

Prioritized Planning Tasks (02-01-2012)

[Docket = Comp Plan Docket Item; GMA = GMA Compliance Item; PC = Planning Commission; CC = County Council]

PRIORITIES: Tasks roughly prioritized as follows:

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| <ul style="list-style-type: none"> a) Basic functions including code maintenance, grants with contractual obligations and response to appeals; b) CAO and SMP completion; c) Actions required by State or Federal law or County Code with negative consequences to public resources and/or a significant number of people; | <ul style="list-style-type: none"> d) Other compliance items including those required by State or Federal law or County Code; e) Optional actions benefitting public resources or a significant number of people; f) Optional actions benefitting few. |
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Rank	Item	Lead Staff	Status	Public Participation
	Basic functions.			
1	<ul style="list-style-type: none"> • Timely and effective processing of appeals, project permits, re-designation applications and SEPA review. • Assist legal counsel with response to appeals. • Maintain land use map, land use codes and planning records. • Maintain web site. • Staff for EPRC, Deer Harbor, Lopez Village, and Friday Harbor planning committees. (Lopez Committee not required by code.) 			<ul style="list-style-type: none"> • Conduct 5, 8, and 10-year updates of UDC, Comp Plan and subarea/ activity center goals, policies, and regulations. Consider privately submitted requests for code and Comp Plan amendments. Ensure that code language is clear, understandable, and consistent with Comp Plan and GMA; cost effective (for both the County and applicants); and financially supported. Consider removing optional regulations that are not adequately funded.
2	Community Development Block Grants.	CM, JB	Currently no projects.	CC hearings.
3	Managing Growth - EPA Grant. Tasks include integrating Low Impact Development provisions into County development codes (see related tasks under 18.60 amendments).	JT, SH	Runs through June 2013.	
4	SJ County/ City of Seattle Green Shores EPA grant.	SH	Runs through June 2013.	Public meetings on rating system.
5	Ecology grant for Shoreline Master Program update.	CM	Runs through 2013. Shoreline inventory and characterization nearing completion.	See work plan.
2012 – 2013				
6	(GMA) Update of Critical Area Regulations.	SH, JB	General, FF and Geohaz sections near completion (except for final consistency review). PC completing review of Wetlands	See work plan.

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			section, beginning review of FWHCAs.	
7	Amendments to SJCC 18.100 (Code Enforcement). Review/revise 18.100.070 and 080, ensure consistency with RCWs, and clarify enforcement mechanisms for upland and shoreline areas (18.100.040-070); revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc); and ensure consistency with Comp Plan.	RG, RB	Several PC hearings held. Pending completion of CAO.	PC/ CC hearing.
8	Amendments to SJCC 18.30 (Land Use Districts) and associated amendments to 18.20 (definitions) and 18.40 (Performance/Use Specific Standards). Consider amendments proposed by Ag Resource Committee (see letter) including adding agri-tourism activities, visitor service facilities, and retail sales of ag products to tables 3.1 and 3.2 (with definitions of each); clarify provisions related to LAMIRD plans, activity center plans, subarea plans, and overlay districts (See 18.30.050.D, 190 and 240.b); revise provisions related to recycling facilities to allow for collection of green waste for transport off island (e.g. for composting), to allow recycling collection points in RGU, RR, and RFF land use designations and change them from a provisional use to a use allowed outright in RI and RC designations, and to prohibit recycling collection/ processing facilities in RFF designations (proposed by Planning Commission); add to Table 3.1 approval processes for North Rosario Activity Center (and any other activity centers w/o clear processes); update section on standards in FH unincorporated UGA; revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc.); ensure consistency with Comp Plan and GMA.	LM	Approved by PC, CC working on hearing draft.	Ag Res. Comm. Review, PC/CC hearings
9	Wireless Communication Facility amendments. Provide easier permitting process for wireless communication facilities; revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc.); ensure consistency with Comp Plan and Federal law.	SH	Approved by PC. First touch with CC July 26. Pending available Planning time.	Public meetings held 2009. PC/CC hearings
10	Stormwater and LID amendments (EPA grant task). Update/revise LID, clearing/grading and stormwater management provisions; establish a review process for driveways and an easier stormwater review process for low risk sites; for private roads require maintenance of stormwater systems; reduce allowable impervious area in RFF; add requirement to disperse and infiltrate water from foundation and curtain drains. Some provisions may be incorporated into CAO in conjunction with smaller buffers.	JT & SH	Consultant recommendations received. Preliminary drafting started.	PC/CC hearings. Public meetings?
11	(DOCKET) Separate Eastsound Subarea Plan from regulations and move regulations to UDC. Amend sign regulations (Either a thorough review/ revision of sign regulations or an amendment addressing A-frame and way-finding sign problems); amend parking requirements; revise definitions and terms as necessary (site plan review, permit center, administrator, environmentally sensitive area, etc); ensure consistency with Comp Plan.	CM	2012-13 Docket. Staff draft prepared. Pending input from EPRC.	EPRC review, PC/CC hearings.
12	(DOCKET) Comp Plan Section D (Administration) Remove regulations and resolve conflicts on redesignation standards; follow RCWs for exemptions to once per year restriction.		2012-13 Docket	
13	(DOCKET) Land Use Element. Consider Revising Comp Plan goals, policies and list of essential public facilities (including Critical Area policies for EPFs) to remove language disallowing them from FF and Geohazard areas and to adopt Council's preferred list of EPFs that was removed from the UDC due to Growth Board decision. See PC and PA recommendations (EPF & FF/Geohaz amendments). Consider revising RI and RGU land use designation criteria to better allow for industrial uses. (see Ord. 10-2011).		2012-13 Docket	
14	(GMA and DOCKET) Update of Transportation Element and App. 6 (includes roads, Co. marine facilities, airports and ferry facilities). <ul style="list-style-type: none"> Review and update goals and policies. Update Appendix 6 narrative, level of service analyses and budget predictions. Add level of service analysis and budget 		2012-13 Docket. Transportation model and staff draft of goals and policies	Public meetings SJ, Orcas, Lopez. PC/CC hearings.

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	<p>predictions for airport facilities.</p> <ul style="list-style-type: none"> • If necessary, update level of service standards for County docks and marine facilities, roads/ intersections, and the ferry system. <p>Add inventory of facilities and level of service standards for airports.</p> <ul style="list-style-type: none"> • If necessary, update the road classification maps. • Provide 10 year forecast, identify expansion needs, and outline plans for upgrading substandard facilities and services. • Review/ update concurrency policies to be consistent with RCW 36.70A.070.6.d and 180. • Update/ add pedestrian/ bicycle component. • Provide analysis of funding capability and a multi-year financing plan. • Update terms (permit center, administrator, environmentally sensitive area, etc). 		completed.	
15	(Docket) Possible rezone of Lopez solid waste site.			
	2013 - 2014			
16	<p>General amendments to current use - open space taxation program (SJCC 16.50). Either publish brochure on public access as required by UDC or remove requirement; revise criteria related to views from ferry and public access (to ensure property owner is providing a public benefit and that access is actually available); review points awarded for various actions and eliminate double dipping (e.g. associated with conservation easements); ensure that Current Use - Timber is only for commercial timber production; review public notification procedure for properties with public access and ensure access for SJ residents; establish effective enforcement and periodic review mechanisms (funding needed); require properties currently in program to comply with new requirements within ? years; don't combine parcels for analysis (assess points one parcel at a time); revisit points for public access and ensure that associated tax breaks are appropriate for the public benefit; review tax benefits associated w conservation easements; ensure consistency with Comp Plan.</p>			Public meetings SJ, Orcas, Lopez. PC/CC hearings.
17	<p>Amendments to SJCC 18.40 (Performance and Use Specific Standards) Consider amendments proposed by Fire Chiefs and Fire Marshal (see letters) including revising screening requirements to state that no landscaping is required within 30 feet of structures; revise non-conforming requirements for existing airport hazards (re: Gerard parcel on Orcas) - see amendments proposed by S. O'Day; clarify and eliminate internal conflicts relating to non-conforming uses and structures (18.40.310 and 18.80.120 - see code review in red book); delete 18.40.140.D (obsolete); revise 18.40.140.B.5 (should read "all class I applications in the UGAs . . ."); eliminate requirement for ADUs to share water and septic with primary residence; amend vacation rental regulations to limit high densities in neighborhoods; establish time limits for campaign signs; revise noise regulations to make them more fair and to regulate noise from recreational uses as well as commercial uses (see letter); remove ADU fees from ADU regulations; confirm Ecology and DNR approval of procedures for Class IV forest conversions (see RCW 76.09.240); add RV provisions from old building code (see red book); add standards for small scale power generating facilities (consider language from Islands Energy Coalition, coordinate w Jeff Morris amendments for wind towers ≤ 60 ft., and include wind throw standards; revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc.); ensure consistency with Comp Plan and GMA.</p>			Public meetings SJ, Orcas, Lopez. PC/CC hearings.
18	Lopez Village Plan		Pending Planning staff time.	
19	(GMA and DOCKET) Update of Capital Facilities Element and App. 7 (includes facilities for community water and sewer, solid waste, public schools, community college, sheriff, fire, EMS, Co. administration, Public Works, parks, medical clinics, Sr. centers,		2013-14 Docket. CD&P lead but need	Separate meetings on

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	<p>museums, libraries, and performing arts centers,</p> <ul style="list-style-type: none"> • Review and update goals and policies. • Update Appendix 7 (inventory of Capital Facilities owned by public entities). • Identify system capacities, projected capital facility and service needs, and proposed location of new facilities. • Prepare 6 year capital financing plan(s). • Ensure that the Capital Facilities Element, Land Use Element and financing plans are consistent (e.g. if available funding is inadequate for necessary facilities, the Land Use Element, zoning and allowable density may need to be modified). • Provide location (or proposed location) and capacity of utilities. • Review/ update level of service standards for: <ul style="list-style-type: none"> -solid waste facilities -community water and sewer systems (outside the UGAs) -government administrative facilities -county parks -fire and emergency service facilities -other Public Works facilities • Update terms (permit center, administrator, environmentally sensitive area, etc). 		<p>commitment from organizations and departments responsible for Capital Facilities. May need consultant to assist with financing projections and plans.</p>	<p>each component.</p>
	<p>2014-2015</p>			
20	<p>Amendments to SJCC 18.60 (Development Standards) Review 18.60.260; review requirements related to circle lots; roof overhangs as part of lot coverage and roof overhangs with regard to setback requirements; for private roads require maintenance of signs and stormwater systems; consider adding regulations to limit light pollution; add requirement to shield and direct lights away from wetlands and FWHCAs; review standards on fences and incorporate requirements in Table 6.1 and 6.2; increase impervious area standards in commercial and industrial lands and reduce in RFF; clarify footnote 6 and add footnote regarding eave overhangs/other projections in setbacks to Tables 6.1 and 6.2; clarify setback exemption for utilities (e.g. would not include water tank); Re: affordable housing, revise bonus density provisions for affordable housing projects (8→12 units); modify 18.60.230.C.6.d to increase the allowable area of enclosed floor area in RRCs from 1500 to 2000; add asset analysis in addition to income requirements for determining eligibility for affordable housing; establish local criteria for affordable housing to 120% of median income; revise/ provide definitions of short term, long term, and permanent affordability (see Housing Element 5.2.D.9 and 4-19-05 BOC minutes); revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc); and ensure consistency with Comp Plan and GMA.</p> <p>Proposed amendments not recommended for consideration: Amendment of 18.60.230.C.1.a to allow RR clusters on Ag Resource lands (does not appear to be consistent with GMA). Amendment of 18.60.230.C.1. to preclude RR clusters in RR and RFF districts (would effectively eliminate RR clusters and narrow options for provision of affordable housing, contrary to goals and policies of Comp Plan Housing Element).</p>		<p>Received recommendations from Housing Bank Committee.</p>	
21	<p>Amendments to SJCC 18.80 (Permitting Processes): Change vacation rental to provisional permit; establish procedures to release land from 6 year forest practices moratorium; establish process for repeal of CUP; correct typo in 18.80.020.D.4.a (should say Director not applicant); add section on financial guarantees; establish CD&P review process for driveways and change name of Public Works process to “Approach Permit”; add expiration date to all land use permits if no action taken; clarify provisions</p>			

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	related to LAMIRD plans, activity center plans, and subarea plans; correct conflicts w 18.80.120.B and 18.40.310; revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc.); ensure consistency with Comp Plan and GMA.			
22	<p>Amendments to SJCC 18.70 (Land Division Standards): Remove requirement for Comp Plan analysis; revise SJCC 18.70.090.A.1 to eliminate and revise confusing requirements for binding site plans and condominiums; update level of service numbers and concurrency sections of UDC; bring 18.70.030 into conformance with RCW 58.170.40(6) to prohibit creation of parcels that cross land use designations; consider requiring that a deed be recorded concurrently with approved BLM; clarify when private, substandard roads serving new lots need to be improved to conform with County standards (including simple land divisions); review/revise 18.70.060.B.1.c regarding requirement for common easement for shared water supply for lots < 15 acres; revise 18.70.090.A.1 to eliminate confusing requirements for BSPs and condos; correct typo in 18.70.010.E.4 (should be 18.60.230); update parking standards to reflect current building codes; correct inconsistency between 18.80.030 and 18.70.050; as part of plat approval require maintenance of drainage and stormwater treatment systems; clarify contiguous as it relates to open space design areas (see 18.70.060.B.10 - do “dog leg” parcels fall within this definition?); allow extension of financial guarantees as approved by Director; ensure that land divisions do not create lots that cannot comply with regulations including critical area regulations; take CD&P and Planning Commission out of road vacation process; correct inconsistencies with border requirements for surveys (18.70.070); increase time for issuance of building permits and start of construction for affordable housing projects; revise 18.70.030.A3, 4, and 5 to comply with RCW 58.170.40.6 to allow BLMs to include both platted and unplatted lands; ensure the UDC does not allow the creation of substandard building lots; consider removing BLM procedure; eliminate 18.70.060.B.10.a which was invalidated (O’Day v. SJ County, Superior Ct., No. 08-2-05243-6); review provisions regarding division of Resource Land; consider adding SLD amendment process; review common land requirements for simple land divisions and short plats; reconsider requirement for single ownership of open space; better coordinate/clarify provisions for BLMs on platted lots (see Grant Beck and PA memos, July 1999); consider revising requirements for common parcel in waterfront subdivisions (see letter from Chris Ledgerwood); clarify that Critical Area requirements apply to parcels created through exempt processes; revise definitions and terms as necessary (permit center, administrator, environmentally sensitive area, etc.); and ensure consistency with Comp Plan.</p>	LM		
23	<p>Stand alone amendments to SJCC 18.20 (Definitions): Better define accessory and/or appurtenant structures including size in relation to main structure; consider specifying that setbacks are measured to the eave; better define adjacent v. contiguous; resolve conflict between open space definition in 18.20.150 and RCW 84.34; clarify whether time share condos are residential or commercial; add precise definition of kitchen; clarify definition of legal building lot; ensure consistency with Comp Plan; clarification and update of terms (permit center, administrator, environmentally sensitive area, etc); revise definition of “living area” to make it more similar to the building code (e.g. areas less than 5 ft. high not included and exclude crawl spaces regardless of height (Rene Beliveau); revise definition of RV Park to include any site with more than 2 RVs; revise terms as necessary (permit center, administrator, environmentally sensitive area, etc), ensure consistency with Comp Plan.</p>			
24	<p>(DOCKET) Update Appendices 2 and 3; consider Friday Harbor Phase II UGA expansion (???).</p>			
25	<p>(DOCKET) Economic Development Element.</p>		Draft completed.	

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26	(DOCKET) Eastsound Subarea Plan - General update, develop Housing element and streetscape plan, consider reducing/consolidating UGA.			
27	(GMA and DOCKET) 8-yr update of Comp Plan and UDC (State deadline June 2016)		2014-2016 task, 2015-16 Docket	
<p>Unscheduled Tasks:</p> <ul style="list-style-type: none"> a. Revise Olga Hamlet Plan to allow for wind generators. Consider separating regulations from plan with regulations going into the UDC. b. Land supply, carry capacity and build-out analysis c. Deer Harbor Plan and Standards: Amend land use tables to allow residential in commercial district only as an accessory use; better define utility apparatus. d. Waldron Plan: Adopt and reference most recent water study. e. Shaw Plan: Update f. Develop Westsound Activity Center Plan. g. Identify lands appropriate for designation as Rural Industrial and rezone so there are adequate sites available for essential public facilities and private enterprises that serve the public. h. Develop housing plan and amend regulations as necessary. 				