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Comprehensive Plan Update  
Element B.2 Land Use and Rural

# LAND USE REVIEW REQUESTS

San Juan County Planning Commission  
July 16, 2021

Adam Zack, Planner III

Department of Community  
Development



# PURPOSE

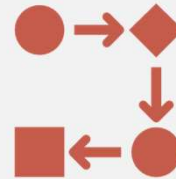
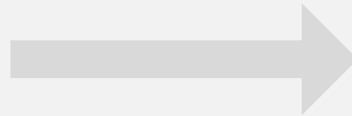
Get Preliminary  
Recommendations on  
Land Use Review  
Requests Remaining  
from June

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# PRESENTATION OVERVIEW



Discuss Land Use  
Review Requests



Next steps for Official  
Map Discussions

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# 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.

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# LAND USE REVIEW REQUESTS

Overview of  
requests, staff  
analysis, and  
recommendations

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# PRELIMINARY RECOMMENDATION

- Today: Planning Commission preliminary recommendation.
  - 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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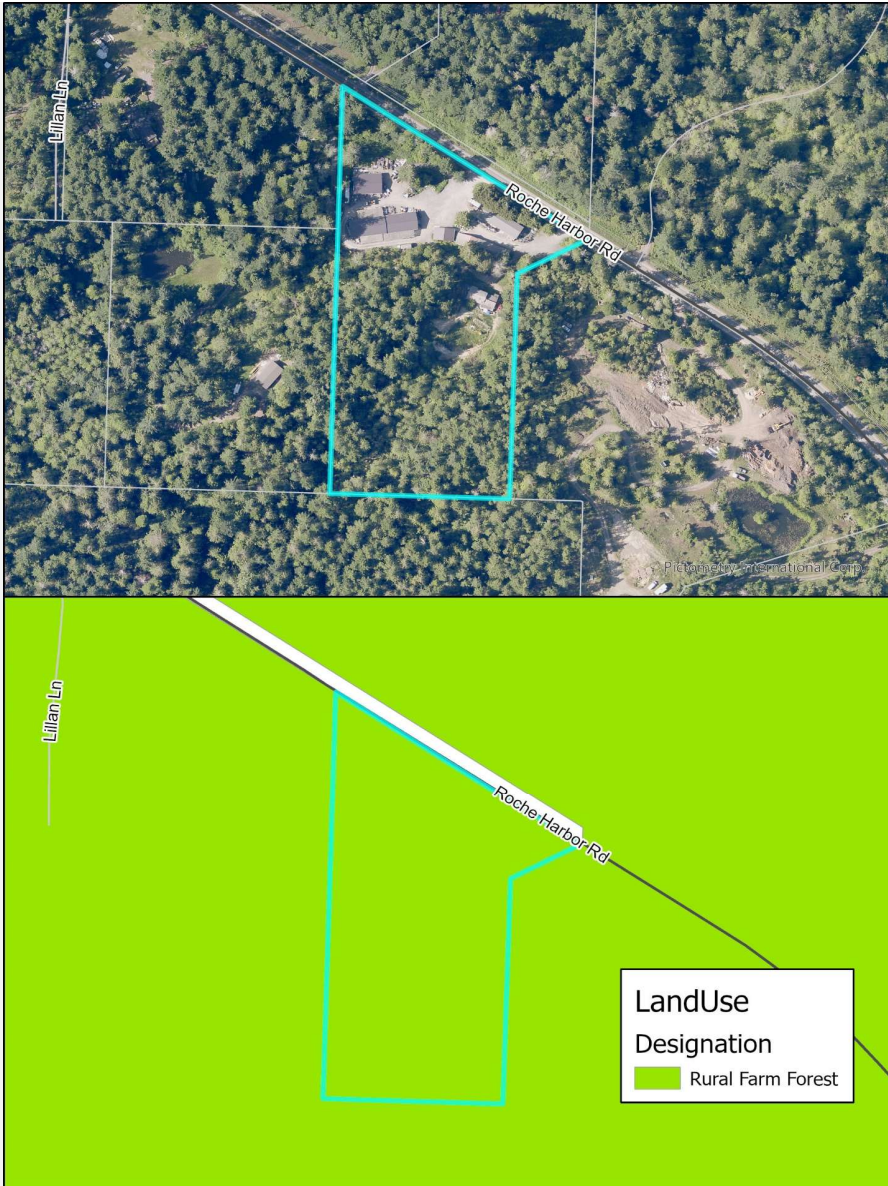
**16-0001 TPN 361943002000 Report pg. 8**

**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:**

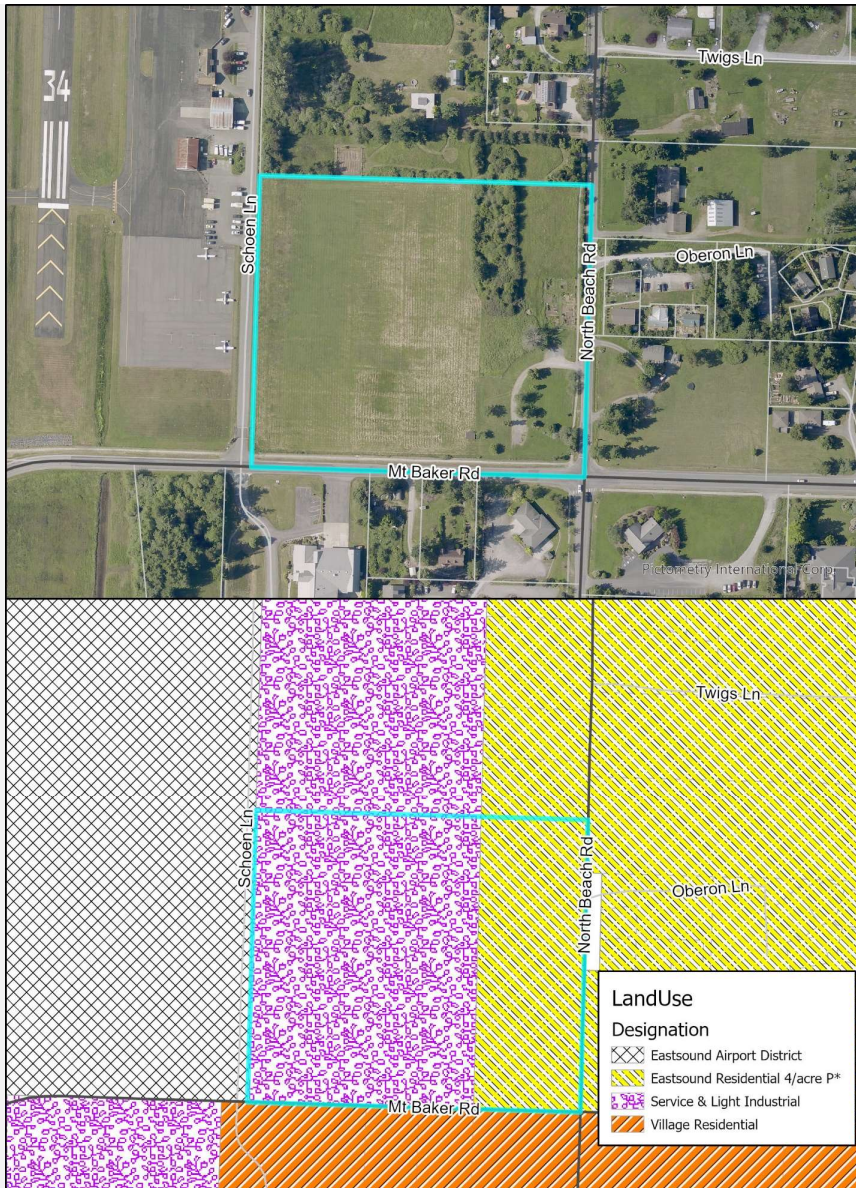
- A. Designate parcel RGU
- B. Designate parcel Rural Commercial (RC)
- C. No change

**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



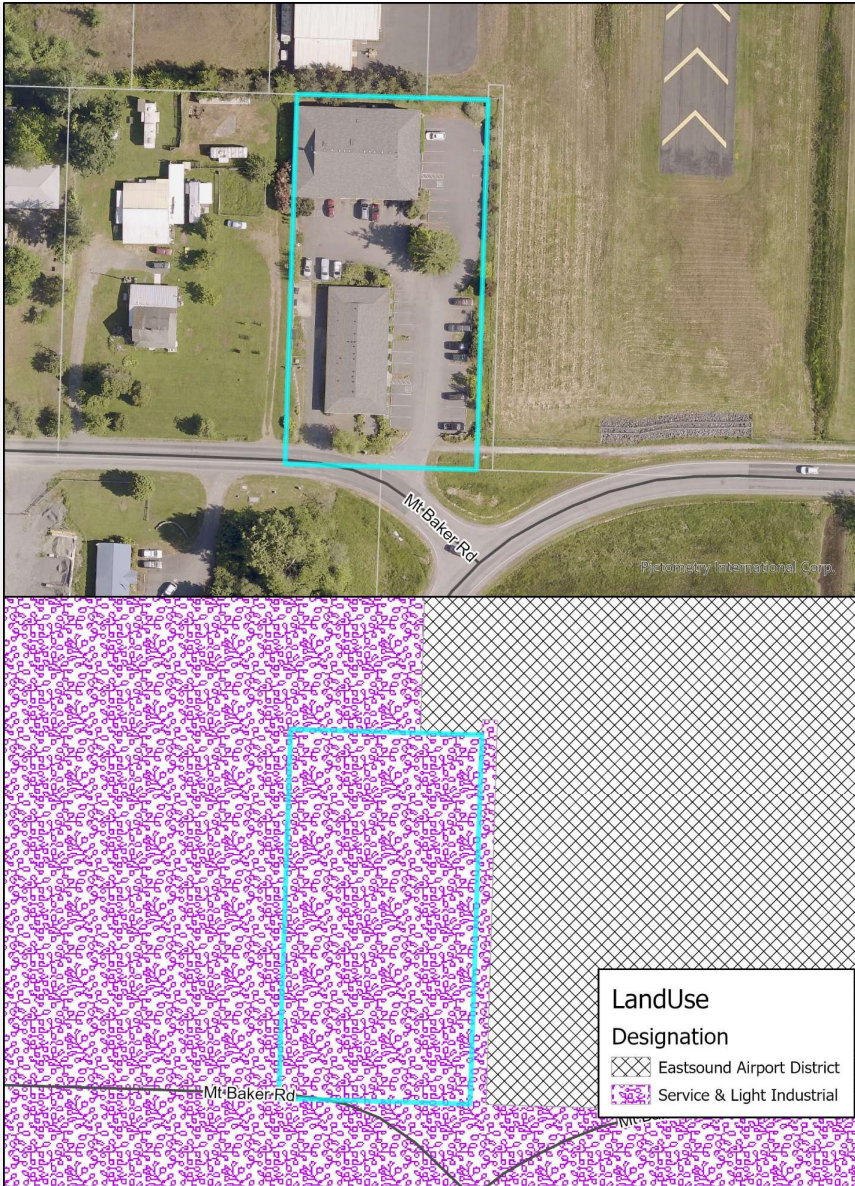
**Request:** Remove the split designation on this 8.5-acre parcel and designate it exclusively Service and Light Industrial (SLI). The property is designated both SLI and Eastsound Residential 4 units per acre (ER4P) designations. Approximately 2.7 acres are designated ER4P.

**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.

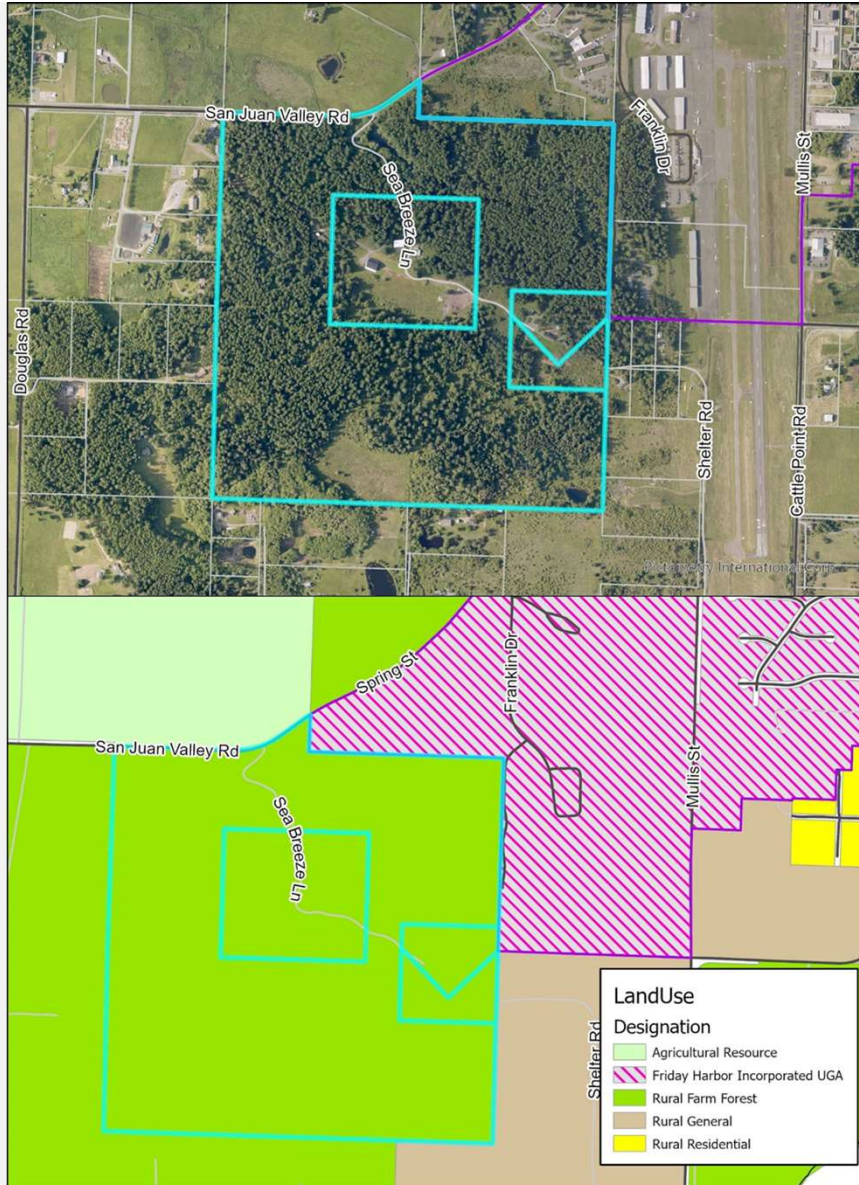


**Request:** Allow residential uses and 'eating establishments' (restaurants) in Service Light Industrial (SLI) and/or airport overlay.

**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.



**18-0013 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

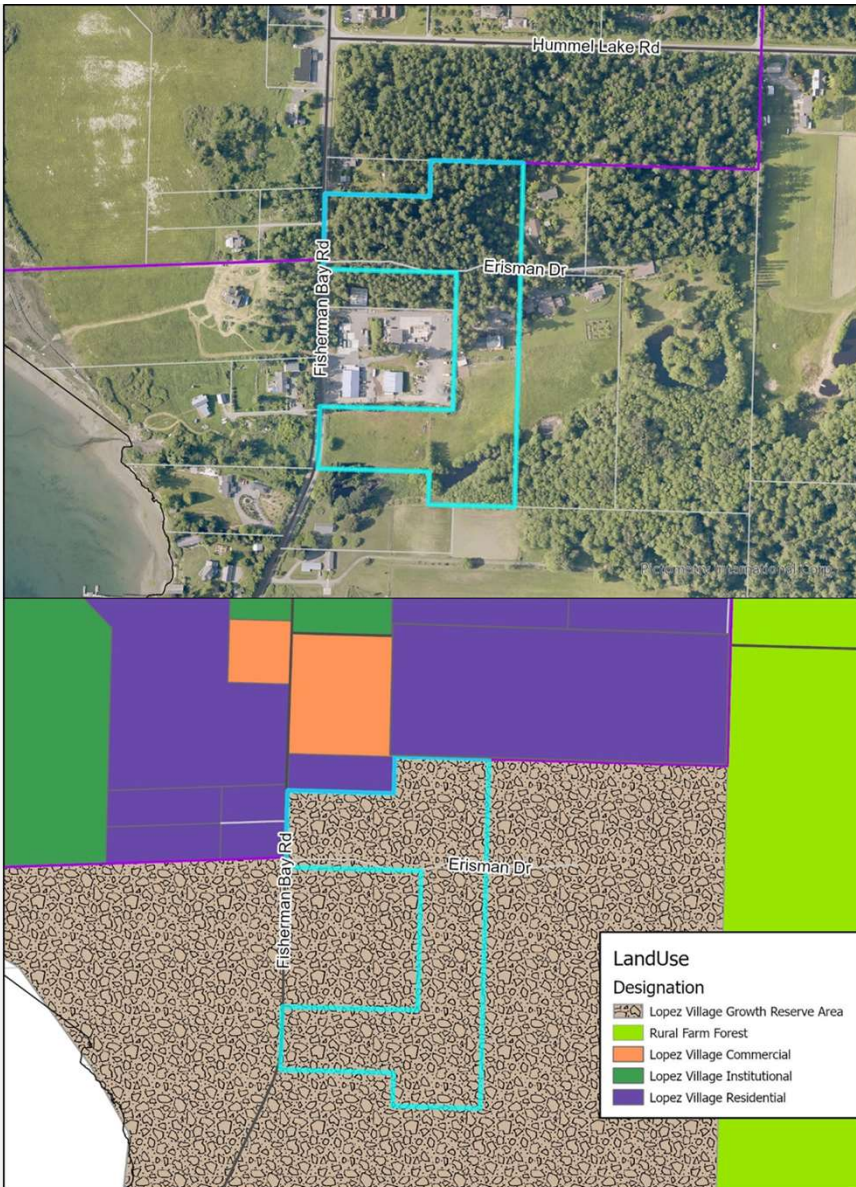
**Staff Recommendation:** Option C. Proposed re-designation does not meet criteria in SJCC 18.90.030

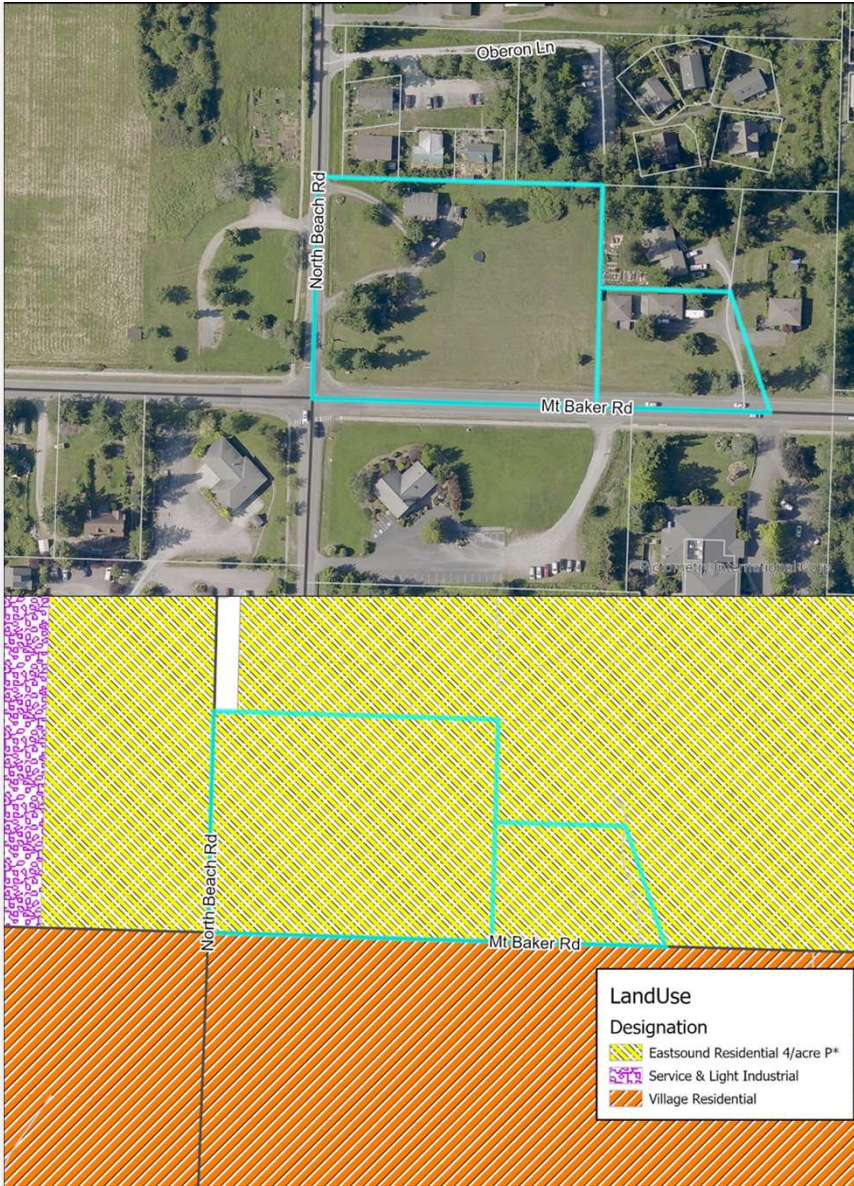


**Request:** Expand the Lopez Village UGA to include TPN 252322003000.

**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.





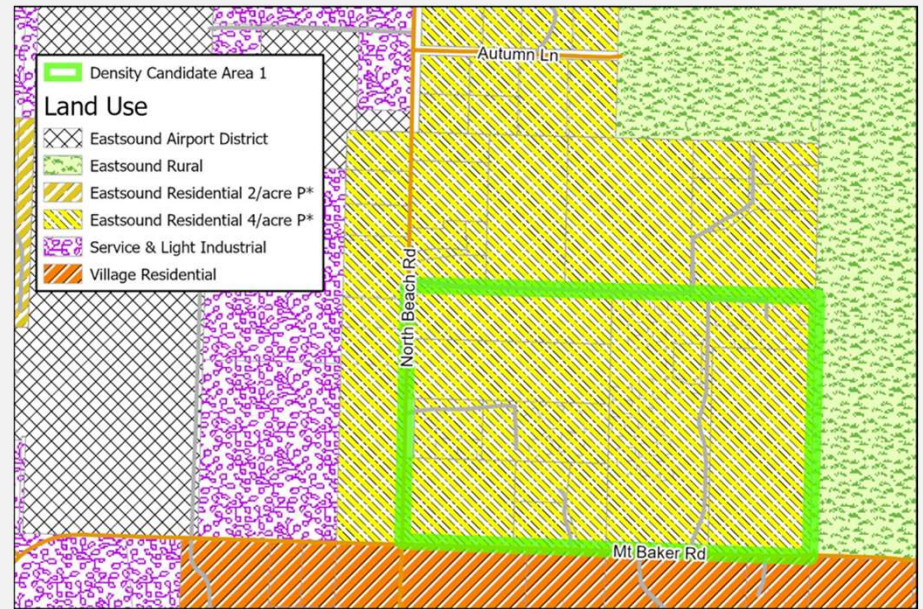
**Request:** Re-designate two developable parcels inside the UGA from ER4P to Village Residential/ Institutional minimum 4, maximum 12 dwellings per acre (VRI).

**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

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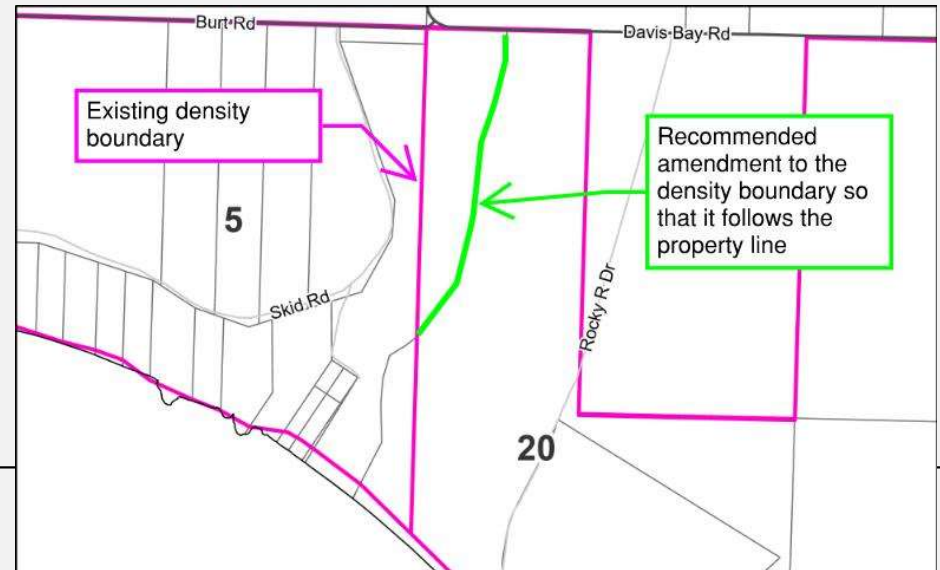
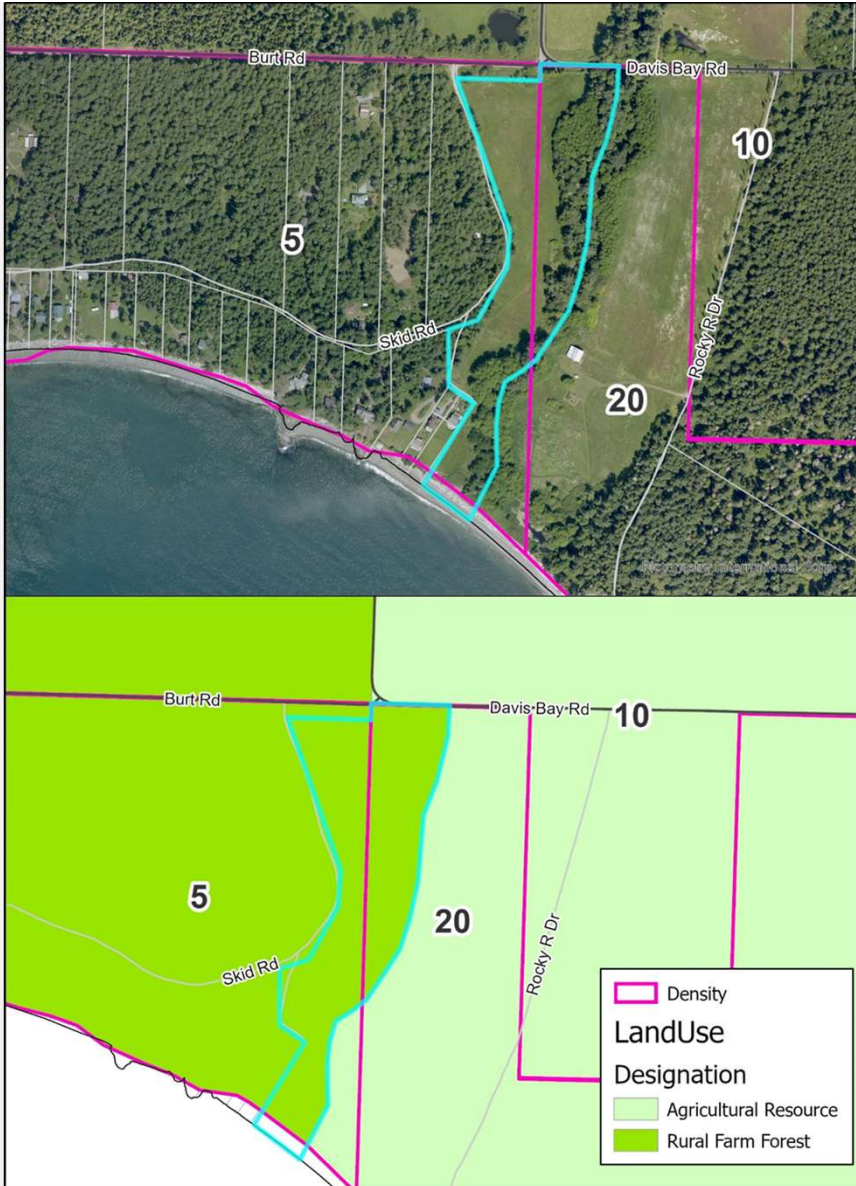
# OPTION D: DENSITY CANDIDATE AREA



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.





**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).

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## 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](mailto:compplancomments@sanjuanco.com)



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# QUESTIONS?

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