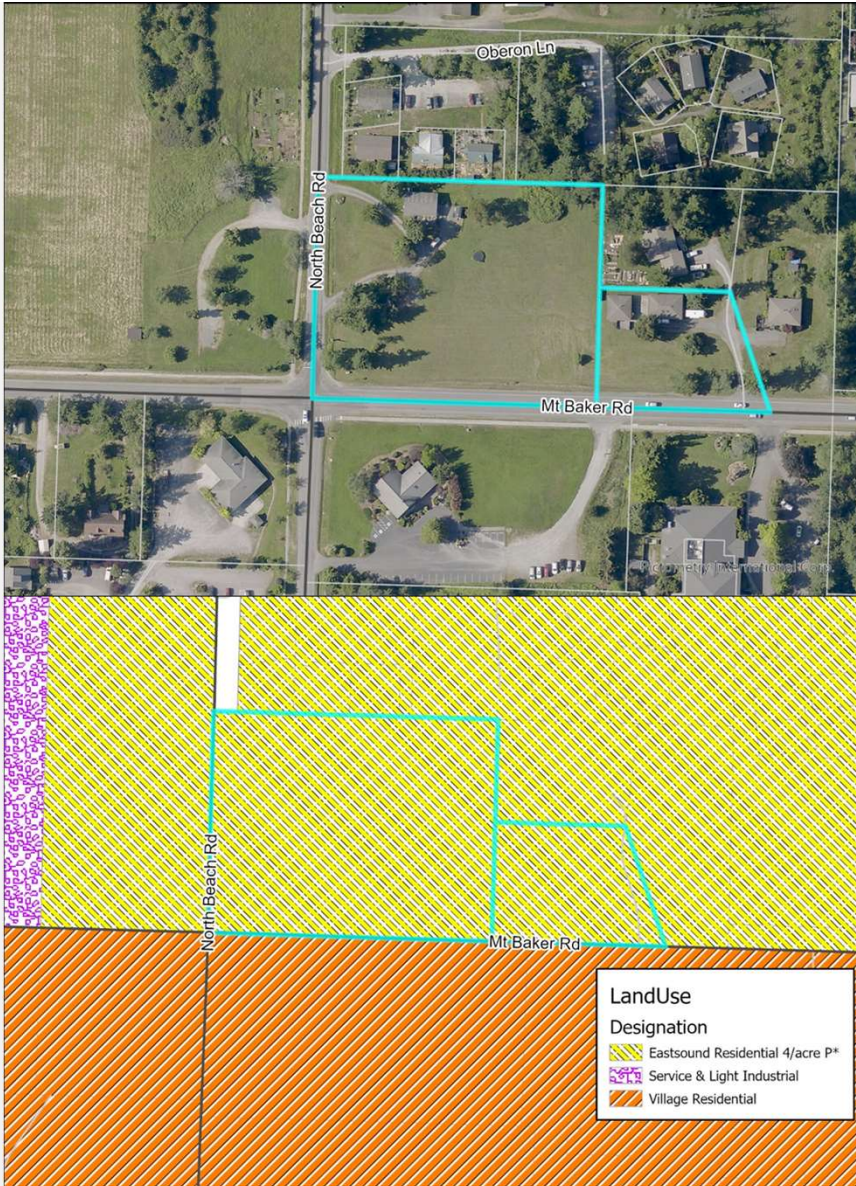


Request: Expand the Lopez Village UGA to include TPN 252322003000.

Staff Recommendation: Do not add the parcel to the UGA. Expansion of the Lopez Village UGA was considered during the process of adopting the Lopez Village Subarea Plan in 2019.

Alternative: Increase density in the Lopez Village Growth Reserve area to one dwelling unit per three acres.



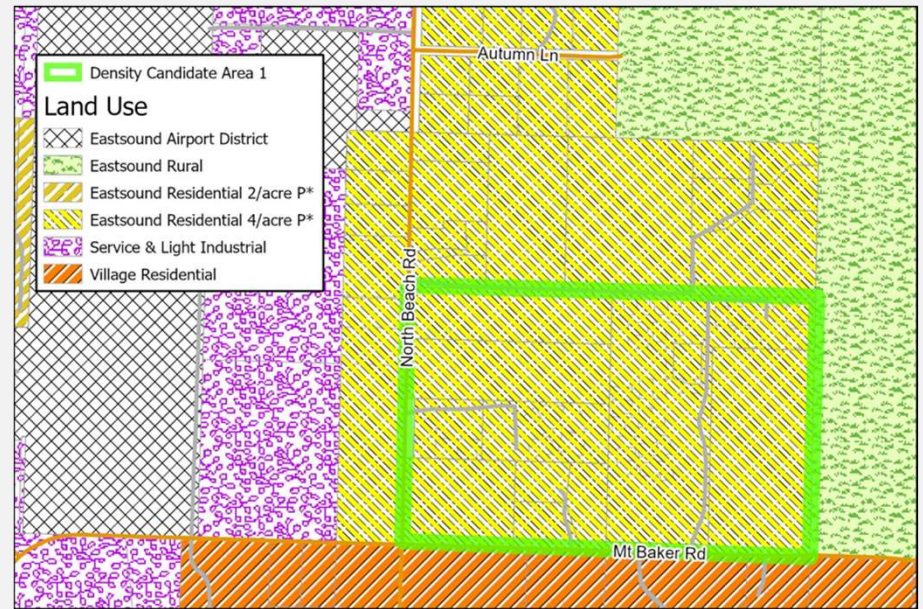
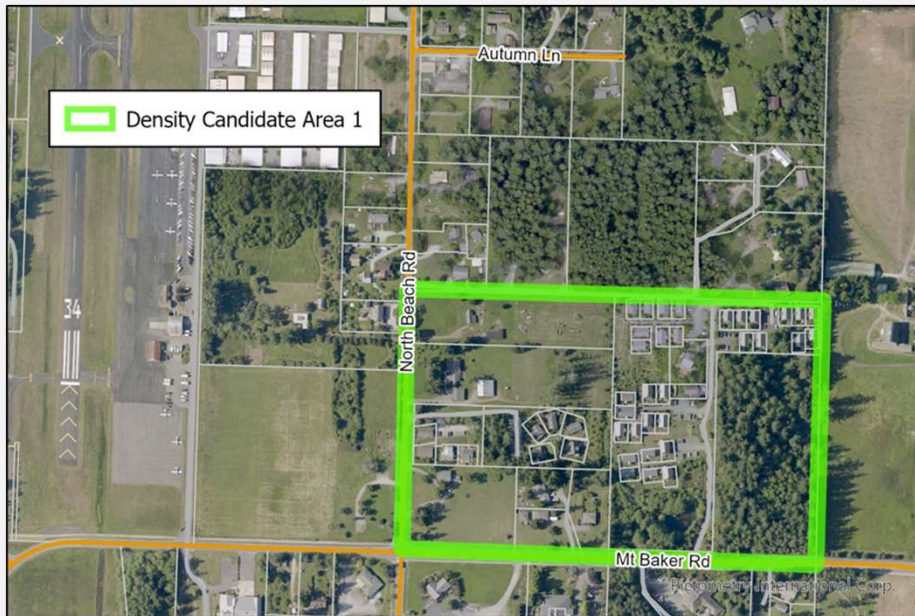


Request: Re-designate two developable parcels inside the UGA from ER4P to Village Residential/ Institutional minimum 4, maximum 12 dwellings per acre (VRI).

Options:

- A. Do not change land use designation or density
- B. Re-designate the subject properties to Eastsound Residential/Institutional minimum 4, maximum 12 units per acre (ER412)
- C. Re-designate the subject properties to Village Residential/Institutional minimum 4, maximum 12 units per acre (VRI).
- D. Increase density to a maximum of 12 dwellings per acre in a slightly larger area along North Beach Road

OPTION D: DENSITY CANDIDATE AREA

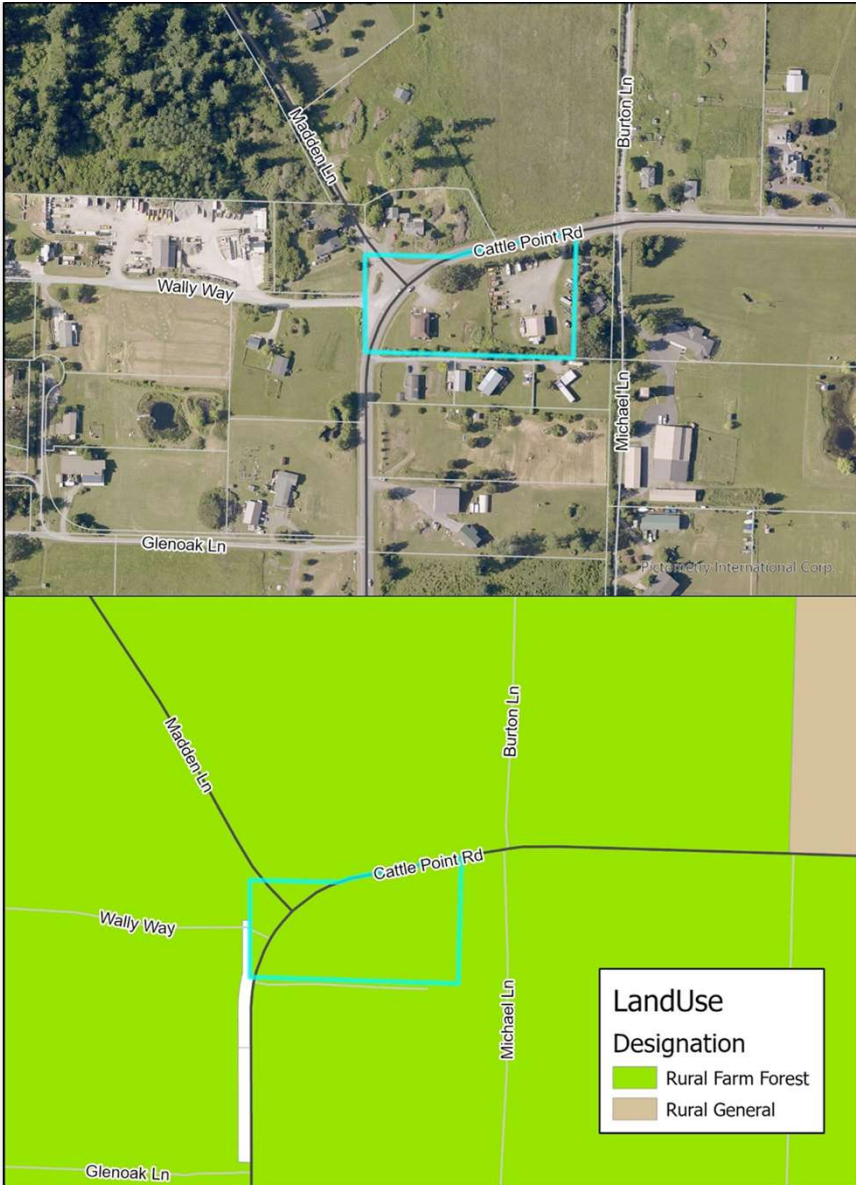


Request: Re-designate 2.69-acre parcel from RFF to RGU.

Options:

- A. Designate parcel Rural General Use (RGU)
- B. Designate parcel Rural Commercial (RC)
- C. Do not re-designate the parcel

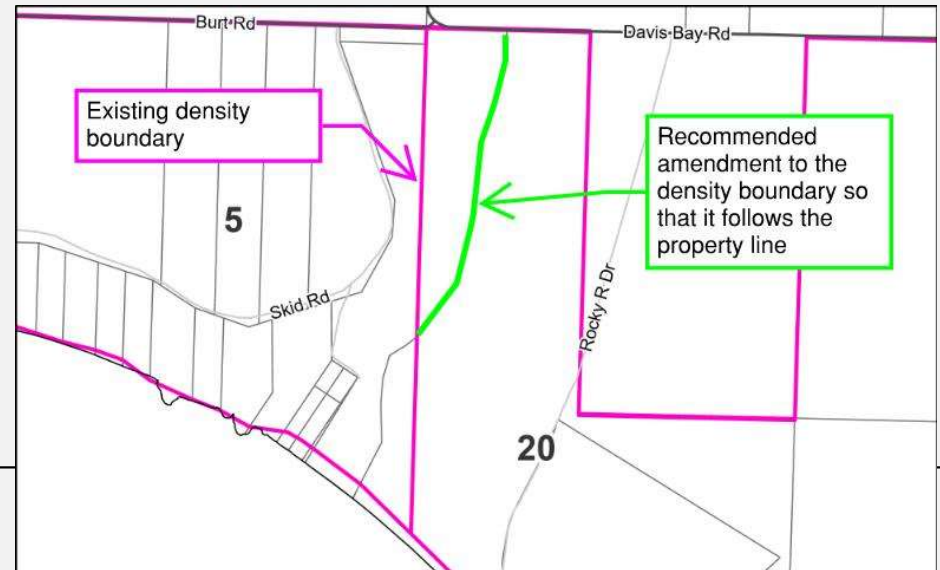
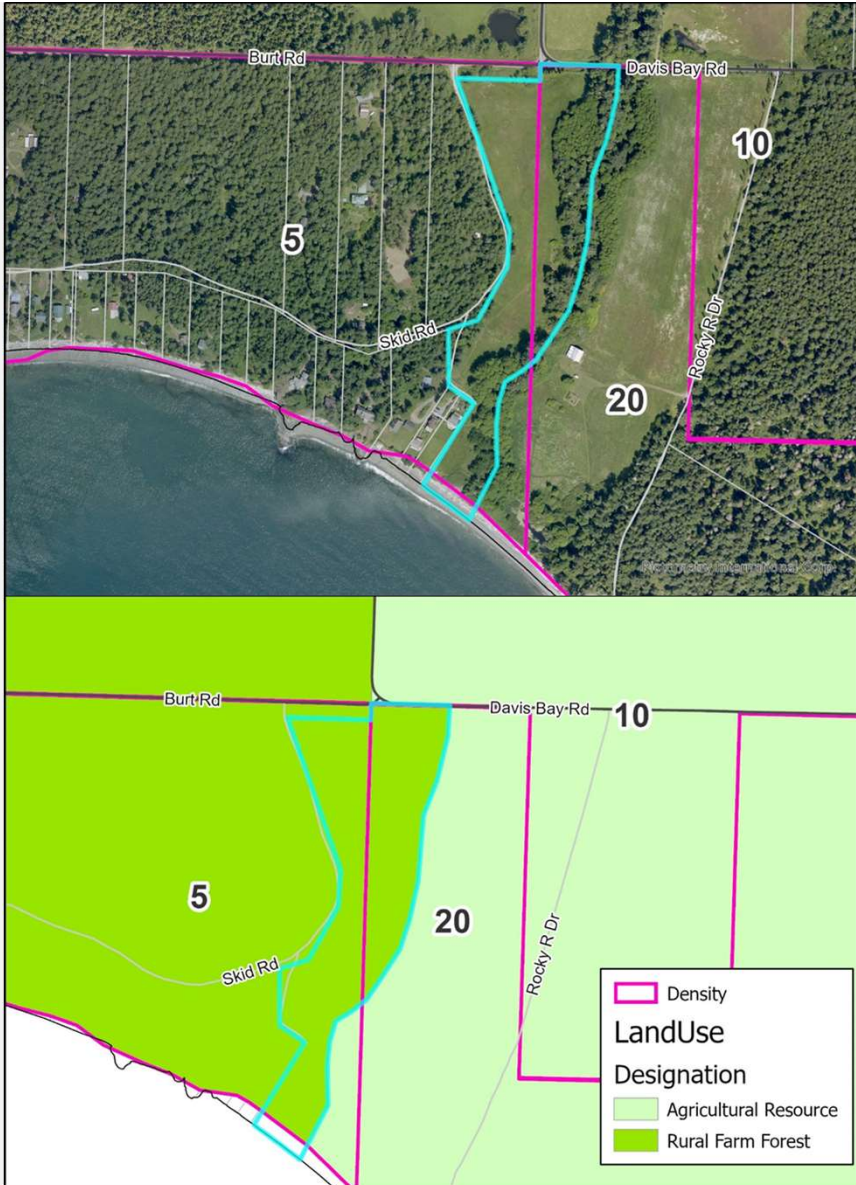
Staff Recommendation: Do not re-designate this parcel because it meets the RFF designation criteria. Re-designating a single parcel is a spot designation. The existing nonconforming use can continue to operate under SJCC 18.40.310



19-0003 TPN 24102100200 Report pg. 64

Request: Adjust density boundary line to follow the western border of the subject parcel to remove the split density. Make the whole parcel one dwelling unit per five acres.

Staff Recommendation: Amend the density boundary follow the property line but do not reduce density on the neighboring property to the east.



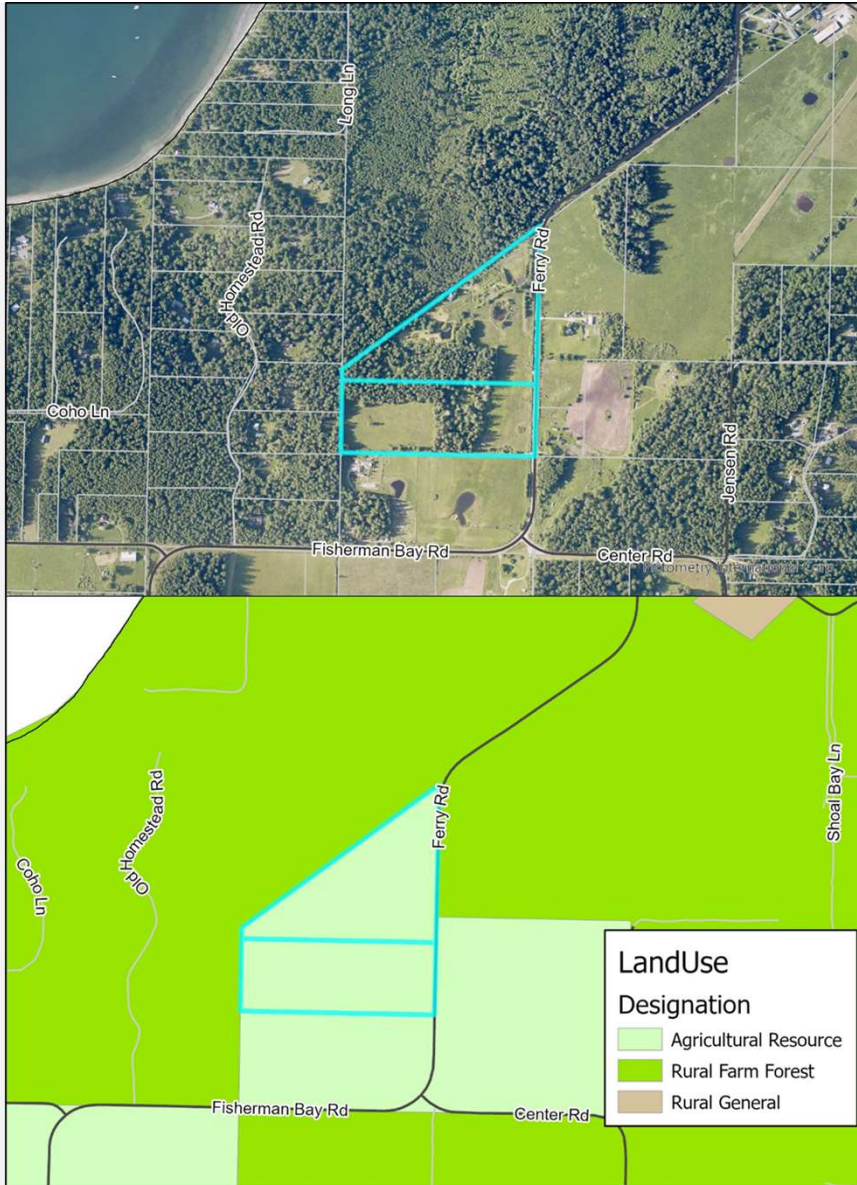
19-0005 TPN 263322001000 Report pg. 69

Request: Re-designate TPN 263322001000, a 0.99-acre parcel, from Natural (N) to a rural designation where School, primary or secondary is an allowed use.

Staff Recommendation: Amend SJCC 18.30.040 to allow schools in the Natural land use designation provided they are existing at the time the amendment is adopted.

Analysis: The proposed change to make historic schools allowed outright would reduce the regulatory requirements for these important public facilities to make changes to the existing structures as they adapt to future circumstances.





Request: Increase density on two parcels totaling roughly 33 acres from one dwelling unit per fifteen acres to one dwelling unit per five acres.

Analysis: The maximum density of one dwelling unit per 15 acres is consistent with the achieved surrounding density, including nearby areas designated for one dwelling per 5 acres.

Recommendation: Do not increase the density on the subject parcels.



Request: Change land use designation from Rural Residential (RR) to Rural Industrial (RI).

Options:

- A. Re-designate the parcel RI
- B. Do not re-designate the parcel RI

Staff Analysis: Under either option, Public Works can develop the parcel with an outdoor storage yard either by Provisional Use Permit (Option A) or by Essential Public Facility Conditional Use Permit (Option B).

NEXT STEPS

- Incorporate preliminary recommendations with other Official Map changes
 - Get public comment during Official Map public workshops and work sessions
 - 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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