

2009-2010 Long Range Planning Tasks (10-19-09)

Priority	Item (DOCKET = Comp Plan Docket Item)	Planner	Status	Risk
High	<p style="text-align: center;">Category A - Basic functions</p> <ol style="list-style-type: none"> 1. Maintain up to date copies of UDC, Comp Plan and land use map with electronic copies on web site. 2. Respond to public requests for information. 3. Maintain long range planning records. 4. Process private redesignation applications. 5. Process applications for Community Development Block Grants. 6. Ensure that UDC language is clear and understandable (basic code maintenance). 7. Conduct 5, 7 and 10 year updates of Comp Plan goals & policies. 8. Provide administrative support to Planning Commission. 8. Keep web site up to date and inform public of planning activities. 9. Manage contracts and projects, apply for grants, interaction with State agencies, management and administration. 10. Prepare official records for appeals/petitions to WWGMHB 11. Training and professional development. <p>Note: To be an effective Planning Department, additional resources need to be devoted to code updates and the above basic functions. Over the next few months it is anticipated that some projects will delayed and/or placed on a slower track to allow more staff time to be directed to the above tasks.</p> <p>Note: There is a backlog of suggested code & Comp Plan amendments (some from private parties, some by the PA, and some by Planning & Building staff) which have accumulated since 2004 and which are not listed in this summary. They include:</p> <ul style="list-style-type: none"> ▪ Revise affordable housing bonus standards and establish definitions and requirements to assure permanent affordability of housing; 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. ▪ Update level of service numbers and concurrency sections of Comp Plan and development codes. ▪ Change vacation rental to provisional permit. ▪ Economic Development Element of Comp Plan. ▪ Amendments to address Woods v. Kittitas Co. ▪ Establish permanent ADU lottery procedure. ▪ Standards for yurts and residential use of RVs. ▪ Define and classify time shares and condominiums. ▪ Revise SJCC 18.70.090.A.1 to eliminate confusing requirements for binding site plans and condominiums. ▪ Remove Olga Hamlet from SJCC 18.30.200.I. ▪ Better define accessory structure. ▪ Approximately 60 other items submitted from 2004-2009. 			

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Category B – Actions required by State or Federal law or County Code with ongoing and/or impending negative consequences to public resources and/or a significant number of County residents.				
High	12. UDC amendments for upland Essential Public Facilities.	SH	Through Planning Commission (PC) & undergoing legal review.	Delay in pending projects (County and potentially other service providers). Potential third party appeal for non-compliance with GMA.
High	13. UDC amendment to extend time limits for submission of first PUD by Master Planned Resorts.	CM	Through PC, legal review completed. Will be scheduled for County Council (CC) hearing as part of 1 st set of UDC amendments as soon as other components of 1 st set are confirmed.	Expiration of Rosario Resort Master Plan.
High	14. (DOCKET) Re-designation of Sutton Road property.	CM	PC recommended denial. Ordinance being drafted for legal review prior to scheduling CC hearing	Decision making on SJ transfer station.
High	15. (DOCKET) Redrafting of Water Element to maintain internal consistency, support upland Critical Area regulations and establish stormwater management policies.	CM	Public meetings and PC workshop completed, PC hearing scheduled Nov. 20, 2009.	Conflicts and lack of direction in County regulations and programs associated with fresh water resources.
High	16. (DOCKET) Land Use Element amendments to update goals & policies, maintain internal consistency, support upland Critical Area regulations & convert Wireless Communication Subarea Plan to stand along regulation (includes companion code amendments).	Yes	Public meetings completed. PC holding workshop and providing recommendations prior to completion of hearing draft.	Risk of challenge on GMA terms
High	17. UDC upland Critical Area Amendments.	SH	Committee draft completed. To be scheduled for PC hearing in Jan. or Feb. (PC recommendations on Water and Land Use Elements, completion of San Juan Initiative outreach, and necessary staff time (CD&P, PA) needed prior to scheduling).	Finding of non-compliance/invalidity
Med	18. UDC amendments related to clearing, grading, stormwater management & review process for driveways including easier stormwater review process for low risk sites. Could include Low Impact Development provisions suggested by consultants.	CM & SH	Drafting process and internal discussions started. Cannot proceed until Stormwater Engineer hired. NEED TO DECIDE WHETHER TO INCLUDE LOW IMPACT DEVELOPMENT PROVISIONS.	Continued engineering cost to citizens; Continued degradation of critical areas and natural resources; potential for inconsistent decisions.

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High	19. (DOCKET) Comp Plan and UDC amendments to allow for shoreline essential public facilities	SH	PC approved draft ordinance. Revised ordinance needs to be submitted for legal review then CC hearing.	Risk of appeal by third party for non-compliance with GMA. Will eventually affect cost for production of concrete and road maintenance on San Juan Island.
High	20. (DOCKET) Map redesignation of North Beach barge landing facility, San Juan.	SH	WITHDRAWN. Ecology legal counsel requested a different approach & that in the code we specifically identify this facility as an allowed use.	
Med	21. Update of Flood Ordinance to comply with Bio Op (due Sept. 2011).			Risk of continued harm to shoreline habitats and species. After Sept. 2011 loss of coverage under National Flood Insurance Program.
Med	22. Comprehensive SMP Update.		Work plan and contract to be negotiated with Ecology with projected start date 1-1-2010.	
Category B – Other actions required by State or Federal law, the County Charter, or County Code with no ongoing or impending consequences.				
High	23. (DOCKET) Comp Plan and UDC amendments related to Country Corner LAMIRD regulations	CM	Approved by PC & undergoing legal review prior to scheduling with CC.	Moratorium continuance, drain on staff time
Low	24. Staff for Deer Harbor Planning Committee	CM	Quarterly meeting.	Drain on staff time
Med	25. Staff for Eastsound Planning Review Committee	CM	Monthly meeting	Eastsound Plan does not advance.
Med	26. UDC update of appeal/ hearing examiner provisions to conform to charter	CM	Approved by PC & pending legal review prior to scheduling with CC.	Charter consistency
Med	27. (DOCKET) Update of Appendix 2 & 3 and UGA map; establish zoning and density in existing unincorporated UGA.	PR	Through Joint Planning Committee.	Phase 2 of Town UGA expansion.
Low	28. UDC amendments to clarify provisions related to LAMIRD plans, activity center plans, subarea plans, and overlay districts (See SJCC 18.30.050.D, 190 & 240.b, 18.90.050).			Lack of clarity
Low	29. (2010 DOCKET) Amendment on exemptions to once a year restriction			Lack of consistency with UDC; reduces CC options; may complicate SMP update.
Med	30. Amend County Code to establish agricultural open space provisions & update other open space provisions including points for Critical Areas.	JT	Work started but on hold due to lack of staff resources.	No risk for now providing Assessor continues to allow owners to retain open space exemption until revisions are adopted.

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Low	31. (DOCKET) Update to transportation element and Appendix 6.			Risk of challenge & finding of non compliance with GMA (update was due 2005).
Low	32. Update to Capital Facilities element			Risk of challenge & finding of non compliance with GMA (update was due 2005).
Med	33. Staff for joint meetings with Town	PR		Subject matter expert not in attendance.
High	34. Eisenhardt redesignation (private application).	JT	Approved by PC. Awaiting ordinance approval by legal counsel then hearing with CC.	
High	35. Gerard map redesignation (private application).	JT	PC hearing scheduled Nov. 20, 2009.	
Category C – optional actions benefitting public resources or a significant number of County residents.				
Low	34. Code amendments to provide easier permitting process for wireless communication facilities		Cell phone task force draft completed. On hold due to inadequate staff resources.	Without amendments status quo on cell phone coverage (though some believe the amendments won't help without an overall County coverage plan). Potential for drain on staff time and litigation if new rules allow significant visual and aesthetic impacts to existing properties.
Low	35. Lopez Village Plan	CM	Twice monthly meetings	Drain on staff time
Med	36. Amendment to allow Lopez swimming pool	JT	Approved by PC. Under legal review prior to scheduling CC hearing.	
Med.	37. (2011 DOCKET?) Update Eastsound plan	CM	On hold for now.	Status quo with antiquated plan
High	38. UDC amendment to code enforcement re: ticketing		One hearing with PC. 2 nd Draft under legal review	Continue with old code
Med	39. Amendments to Eastsound sign regs.	CM	Staff meeting with concerned citizens & preparing 1 st draft ordinance.	Continue with old code
High	40. (DOCKET) Establish County fair overlay district with special provisions.	JT	Approved by PC. Under legal review prior to scheduling CC hearing.	Fair budget & operations.
Low	41. Land supply, carry capacity and build out analyses.			Absence of data to support a long-term vision; No accurate evaluation of long term impacts of contemporary activities; Absence of clear development thresholds ¹

¹ E.G. those points in time that mark the beginning of a new phase, i.e. What year will our population reach the point that the County will need to widen its roads to accommodate the extra traffic? At what point will our part time residents outnumber full time residents? When will Lopez Village need another water source- (beyond the one they need already) and so on.