



Comprehensive Plan Update
Element B.2 Land Use and Rural

LAND USE REVIEW REQUESTS

San Juan County Planning Commission
February 11, 2022

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Department of Community
Development



PURPOSE

Review Planning
Commission Preliminary
Recommendations on
Land Use Review
Requests

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
-

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.



LAND USE REVIEW REQUESTS

Overview of requests and
Planning Commission
Preliminary Recommendations

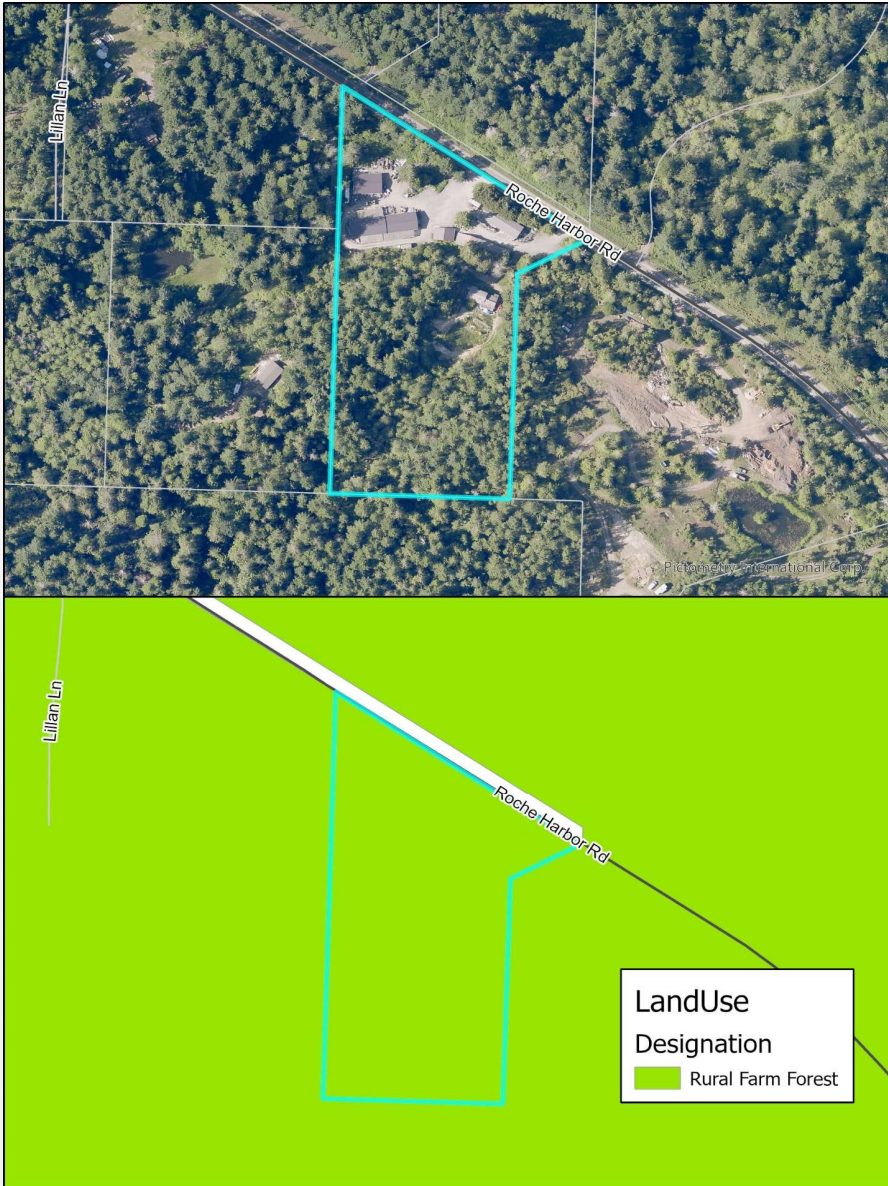
PRELIMINARY RECOMMENDATIONS

- Today: review Planning Commission preliminary recommendations made in May – September 2021
 - Planning Commission reviewed requests and considered staff and committee recommendations and public comments
 - Purpose: prepare a list of land use map changes to include in the Planning Commission's draft *Plan*
 - Recommendations can be adjusted at the *Plan* Public Hearing
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16-0001 TPN 361943002000

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

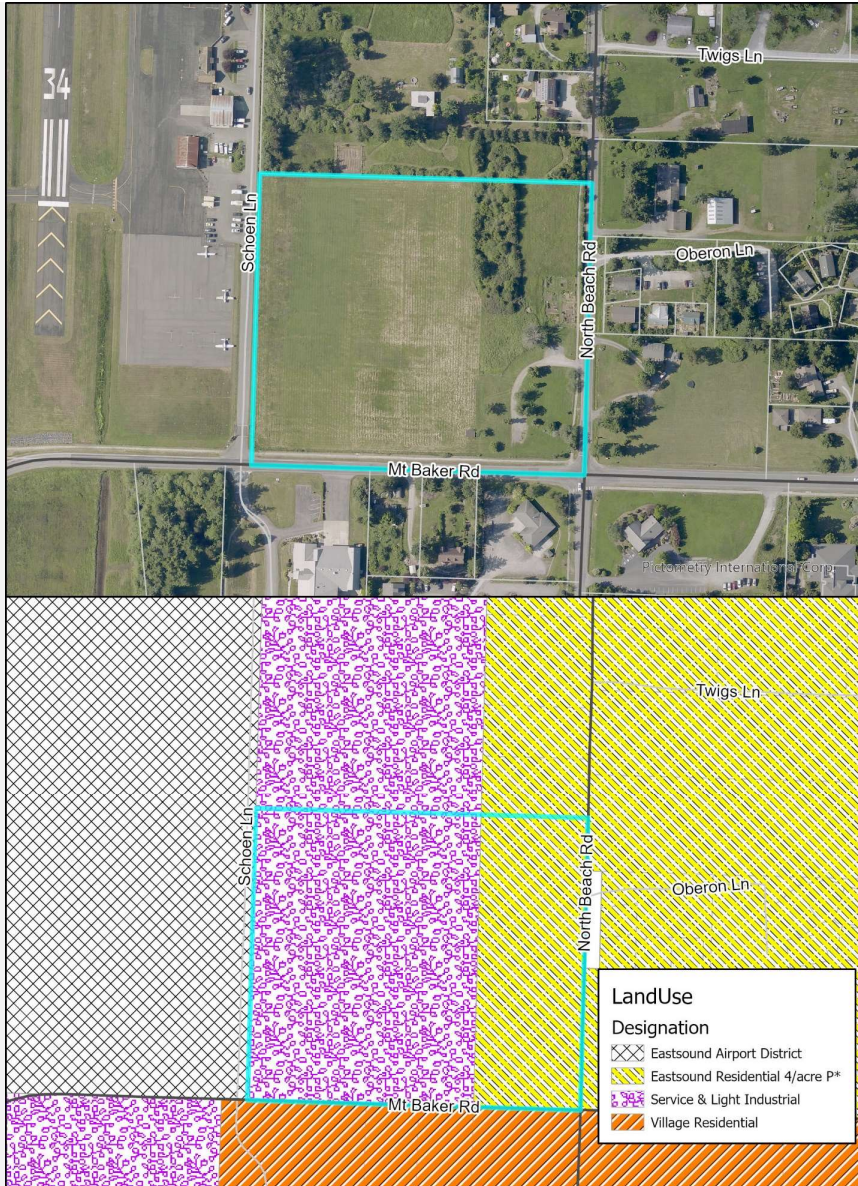
Planning Commission Preliminary Recommendation: No Change

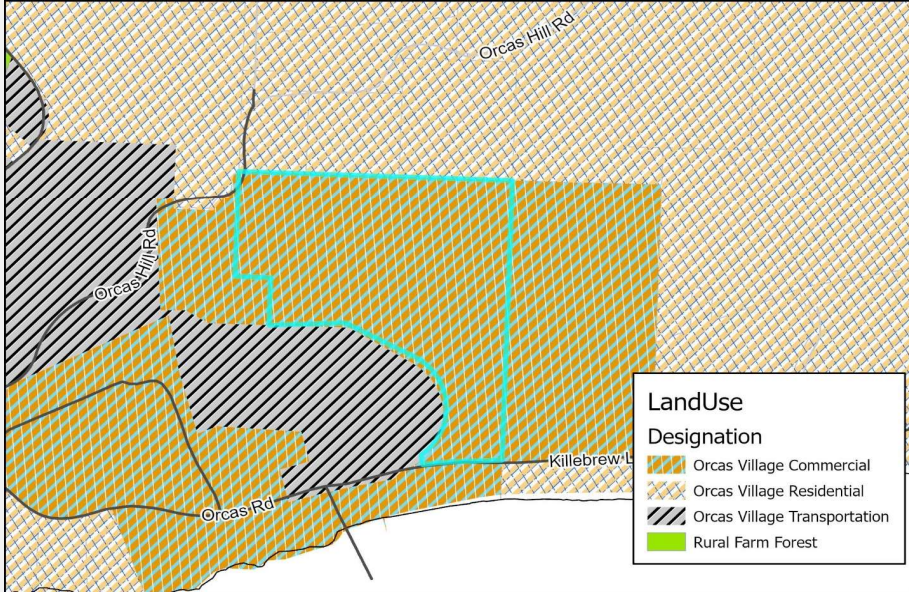


16-0003 TPN 271143016000

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.

Planning Commission Preliminary Recommendation: No Change

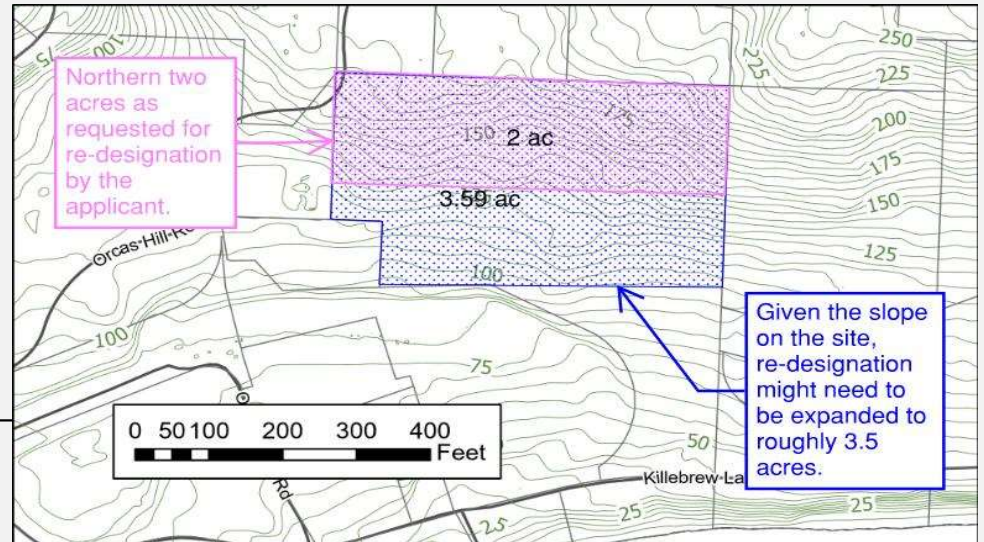


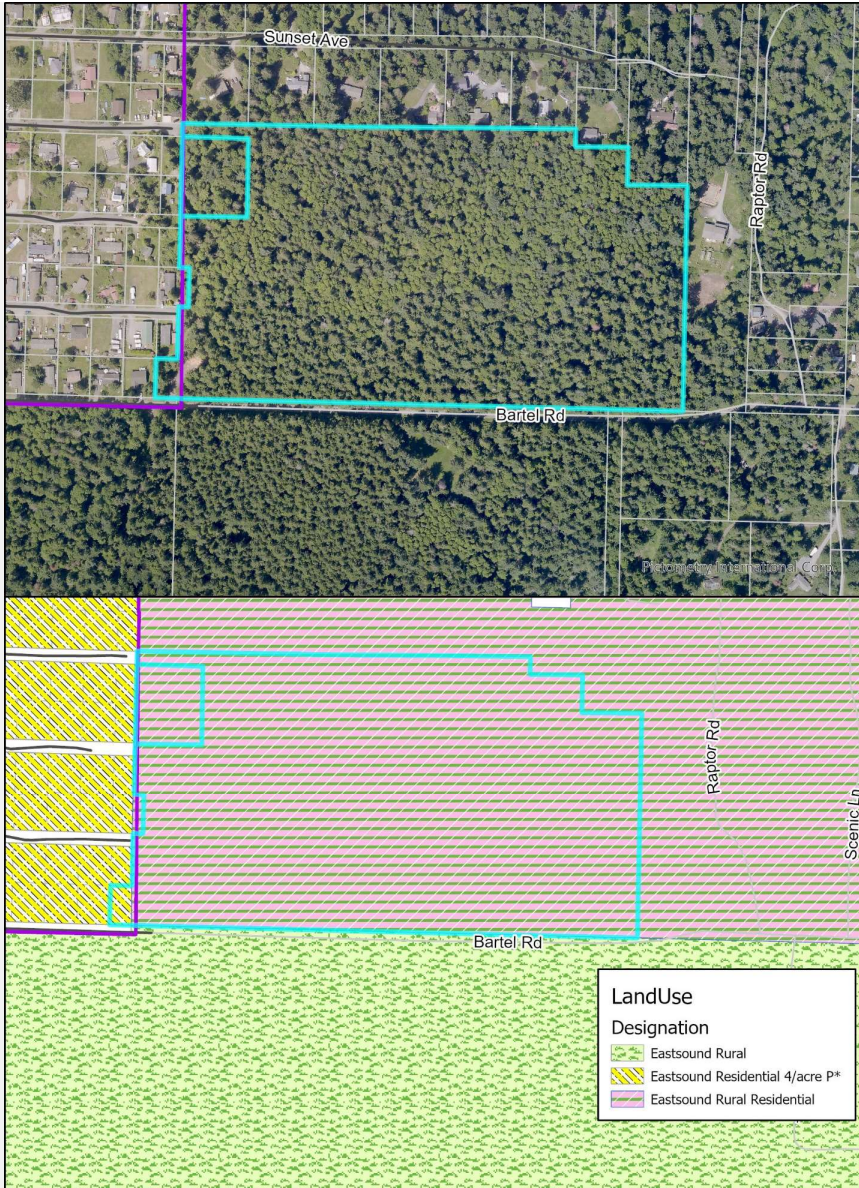


18-0007 TPN 26222012000

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

Planning Commission Preliminary Recommendation: Re-designate the northern 3.5 acres of this parcel to OVR.





18-0008 TPNs 271223009000 & 271223011000

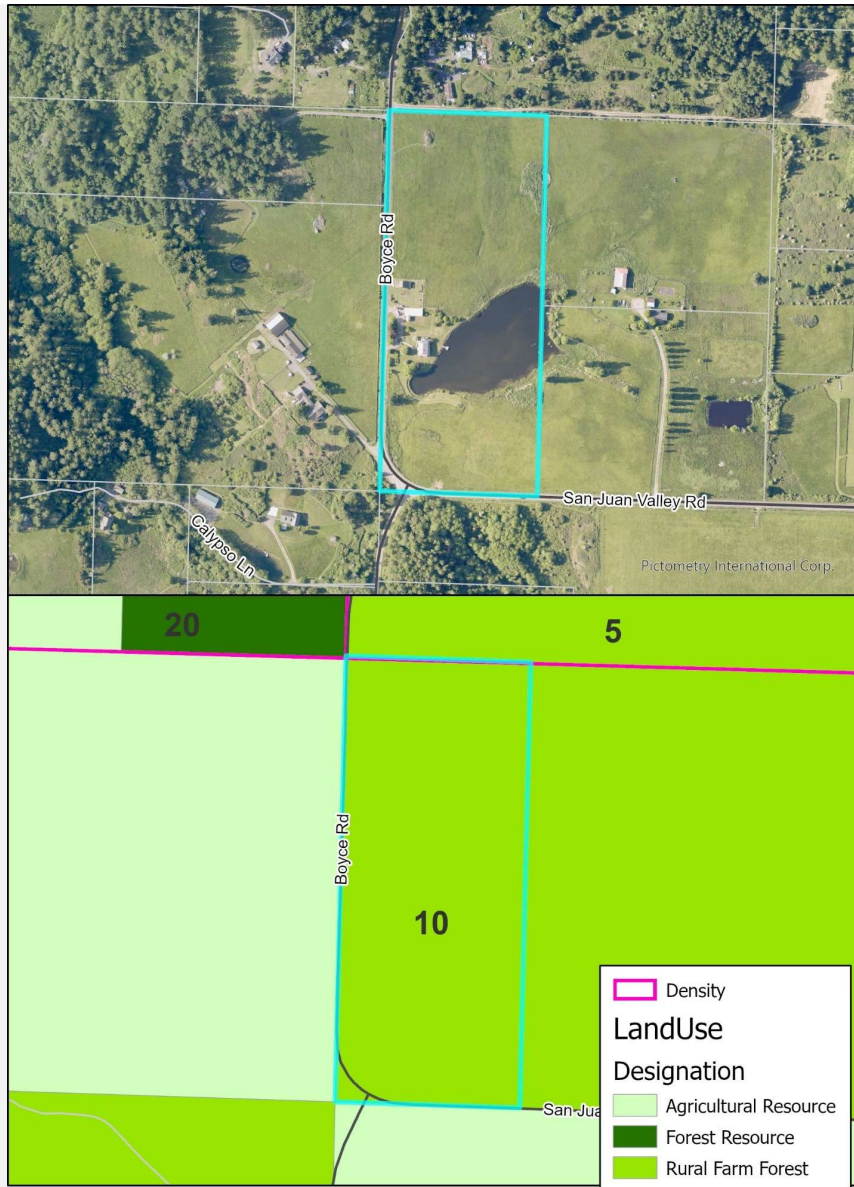
Request: Add two parcels to the Eastsound urban growth area (UGA). The two parcels are undeveloped land totaling around 29 acres designated Eastsound Rural Residential on the northeast side of the UGA.

Planning Commission Preliminary Recommendation: No change. Do not expand the Eastsound UGA.

18-0009 TPN 351724001000

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

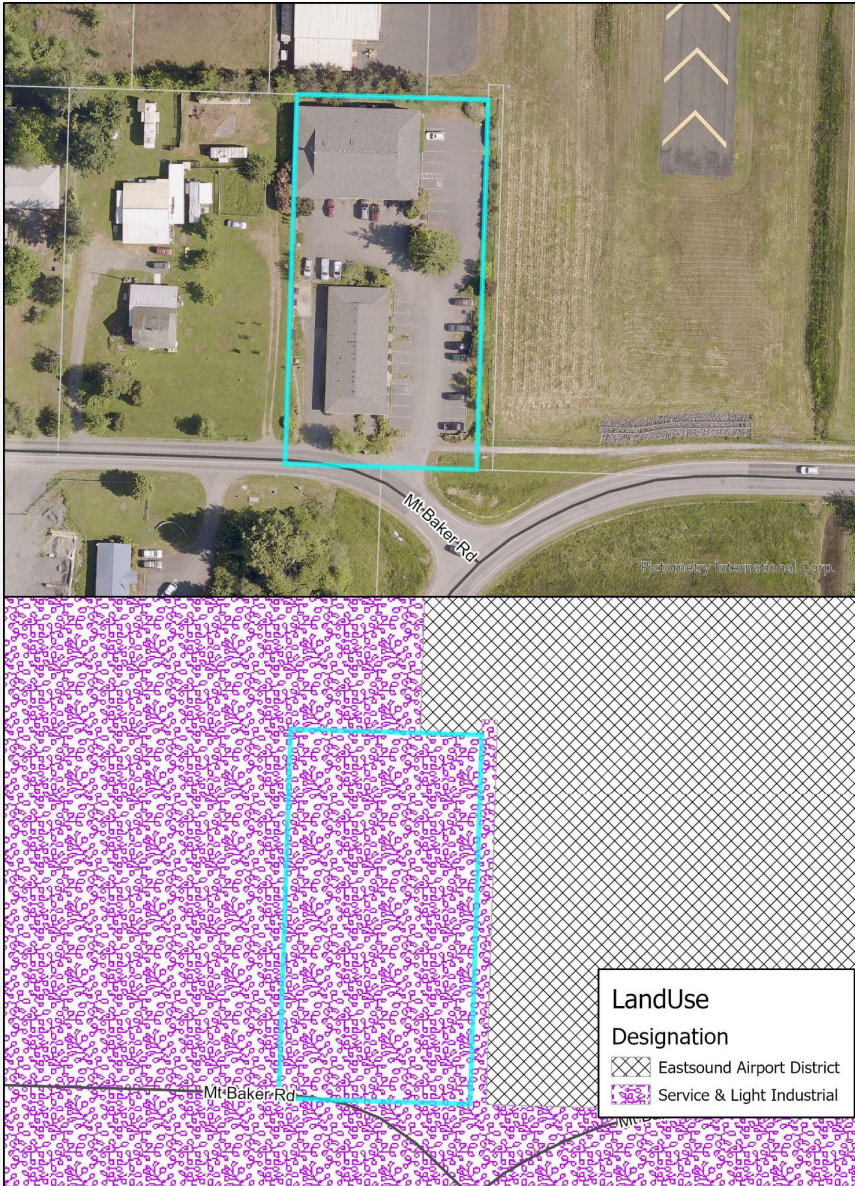
Planning Commission Preliminary Recommendation: No change. Do not increase the density.



18-0010 TPN 271143012000

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

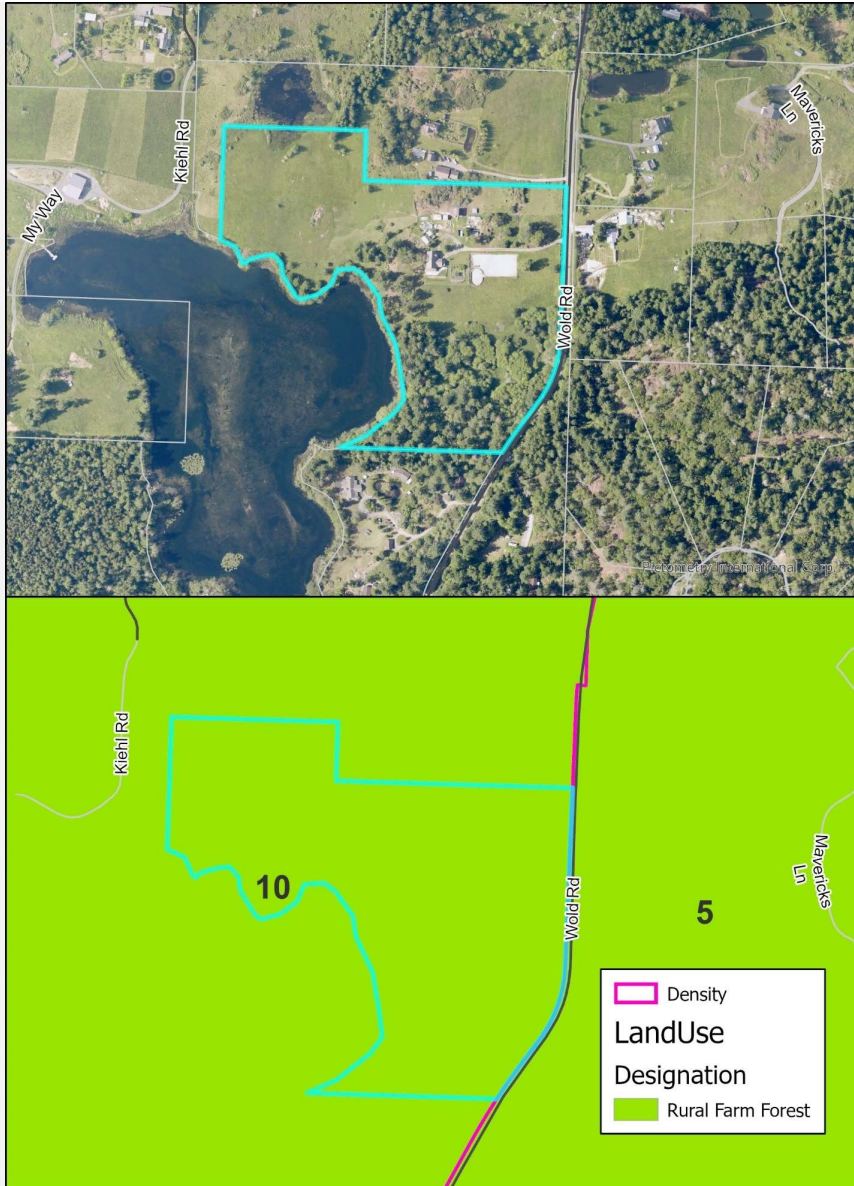
Planning Commission Preliminary Recommendation: No change.



18-0011 TPN 351914001000

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

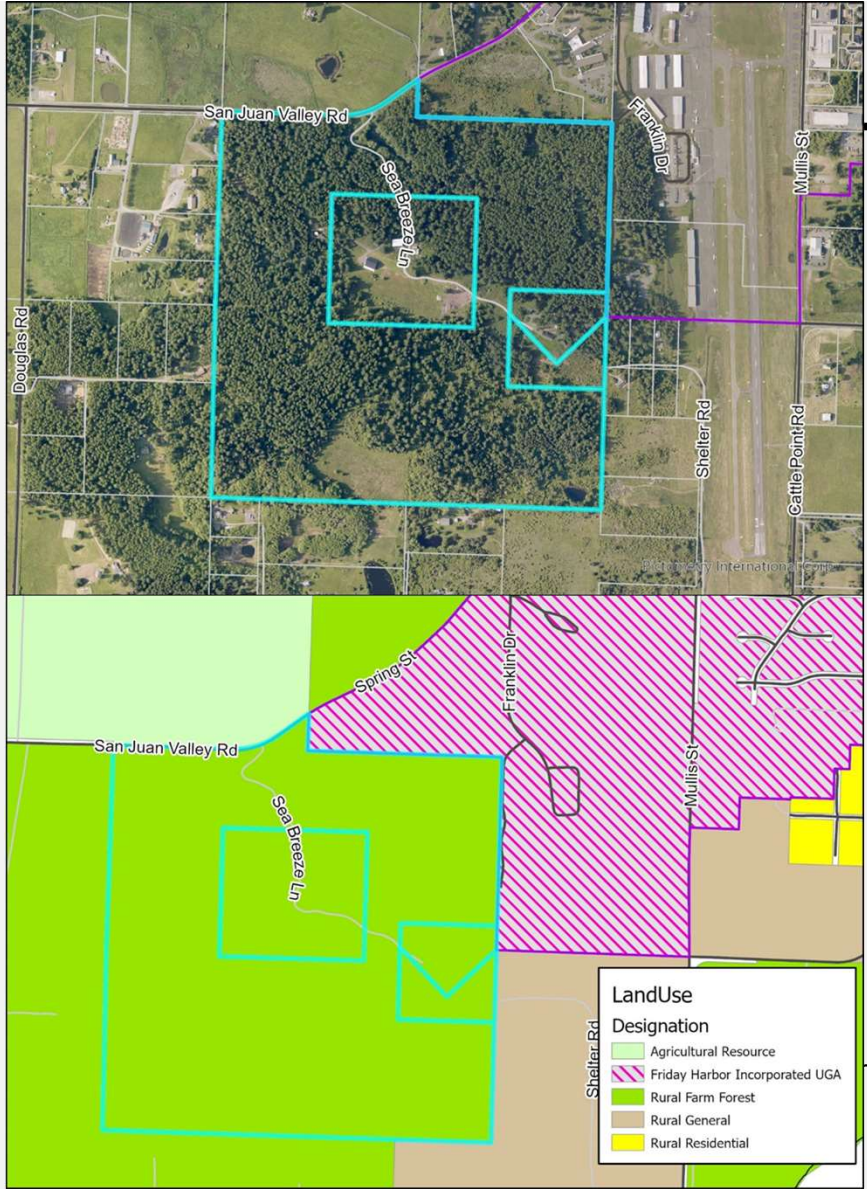
Planning Commission Preliminary Recommendation: No change. Do not increase the density.



18-0013 TPN 351434001000, 351433002000, 352321001000,
& 352321002000

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

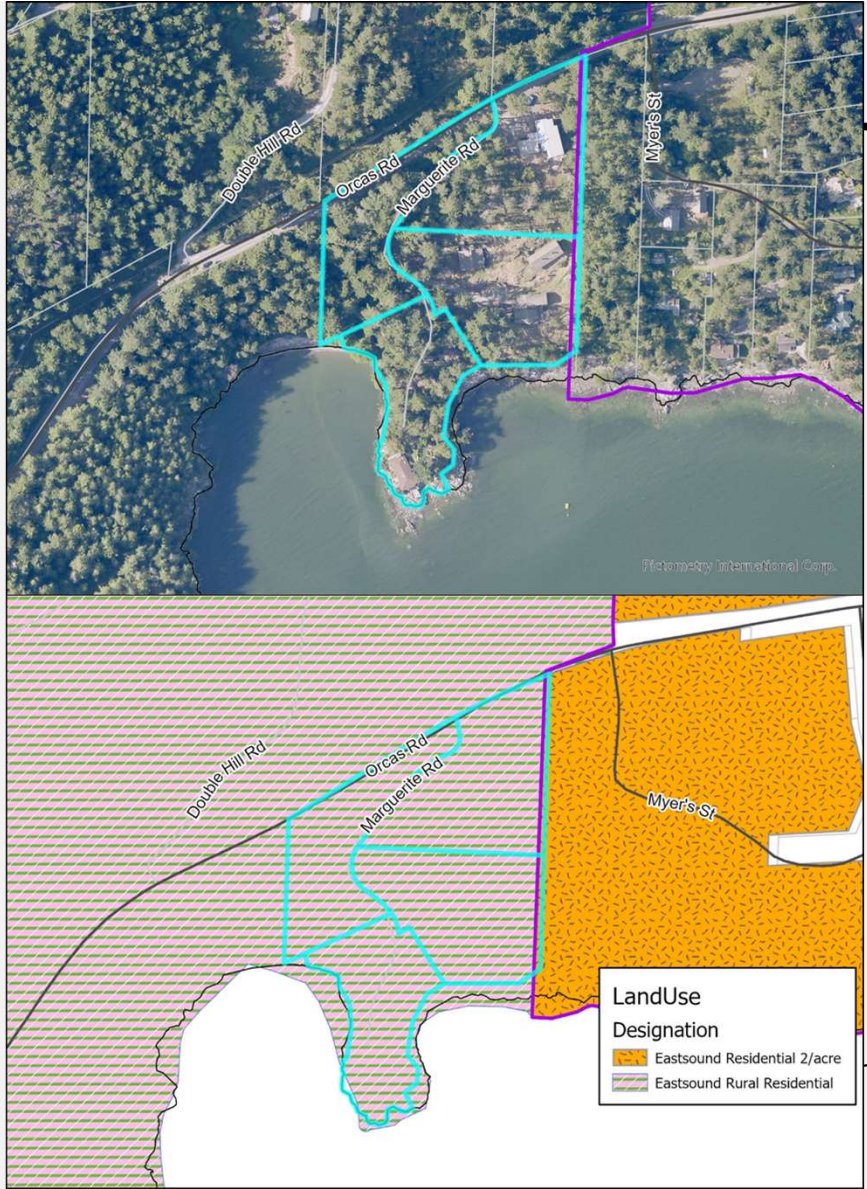
Planning Commission Preliminary Recommendation: No change.



18-0014 TPN 271433011000, 271433012000, 271433013000,
& 271433010000

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

Planning Commission Preliminary Recommendation: No change. Do not expand the Eastsound UGA.

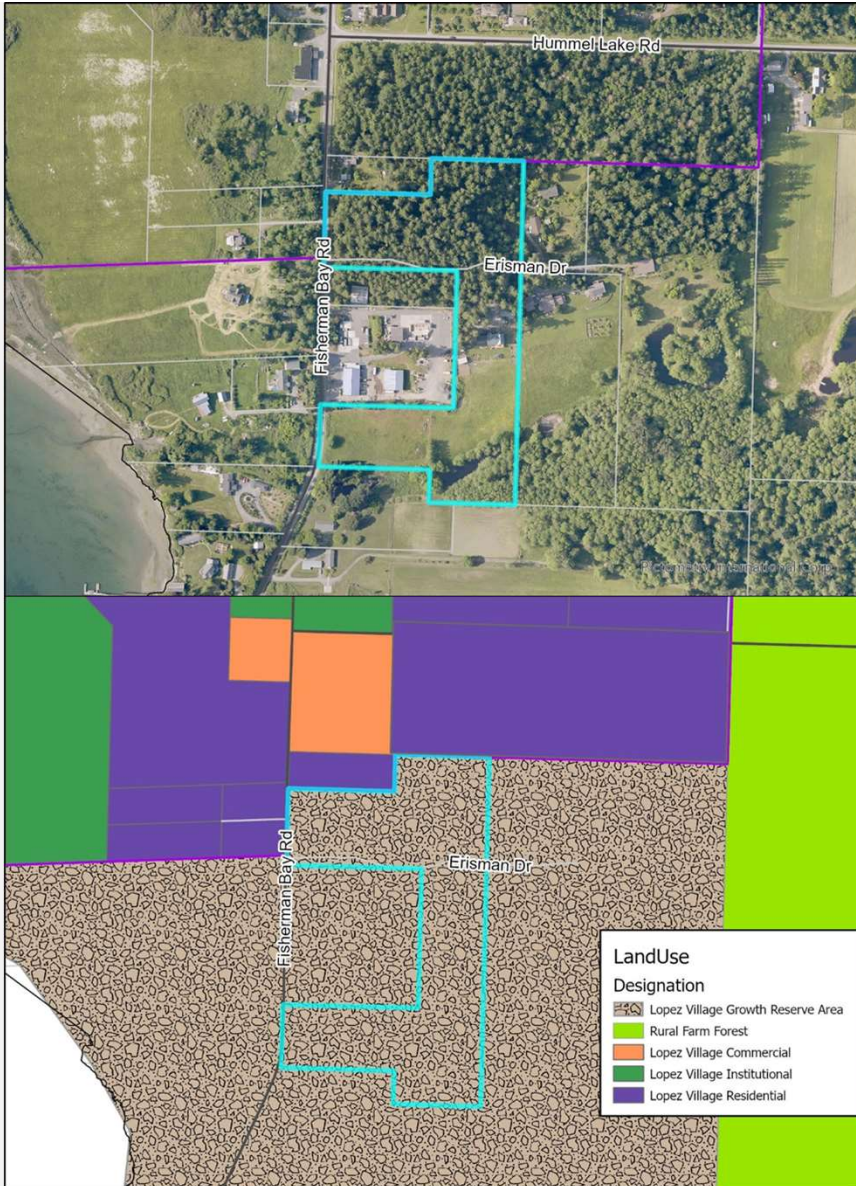


18-0015 TPN 252322003000

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

Planning Commission Preliminary

Recommendation: No change. Do not expand the Lopez Village UGA.



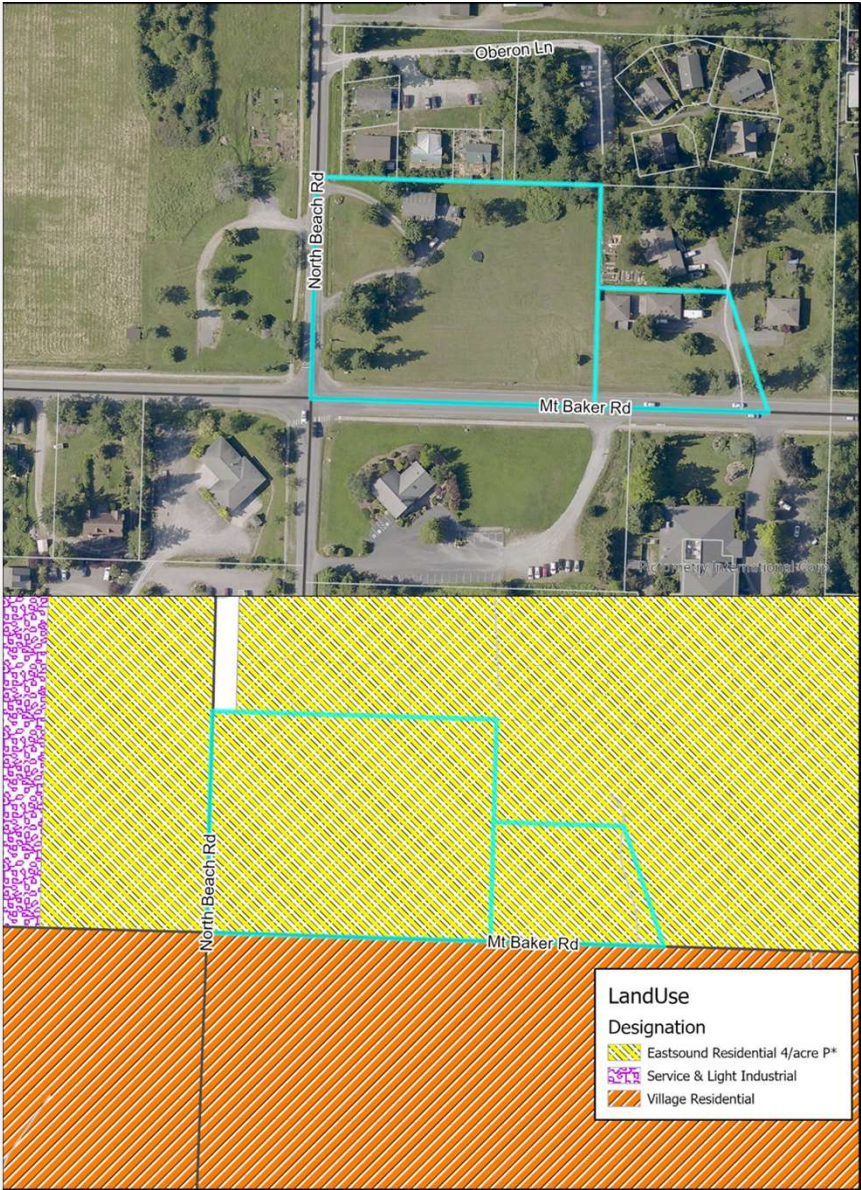
18-0017 TPN 361931001000

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

Planning Commission Preliminary Recommendation: No change. Do not de-designate this parcel.



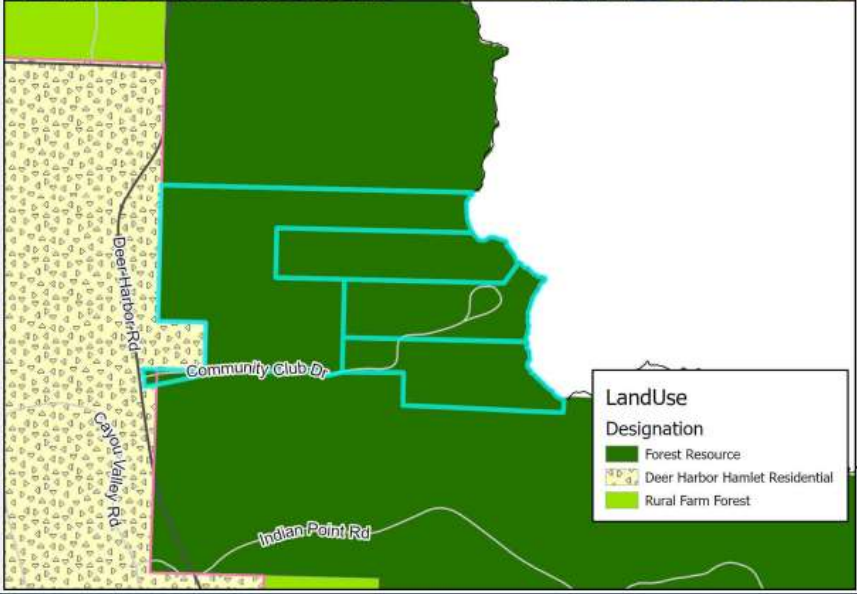
18-0018 TPN 271144008000 & 271144017000



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

Planning Commission Preliminary Recommendation: Re-designate the subject properties to Village Residential/Institutional minimum 4, maximum 12 units per acre (VRI).

18-0019 TPN 261711002000, 260643002000, 260643009000
& 260643008000



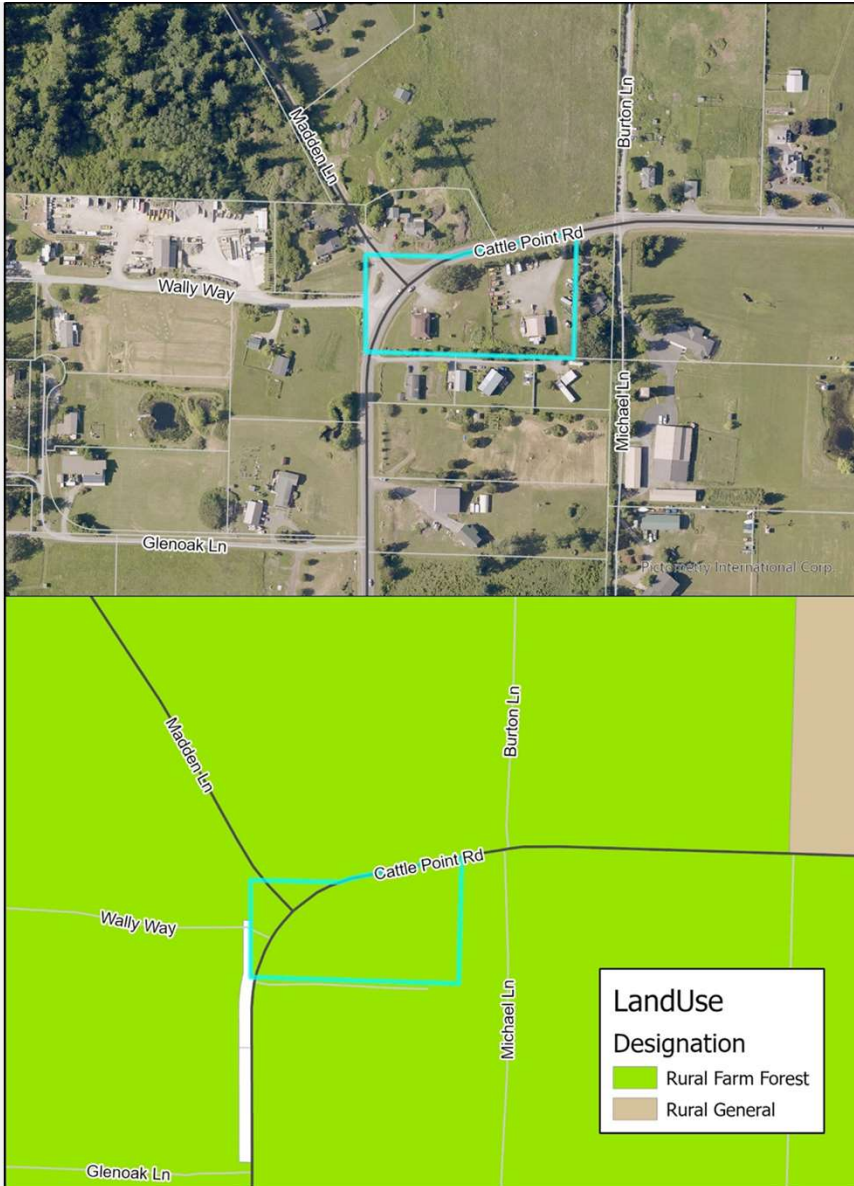
Request: De-designate four parcels (30 acres) Forest Resource land (FOR) (1 du/20 acres) and change them to Rural Farm Forest (RFF) (1 du/5 acres)

Planning Commission Preliminary Recommendation: De-designate the subject parcels but do not increase the maximum residential density.

19-0001 TPN 352333002000

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

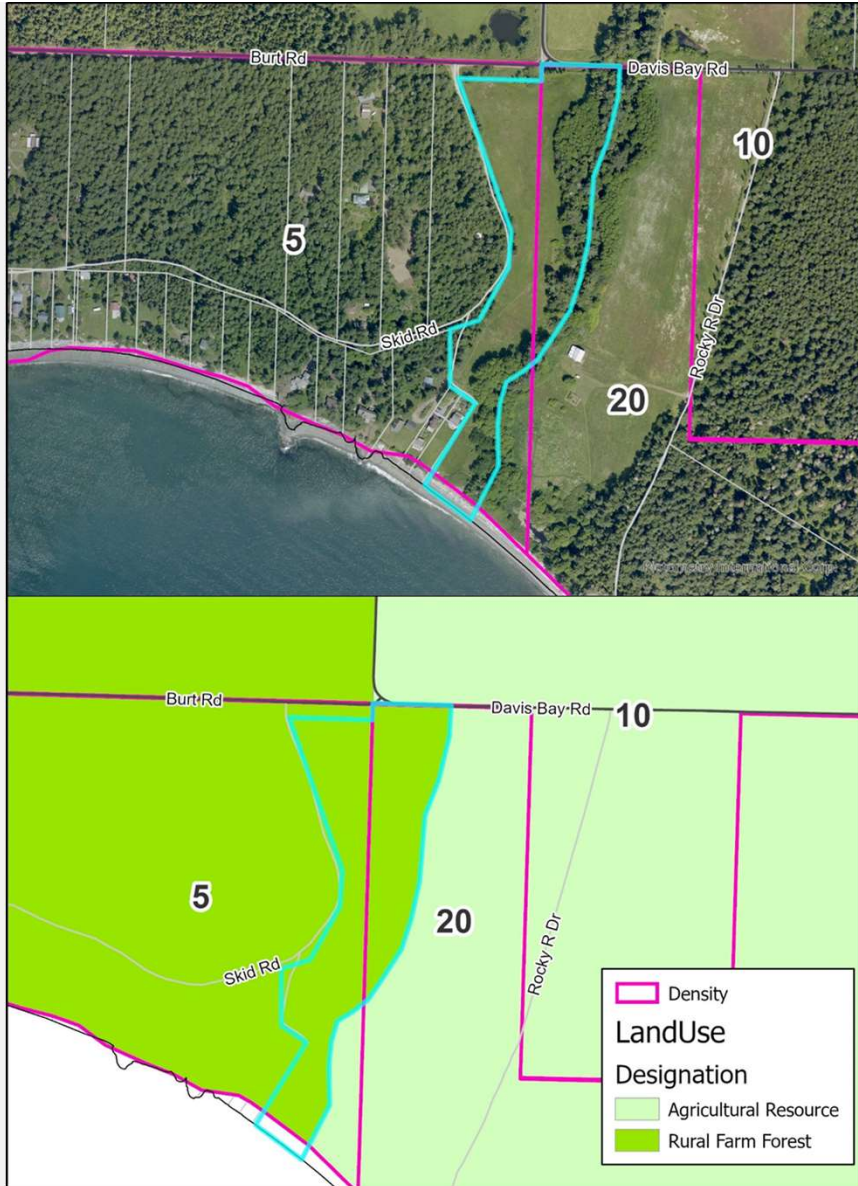
Planning Commission Preliminary Recommendation: No change.

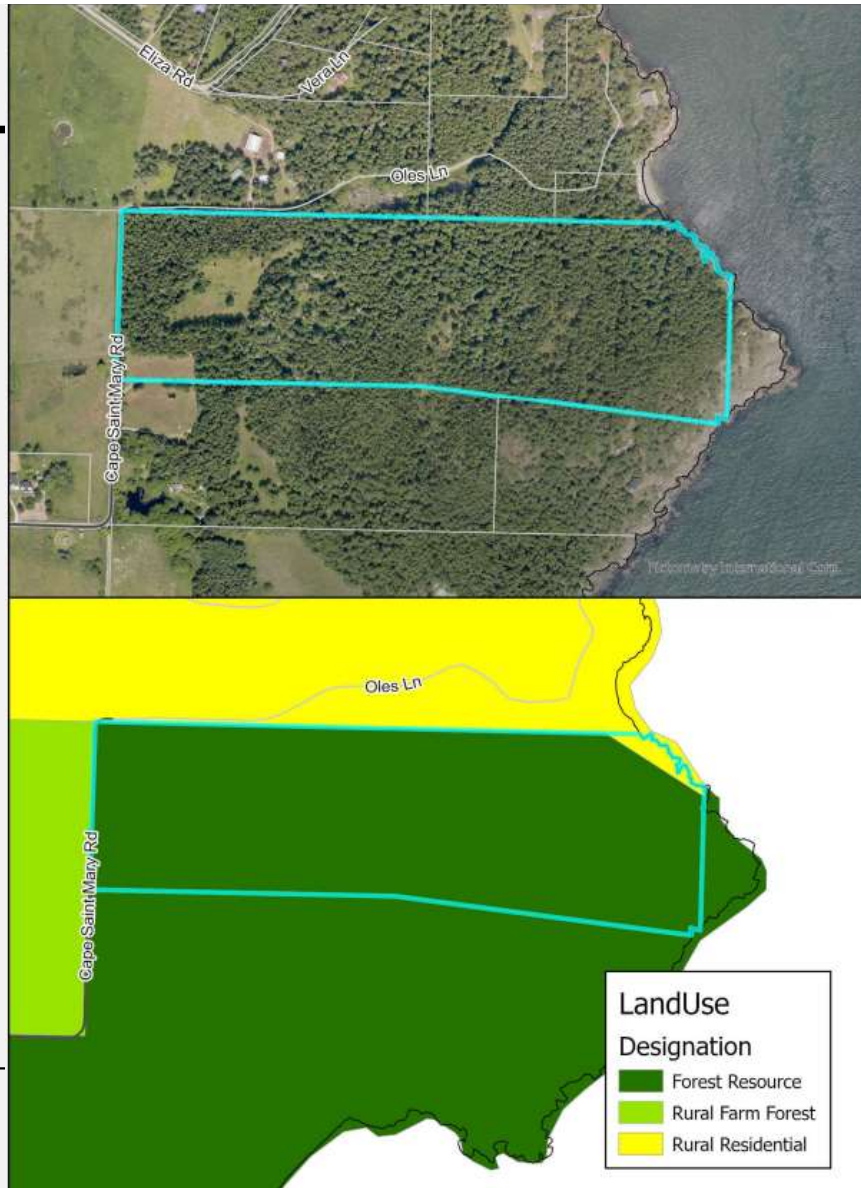


19-0003 TPN 24102100200

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.

Planning Commission Preliminary Recommendation: No change.





19-0004 TPN 141611001000

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

Planning Commission Preliminary Recommendation: No change.

19-0005 TPN 263322001000

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.

Planning Commission Preliminary

Recommendation: Allow existing schools in rural land use designations.



20-0002 TPN 173533001000

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

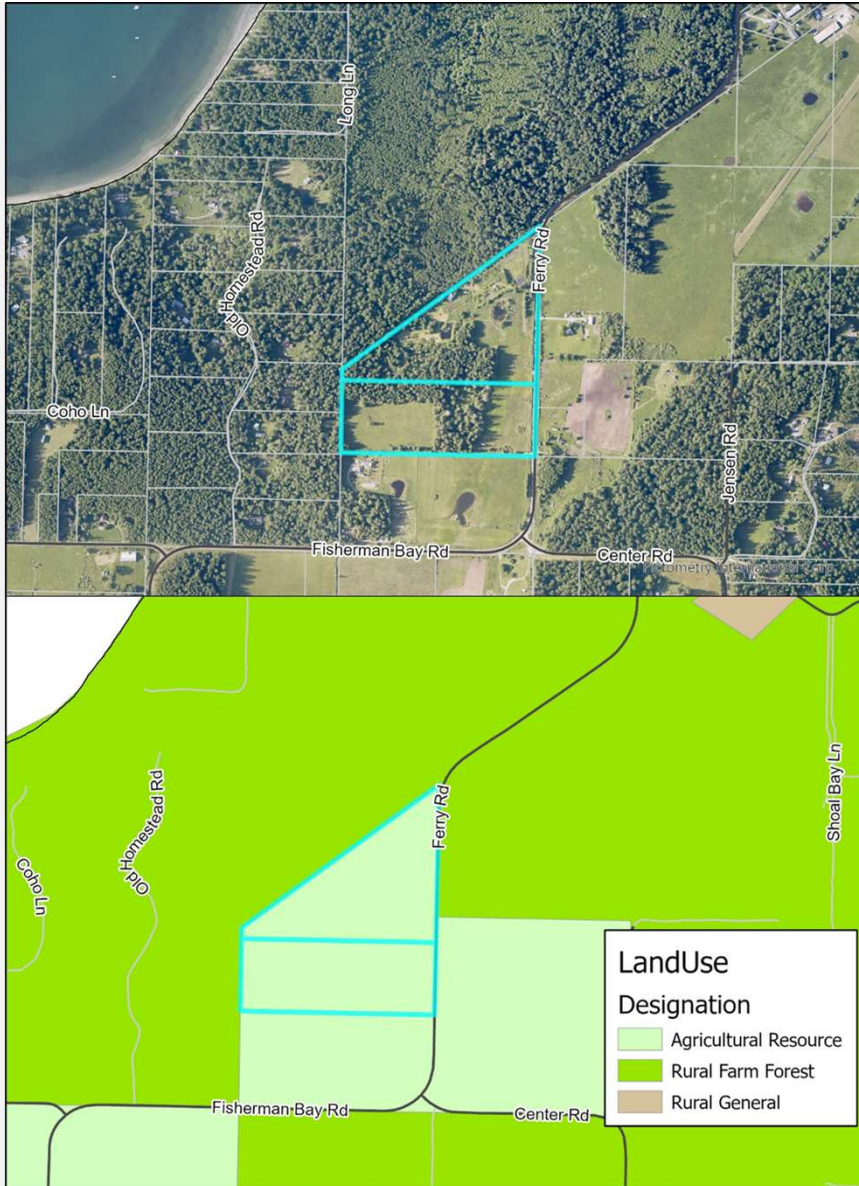
Planning Commission Preliminary Recommendation: De-designate this parcel and the four to the south from FOR to RFF.



20-0003 TPNs 251113003000 & 251113001000

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

Planning Commission Preliminary Recommendation: No change.

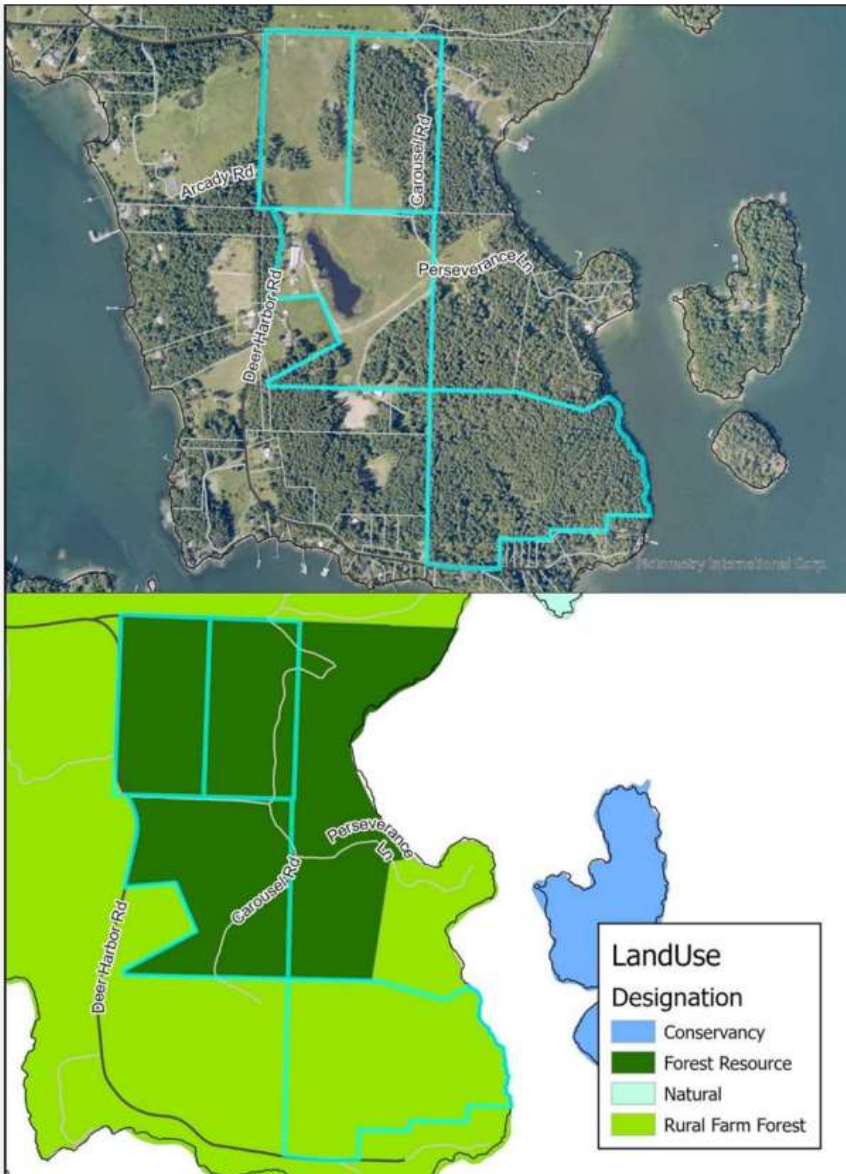


20-0004 TPNs 261723001000, 261723002000,
261732001000 & 261734001000

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

Planning Commission Preliminary

Recommendation: De-designate the subject parcels but do not increase the maximum residential density.





21-0001 TPN 251423013000

Request: Change land use designation from Lopez Village Residential (LVR) to Lopez Village Commercial (LVC)

Planning Commission Preliminary Recommendation: No Change.



21-0002 TPN 352412001000

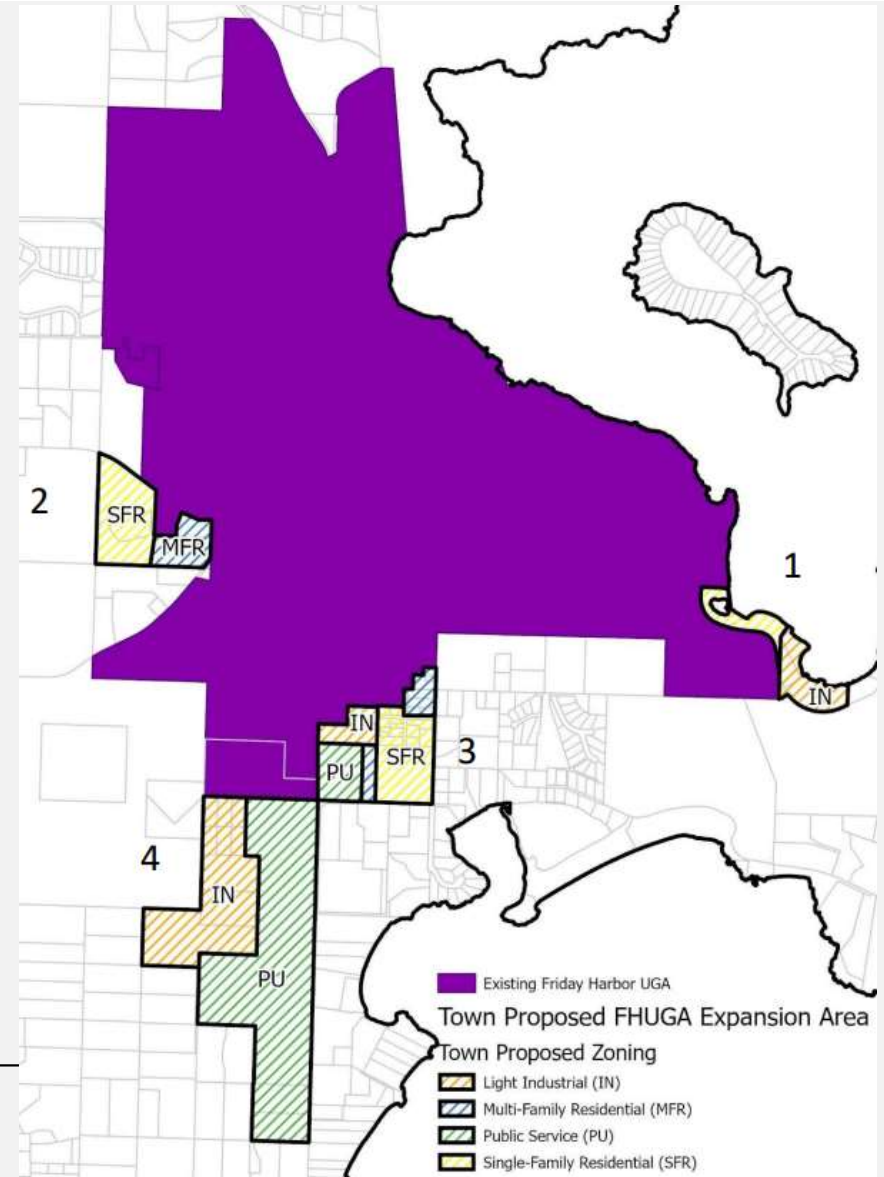
Request: Change land use designation from Rural Residential (RR) to Rural Industrial (RI).

Planning Commission Preliminary Recommendation: No change.

TOWN OF FRIDAY HARBOR UGA EXPANSION REQUESTS

Four Areas:

1. Port-owned Jensen's Marina and surrounding properties;
2. Lampard Road area;
3. Argyle Avenue residential area; and
4. Port-owned parcels near the Friday Harbor Airport.



TOWN OF FRIDAY HARBOR UGA EXPANSION REQUESTS

Planning Commission Preliminary Recommendation: Do not add parcels to the Friday Harbor UGA during the *Plan* update.



Request 18-0016 Add four parcels (24.5 acres) near Lampard Rd.



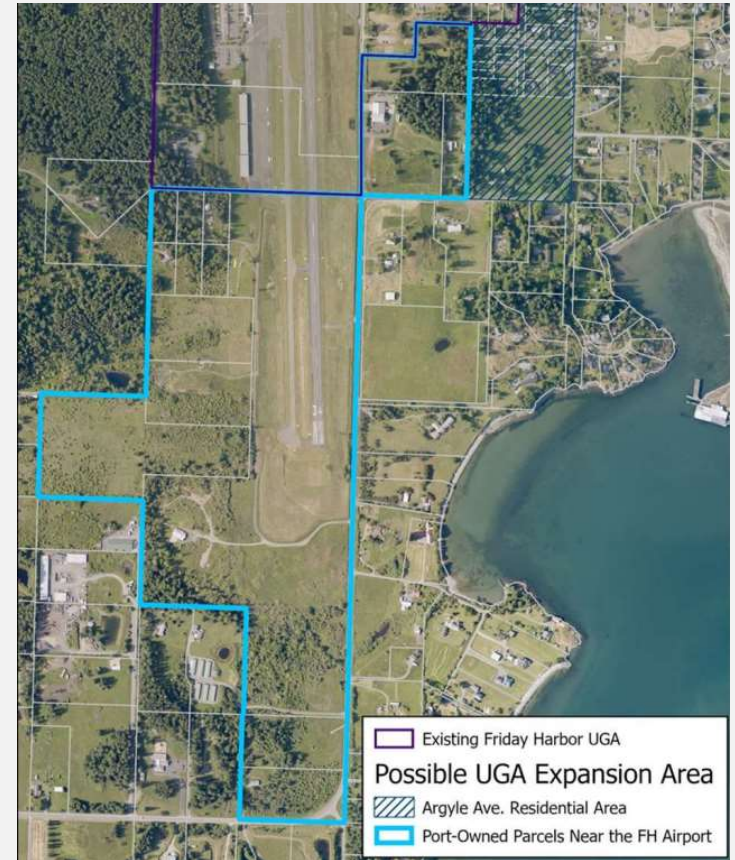
Request 19-0002: Add 21 parcels (18.5 acres) along Argyle Ave.

TOWN OF FRIDAY HARBOR UGA EXPANSION REQUESTS

Planning Commission Preliminary Recommendation:
Add parcels to the Friday Harbor UGA.



Port-owned Jensen's Marina and surrounding properties



Port-owned parcels near the Friday Harbor Airport

MINERAL RESOURCE LANDS OVERLAY (MRLO)

Request: designate the following mining parcels under the MRLO.

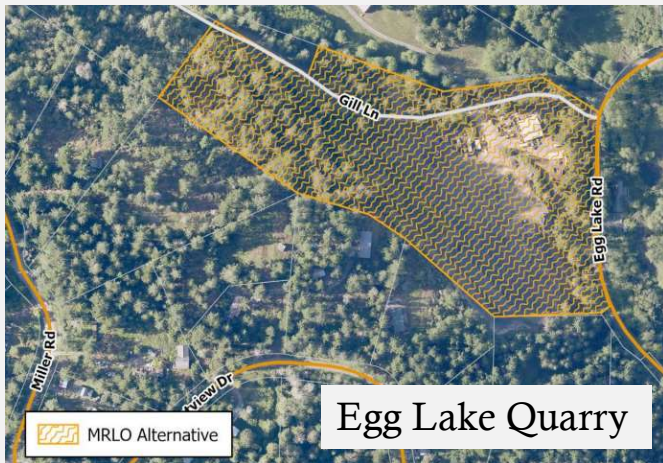
Planning Commission Preliminary Recommendation: designate MRLO.

For Egg Lake Quarry, designate only parcel 363244001000.

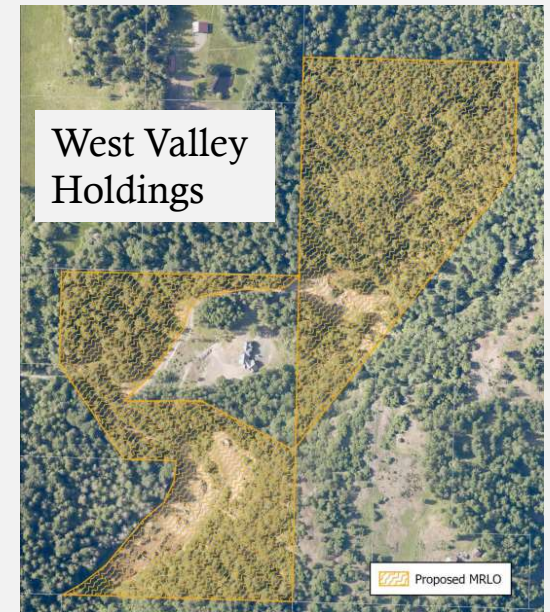
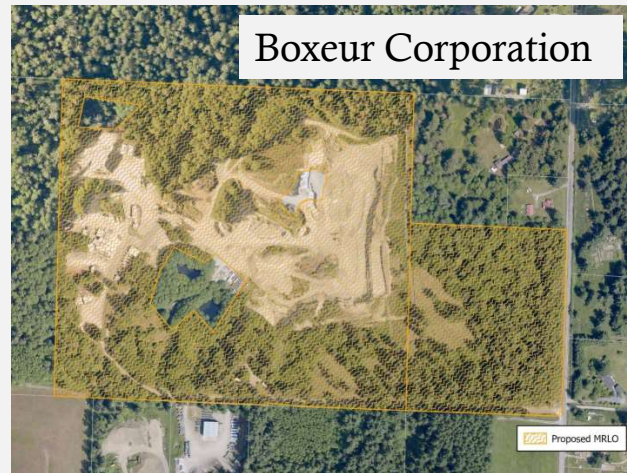
TPN	Site Address	Island	Owner	Mining Use Status ¹
363244001000	65 Gill Ln	San Juan	EGG LAKE QUARRY LLC	Nonconforming
363250021000	Gill Ln	San Juan	EGG LAKE QUARRY LLC	Nonconforming
363250023000	185 Crestview Dr	San Juan	EGG LAKE QUARRY LLC	Nonconforming
450113005000	Trevathan Hollow Rd	San Juan	WEST VALLEY HOLDINGS LLC	Nonconforming
450111003000	Saanich Rd	San Juan	WEST VALLEY HOLDINGS LLC	Nonconforming
260221001000	508 Elsie Rd	Orcas	DOLPHIN BAY QUARRY PROPERTY LLC	Nonconforming
260222001000	436 Quarry Ln	Orcas	BOXEUR CORPORATION	Nonconforming
260223001000	685 Mountain Crest Dr	Orcas	MOUNTAIN CREST QUARRY LLC	Nonconforming
272750007000	Gravel Pit Rd	Orcas	BOXEUR CORPORATION	Nonconforming
272750002000	186 Gravel Pit Rd	Orcas	BOXEUR CORPORATION	Conforming

The MRLO does not change the allowed uses in the area, but protects mining operations from nuisance claims

MINERAL RESOURCE LANDS OVERLAY (MRLO) PC RECOMMENDATIONS



Dolphin Bay
Quarry Property
LLC, Boxeur
Corporation, &
Mountain Crest
Quarry LLC



NEXT STEPS

- Review and make a preliminary recommendation on land use review request 22-0001
 - Incorporate preliminary recommendations into draft *Plan* Official Maps
 - Consider public testimony at a public hearing
 - Planning Commission recommends Official Map changes 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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