

RESOLUTION NO. 21 - 2010

**DENYING AN APPLICATION FOR SITE-SPECIFIC AMENDMENTS TO
SAN JUAN COUNTY'S COMPREHENSIVE PLAN OFFICIAL MAPS FOR A
PORTION OF ORCAS ISLAND AIRPORT OVERLAY DISTRICT ZONE 5**

BACKGROUND

- A. Under the Growth Management Act (GMA), RCW 36.70A, San Juan County adopted a Comprehensive Plan and Official Maps.
- B. RCW 36.70B.020(4) provides that site-specific rezones authorized by a comprehensive plan are processed as project permits.
- C. The San Juan County Unified Development Code permits site-specific redesignations as authorized by RCW 36.70B.
- D. San Juan County Code (SJCC) 18.90.030 contains procedures for the amendment of Comprehensive Plan land use designations as site-specific redesignations and establishes nine criteria for approval.
- E. San Juan County Comprehensive Plan section D.3.2.8.d allows for changes in land use designations when the following criteria are met:
- 1) The change is consistent with the goals and policies of this *Plan*;
 - 2) The change will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves which justifies different designations; and
 - 3) The change will serve the general welfare, and benefits of the change will outweigh any significant adverse impacts.
- F. Findings:
1. The Community Development & Planning Department received an application for a site-specific redesignation (09RED002 Gerard) for one property on Orcas Island. The property is located at 393 Nina Lane in Eastsound and has the tax parcel number 271124001.
 2. The application is to remove the Orcas Island Airport Overlay District Zone 5 from their property.
 3. The suggested map changes submitted to or initiated by the Community Development & Planning Department in 2009 were maintained in a docket for consideration and review by the public.

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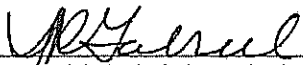
4. The map redesignations were evaluated by the Community Development & Planning Department.
5. An environmental checklist was prepared for the proposed redesignation to the Official Comprehensive Plan Land Use Map and a notice of Determination of Non-significance (DNS) was published on October 14, 2009, pursuant to WAC 197-11-350.
6. The Planning Commission considered the redesignation at a duly advertised meeting on January 15 and February 19, 2010.
7. After considering the redesignation proposal, the recommendations of the Community Development & Planning Department, written and oral testimony received from the applicant and the public, and the decision criteria outlined in the Comprehensive Plan and the UDC, the Planning Commissioners deliberated and recommended denial of the proposed redesignation.
8. The County Council held a duly advertised public hearing on the redesignation on March 30, 2010, and considered the evidence in the record.
9. This application, 09RED002, has been evaluated and reviewed as part of the 2009 docket process and meets the procedural review requirements of the SJCC.
10. The public has been provided notice and opportunity to review and comment on the proposed redesignations and the environmental impact of their adoption. This meets the requirements of SJCC 18.90.030, RCW 36.32.120, and RCW 36.70A.140.
11. The County Council agrees with the findings and recommendations of the Planning Commission.

NOW, THEREFORE, it is resolved by the San Juan County Council that application 09RED002 Gerard, a request to remove the Orcas Island Airport Overlay District from parcel 271 124001, is denied because it does not meet the criteria for approval for a change in land use designation for the reasons described in the staff report to the County Council for this application.


ADOPTED this 27th day of April 2010.

COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON


ATTEST: Clerk of the Council

By: 
Ingrid Gabriel – Clerk
Date: 4-27-2010

REVIEWED BY COUNTY
ADMINISTRATOR



Pete Rose Date: 3-12-10

APPROVED AS TO FORM ONLY
RANDALL K. GAYLORD

By: 
Date: 3/10/2010

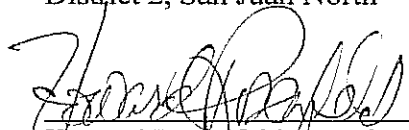
OPPOSED


Richard Fralick, Chair
District 4, Orcas West/Waldron



Lovel Pratt, Vice-Chair
District 1, San Juan South

OPPOSED

Richard Peterson, Member
District 2, San Juan North


Howard Rosenfeld, Member
District 3, Friday Harbor


Gene Knapp, Member
District 5, Orcas East


Bob Myhr, Member
District 6, Lopez/Shaw