



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
(360) 378-2354 | (360) 378-2116 | FAX (360) 378-3922
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MEMO

REPORT DATE: July 28, 2017
TO: San Juan County Council
CC: Mike Thomas, County Manager
FROM: Erika Shook, AICP, Director
SUBJECT: 2016-2017 initial Docket Review and Recommendations
FOR MEETING OF: August 8, 2017 Public Hearing

The purpose of the initial Docket review is to determine which items will be added to final Docket for further consideration as part of the Community Development work program.

The attachments to this staff report include the following:

- Attachment A – Summary of Requests and the staff recommendations
- Attachment B – Analysis of each of the individual requests, including anticipated scope of work.

The actual docket requests themselves were transmitted to County Council on July 21, 2017 and are posted on the Department website at <http://sanjuanco.com/1179/Annual-Docket>.

Attachment A - 2016-2017 Initial Docket List
8/3/2017

Docket Number	Title	Proponent	Summary of Request	Date Submitted	Type of Amendment: Map, Comp Plan Text (CP), Development Regulation (Dev Reg)	Priority	Staff Recommendation	Council Action
2016	16-0001	Community Treasures	Frank Penwell	Multiple requests for a site specific map amendment to designate property as Essential Public Facility for e-recycling, or to designate as RGU or to designate as Rural Commercial.	6/11/2015	Map/Dev Reg/CP	B	Consider as part of the Comprehensive Plan Update, specifically during the countywide review of Essential Public Facilities.
	16-0002	Gerard Code Amendment	Don and Marion Gerard	Amend SJCC 18.40.030.B to eliminate the restriction on densities higher than one dwelling unit per two acres in the airport hazard area; and amend SJCC 18.40.032.F to allow East Sound Residential parcels within the Sideline Safety Zone/Airport Development zone to develop at a density of 1 dwelling unit per acre.	11/10/2015	Dev Reg/CP	C	Consider as part of the Comprehensive Plan Update, specifically during review of the Eastsound UGA and land use designations. Staff recommends review of the Eastsound Airport Overlay regulations in their entirety as part of the Comprehensive Plan Update.
	16-0003	Orcas Airport Service Light Industrial	Port of Orcas	Change the land use designation of TPN 271143016000 to Service Light Industrial with a requirement to limit the square feet of building that can be constructed within 200 feet of the centerline of North Beach Road to 1,000 square feet.	1/7/2016	Map/Dev Reg	C	Consider as part of the Comprehensive Plan Update, specifically during review of the Eastsound UGA and land use designations.
	16-0004	Site Specific Designation Process	John Campbell	Amend SJCC Chapters 18.90 and 18.80 to recategorize site specific redesignations from a legislative action under SJCC Chapter 18.90 to development application subject to SJCC Chapter 18.80. Also add code amendment stating who can propose legislative changes, clarifying that the County staff can discuss legislative issues with affected property owners and who reviews appeals.	2/8/2016	Dev Reg	F	Do not add to Final Docket. This amendment is not necessary. A site specific comprehensive plan amendment is not a project action, it is a legislative action which should be addressed in SJCC Chapter 18.90. This chapter clearly spells out the notice requirements for map amendments, the review process and who can propose an amendment.
	16-0005	Open Space Correction	Francine Shaw	Delete SJCC 18.70.060.B.10.a as it has been found invalid by the courts.	4/22/2015	Dev Reg	A	Add to Final Docket. Complete as staff resources allow.
	16-0006	East Sound Subarea Plan Changes	John Campbell	Multiple changes to the language in the Eastsound Subarea Plan and Development Regulations, specifically requesting that the Eastsound Design Review Committee be given authority to approve or disapprove development rather than recommend to the Director of Community Development.	Unknown	Dev Reg/CP	C	Consider issues raised as part of Comprehensive Plan Update, specifically Eastsound UGA and Land Use Designations. Consider in conjunction with 16-0002 and 16-0003. The proposed text amendments are not recommended for consideration.
	16-0007	Affordable Housing Density Bonus	Housing Bank Commission	Amend SJCC 18.60.230 to increase the affordable housing density bonus from 8 dwelling units per acre to 12 dwelling units per acre; increase the maximum size in square feet (sf) for affordable dwellings from 1500 sf to 2,000 sf.	Previous Docket	Dev Reg/CP	C	Consider as part of Comprehensive Plan Update, specifically the Housing element. Add to Final Docket and complete as staff resources allow.
	16-0008	Deer Harbor Hamlet Plan Update	County Council	Adopt the updated Deer Harbor Hamlet Plan	2016 Work Program	CP	B	Completed/Remove from Docket
	16-0009	Waldron Water Study Adoption	Community Development	Updated water plan needs to be adopted as an element of the Comprehensive Plan	DCD	CP	A	Include as part of the Comprehensive Plan Update.
	16-0010	Vacation Rental Amendment	County Council	Amend SJCC 18.40.270 to better address the impacts of vacation rentals including noise, garbage, traffic, trespassing, permit renewal and requirements for rules of conduct.	2016 Work Program	Dev Reg	B	In Process
	16-0011	Parks Trails and Natural Areas Update	Parks Department	Adopt updated Parks, Trails and Natural Areas Plan	2016 Work Program	CP	A	Completed/Remove from Docket

2017	17-0001	Simple Land Divisions and Boundary Line Modification Code Amendments	Land Surveyors' Association of Washington	Amend SJCC Chapter 18.70 to require that Simple Land Divisions meet short plat requirements, including a survey; and to require that Boundary Line Modification applications be submitted with a title report and be finalized by recording a record of survey.	11/28/2016	Dev Reg	D	Staff recommends at a minimum that all boundary line adjustments and simple land divisions be finalized with a title report and record of survey. Add to Final Docket and complete as staff resources allow.
	17-0002	Open Space Program Code Amendments	Shireene Hale, et al.	Amend Chapter 16.50 to prioritize the protection of buffers with native vegetation, grant open space points for important Fish and Wildlife Conservation Areas; consolidate provisions and eliminate "double-dipping" for points; correct out of date terms, definitions and references.	2/21/2017	Dev Reg	E	Staff recommends review of the open space program be considered as part of a future year work program when additional consultant resources are designated during the budget process. These code amendments will be process intensive.

Priority
Category A- Required by law for GMA Compliance or otherwise Category B- Items needed to achieve important public policy objectives of a countywide nature Category C- Items that can be considered as part of a larger CP update or subarea planning process Category D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities Category E- Items of lesser priority to be considered on a future year work program Category F - Obsolete, previously resolved or not recommended for further consideration



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Frank Penwell		Application No.:	16-0001
Description of Proposal: Change comprehensive plan land use designation from RFF to RC, RGU and/or Essential public facility.				
Land Use Re-Designation:	Existing:	RFF		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Proposed:	RC, RGU and/or Essential public facility	
<input checked="" type="checkbox"/>	Comprehensive Plan Text Amendment			
<input checked="" type="checkbox"/>	Development Regulation Amendment			

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:	
	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:		
	<input type="checkbox"/> No		<input type="checkbox"/> Not Applicable	

Public Outreach/Notification Requirements:

<input checked="" type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input type="checkbox"/>	Publication
<input type="checkbox"/>	Web –page	<input type="checkbox"/>	Press Release	<input type="checkbox"/>	Public Participation Plan	<input checked="" type="checkbox"/>	Other (reference below)

Include in any outreach related to essential public facilities for the comprehensive plan update.

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input checked="" type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature
<input type="checkbox"/>	C- Items that can be considered as part of a larger CP update or subarea planning process

<input type="checkbox"/>	D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
<input type="checkbox"/>	E- Items of lesser priority to be considered on a future year work program
<input type="checkbox"/>	F - Obsolete, previously resolved or not recommended for further consideration
Scope of Work Necessary to Complete the Amendment:	
Changes to the following CP Goals and Policies: <i>Amend the definition of essential public facility to include private recycling facilities, and to include e-recycling, update list of EPFs in Appendix 7 to include Community Treasures.</i>	
Changes to the following sections of the Uniform Development Code: <i>Amend the definition of essential public facility to include private recycling facilities, and to include e-recycling.</i>	

Additional Evaluation for Site Specific Re-Designations:

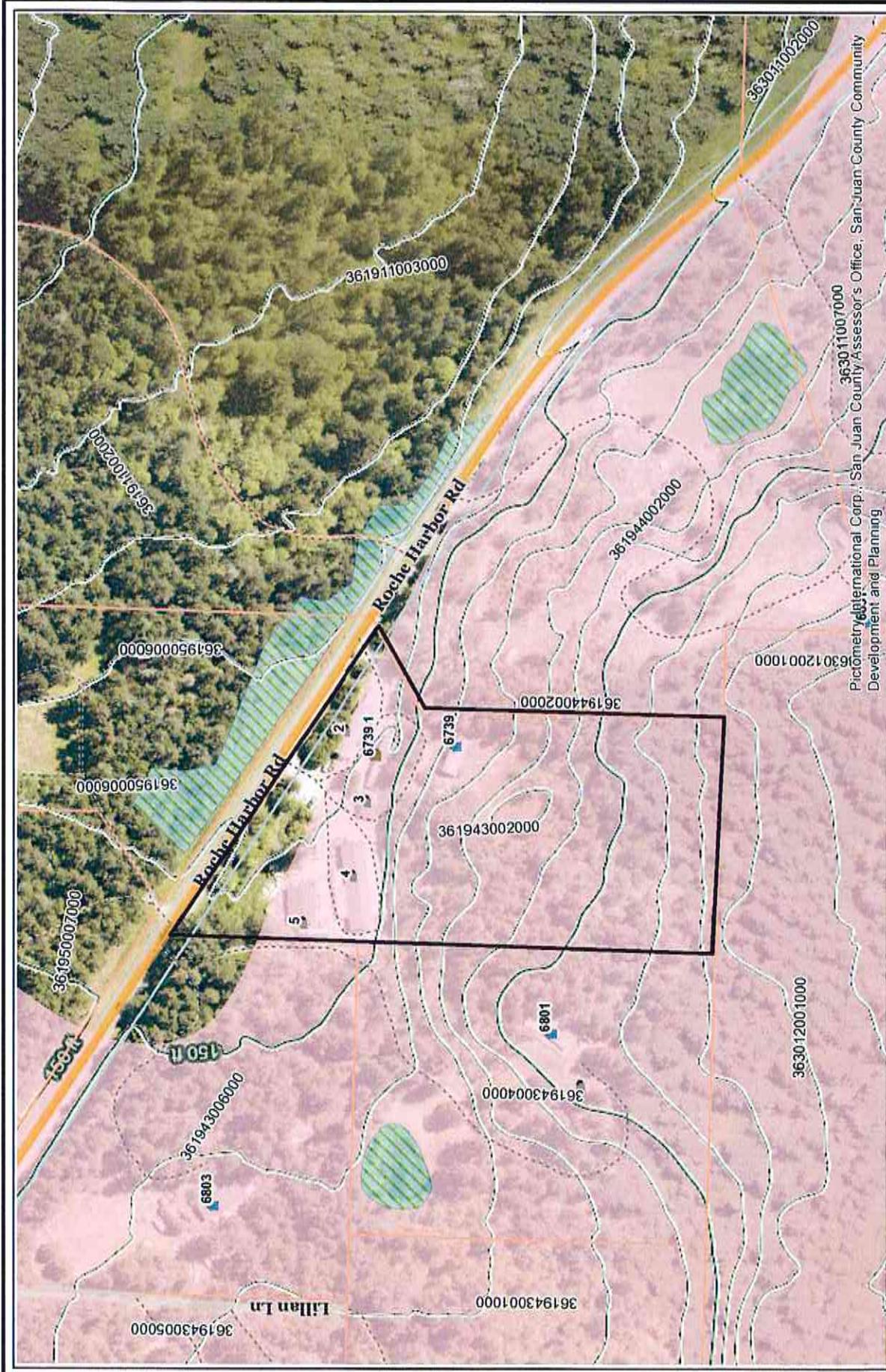
Site Related Information:				
Location:		<i>6739 Roche Harbor Road, north San Juan Island</i>		
Site Characteristics: (Topography, critical areas, shorelines)		<i>The developed portion of the site is level, the remaining undeveloped portions of the site are hilly and forested.</i>		
Existing Land Use:		<i>Recycling center established through a Conditional Use Permit.</i>		
	North	South	East	West
Adjacent Land Use:	<i>Roche Harbor Road/Single Family residences</i>	<i>Undeveloped</i>	<i>Single family residences</i>	<i>Roche Harbor Road/Single Family residences</i>
Adjacent CP Designations:	<i>RFF</i>	<i>RFF</i>	<i>RFF</i>	<i>RFF</i>
Infrastructure:	<input checked="" type="checkbox"/> <i>Water service</i>	<input checked="" type="checkbox"/> <i>Sewer Service/OSS</i>	<input checked="" type="checkbox"/> <i>Access</i>	

SJCC 18.90.030.F Criteria for Approval of Comprehensive Plan Official Map Amendments.

The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:

- The changes would benefit the public health, safety, or welfare.
- The change is warranted because of one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.
- The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.
- The change, if granted, 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 or public purpose which justifies different designations.
- The benefits of the change will outweigh any significant adverse impacts of the change.

Consistency with criteria: *A consistency analysis was not submitted with the request. An application for a map amendment has not been submitted.*



This map is derived from San Juan County's Geographic Information System (GIS); it is intended for reference only and is not guaranteed for survey accuracy. The information represented on this map is subject to change without notice.



Docket 16-0001 - Site Characteristics

Pictometry International Corp., San Juan County Assessor's Office, San Juan County Community Development and Planning



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Don and Marion Gerard	Application No.:	16-0002
Description of Proposal: <i>Amend SJCC 18.40.030.B to eliminate the restriction on densities higher than one dwelling unit per two acres in the airport hazard area; and amend SJCC 18.40.032.F to allow East Sound Residential parcels within the Sideline Safety Zone/Airport Development zone to develop at a density of 1 dwelling unit per acre.</i>			
Land Use Re-Designation:	Existing:	N/A	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A
<input type="checkbox"/> Comprehensive Plan Text Amendment			
<input checked="" type="checkbox"/> Development Regulation Amendment			

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:		
	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements if added to the Final Docket:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input checked="" type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected: 12 parcels/7.8 acres (see attached map) on Orcas
<input type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/> Community Meeting(s)	<input checked="" type="checkbox"/> Area-Wide Mailing	<input type="checkbox"/> Countywide Mailing	<input type="checkbox"/> Publication
<input type="checkbox"/> Web –page	<input type="checkbox"/> Press Release	<input type="checkbox"/> Public Participation Plan	<input checked="" type="checkbox"/> Other (reference below*)

***Affected properties and properties within 300 feet and agency notification, including Orcas Airport and EPRC.**

Evaluation:

Priority:
<input type="checkbox"/> A- Required by law for GMA Compliance or otherwise

- B- Items needed to achieve important public policy objectives of a countywide nature
- C- Items that can be considered as part of a larger CP update or subarea planning process**
- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
- E- Items of lessor priority to be considered on a future year work program
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

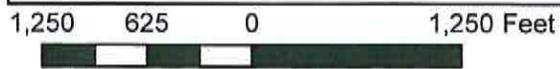
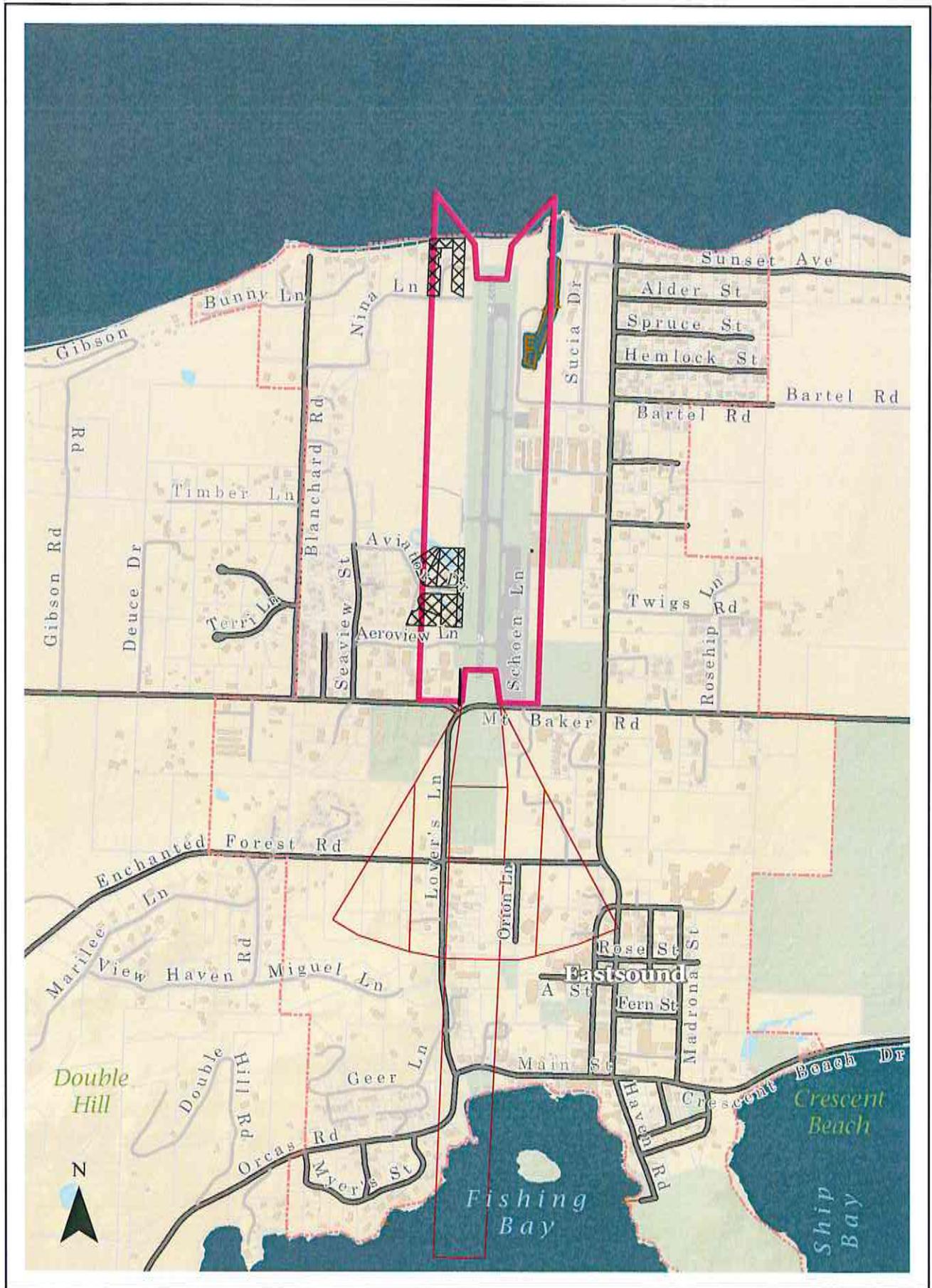
Changes to the following CP Goals and Policies:

No changes to the Comprehensive Plan or Eastsound Subarea Plan are necessary.

Changes to the following sections of the Uniform Development Code:

SJCC 18.40.030.B to eliminate the restriction on densities higher than one dwelling unit per two acres in the airport hazard area; and amend SJCC 18.40.032.F to allow East Sound Residential parcels within the Sideline Safety Zone/Airport Development zone to develop at a density of 1 dwelling unit per acre. Additional Changes may be necessary for consistency. For example, the proposed amendment conflicts with existing SJCC 18.40.032.F which may need to be deleted and replaced by the proposal.

16-0002 - Affected Area





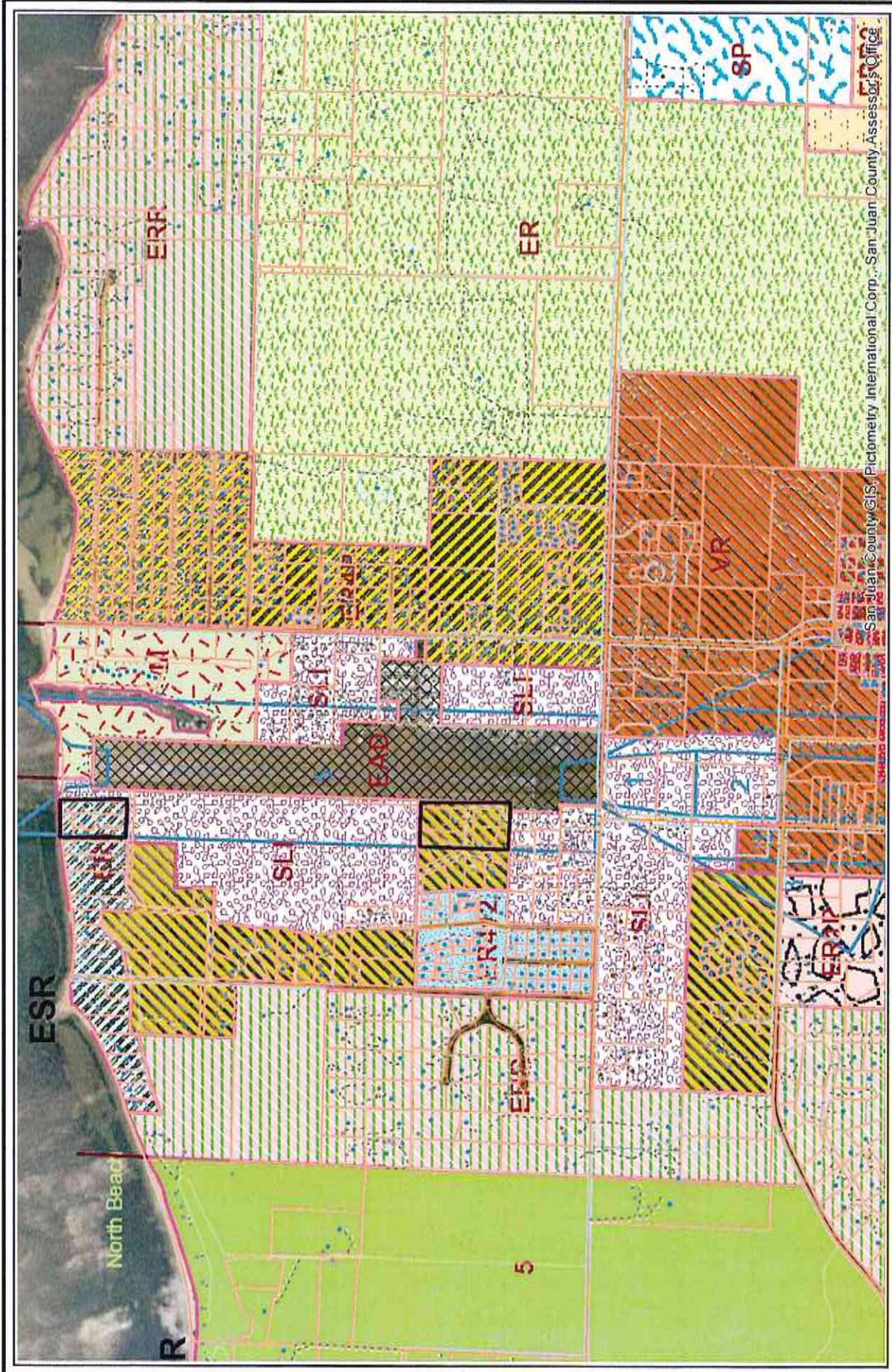
San Juan County GIS, Pictometry International Corp., San Juan County Assessor's Office



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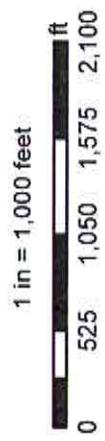


16-0002 - Air Photo



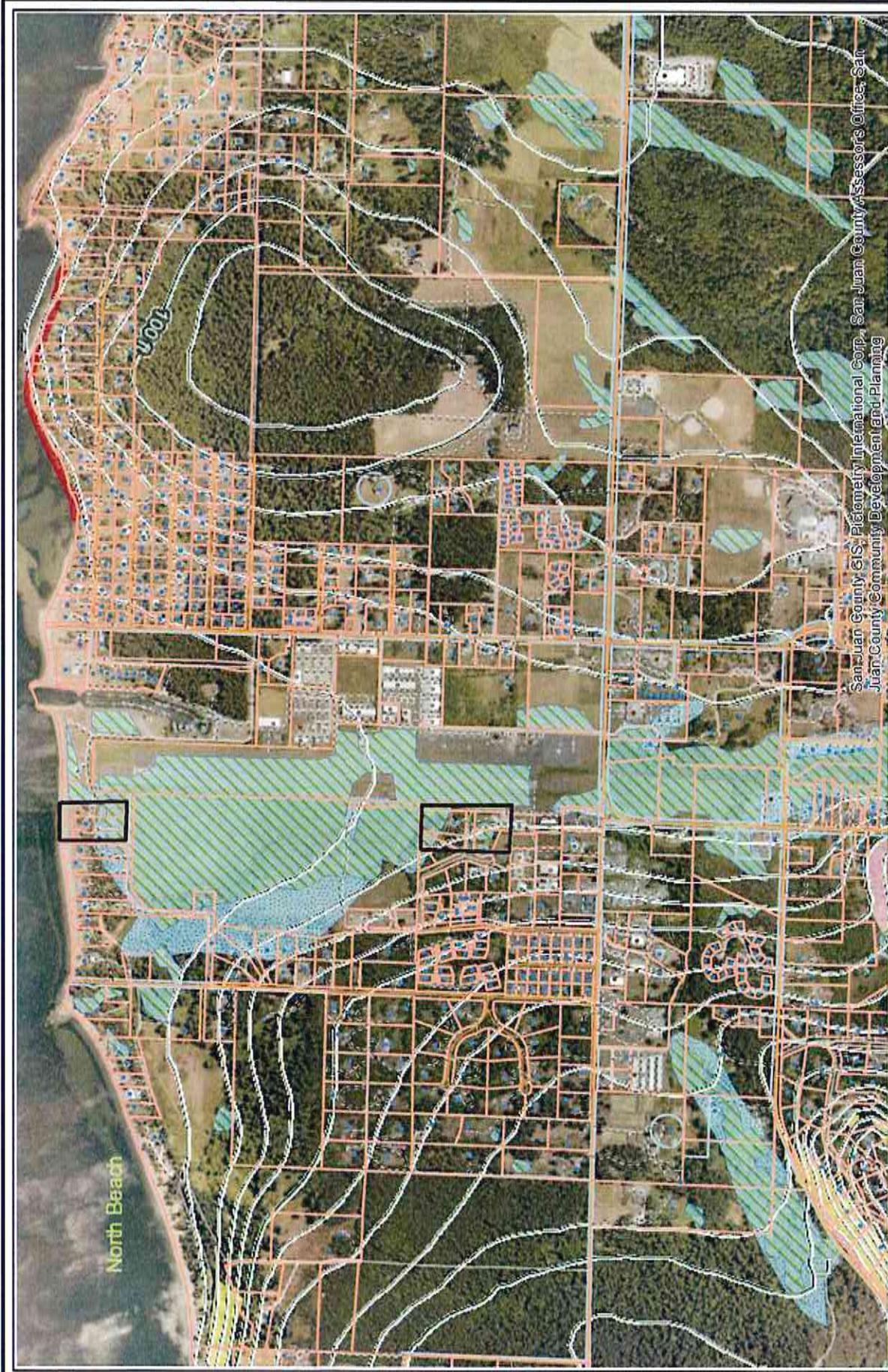
San Juan County GIS, Pictometry International Corp., San Juan County Assessor's Office

16-0002 - Comprehensive Plan Designation



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San Juan County GIS, Pigeometry International Corp., San Juan County Assessor's Office, San Juan County Community Development and Planning



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16-0002 - Site Characteristics



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Port of Orcas Island	Application No.:	16-0003
Description of Proposal: <i>Change the land use designation of TPN 271143016000 to Service Light Industrial with a requirement to limit the square feet of building that can be constructed within 200 feet of the centerline of North Beach Road to 1,000 square feet.</i>			
Land Use Re-Designation:	Existing:	<i>Split Designated Service Light Industrial (SLI)/Eastsound Residential-4P (ER-4P)</i>	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Proposed:	<i>Entirely SLI</i>
<input checked="" type="checkbox"/> <i>Comprehensive Plan Text Amendment</i>			
<input checked="" type="checkbox"/> <i>Development Regulation Amendment</i>			

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:		
	<input checked="" type="checkbox"/> <i>SEPA Required</i>	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input checked="" type="checkbox"/>	<i>300 foot posted notification – for map amendments for five or fewer parcels</i>
<input checked="" type="checkbox"/>	<i>300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal</i>
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/> Community Meeting(s)	<input type="checkbox"/> Area-Wide Mailing	<input type="checkbox"/> Countywide Mailing	<input checked="" type="checkbox"/> Publication
<input type="checkbox"/> Web –page	<input type="checkbox"/> Press Release	<input type="checkbox"/> Public Participation Plan	<input checked="" type="checkbox"/> Other (reference below*)

**Depending on the scope of the proposed development regulation amendments, additional public notice may be necessary.*

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature

- C- Items that can be considered as part of a larger CP update or subarea planning process**
- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
- E- Items of lesser priority to be considered on a future year work program
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

The Eastsound plan policies for SLI should contain policy direction supporting the need for a setback and building size restriction from adjacent residential designated areas.

Changes to the following sections of the Uniform Development Code:

SJCC Table 18.30.500 Service light industrial district development standards for setbacks would be amended to require a 200 foot setback from the centerline of North Beach Road for buildings in the SLI district. A line in the table would need to be created to address maximum lot coverage by buildings with a standard of a maximum of 1,000 square feet of building within the setback from North Beach Road. The code would need to be reviewed to determine if other sections would need amendment. There may be other more appropriate ways to reduce conflicts between incompatible uses such as requiring a setback or landscape buffers or limiting allowed uses adjacent to residential designated properties.

Additional Evaluation for Site Specific Re-Designations:

Site Related Information:

Location:	<i>The northwest corner of the intersection of Mt. Baker Road and North Beach Road, within the Eastsound Urban Growth Area.</i>			
Site Characteristics: (Topography, critical areas, shorelines)	<i>Gently sloping, possible wetland located on southern boundary of the site. A wetland report would be required prior to issuance of permit on the site.</i>			
Existing Land Use:	<i>It is a vacant property used for a dog park.</i>			
	North	South	East	West
Adjacent Land Use:	<i>Vacant land, single family residences</i>	<i>Orcas Airport</i>	<i>Mt. Baker Road, church</i>	<i>Single family residences.</i>
Adjacent CP Designations:	<i>ER-4P</i>	<i>Eastsound Airport District (EAD)</i>	<i>ER-4P</i>	<i>SLI/ER-4P</i>
Infrastructure:	<input checked="" type="checkbox"/> Water service		<input checked="" type="checkbox"/> Sewer Service	<input checked="" type="checkbox"/> Access

SJCC 8.90.030.F Criteria for Approval of Comprehensive Plan Official Map Amendments.

The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:

- a. The changes would benefit the public health, safety, or welfare.
- b. The change is warranted because of one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.
- c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.

- d. The change, if granted, 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 or public purpose which justifies different designations.
- e. The benefits of the change will outweigh any significant adverse impacts of the change.

Consistency with criteria: *A consistency analysis was not submitted with the proposal.*

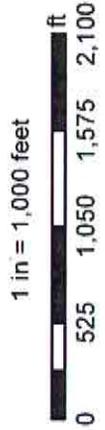
North Beach



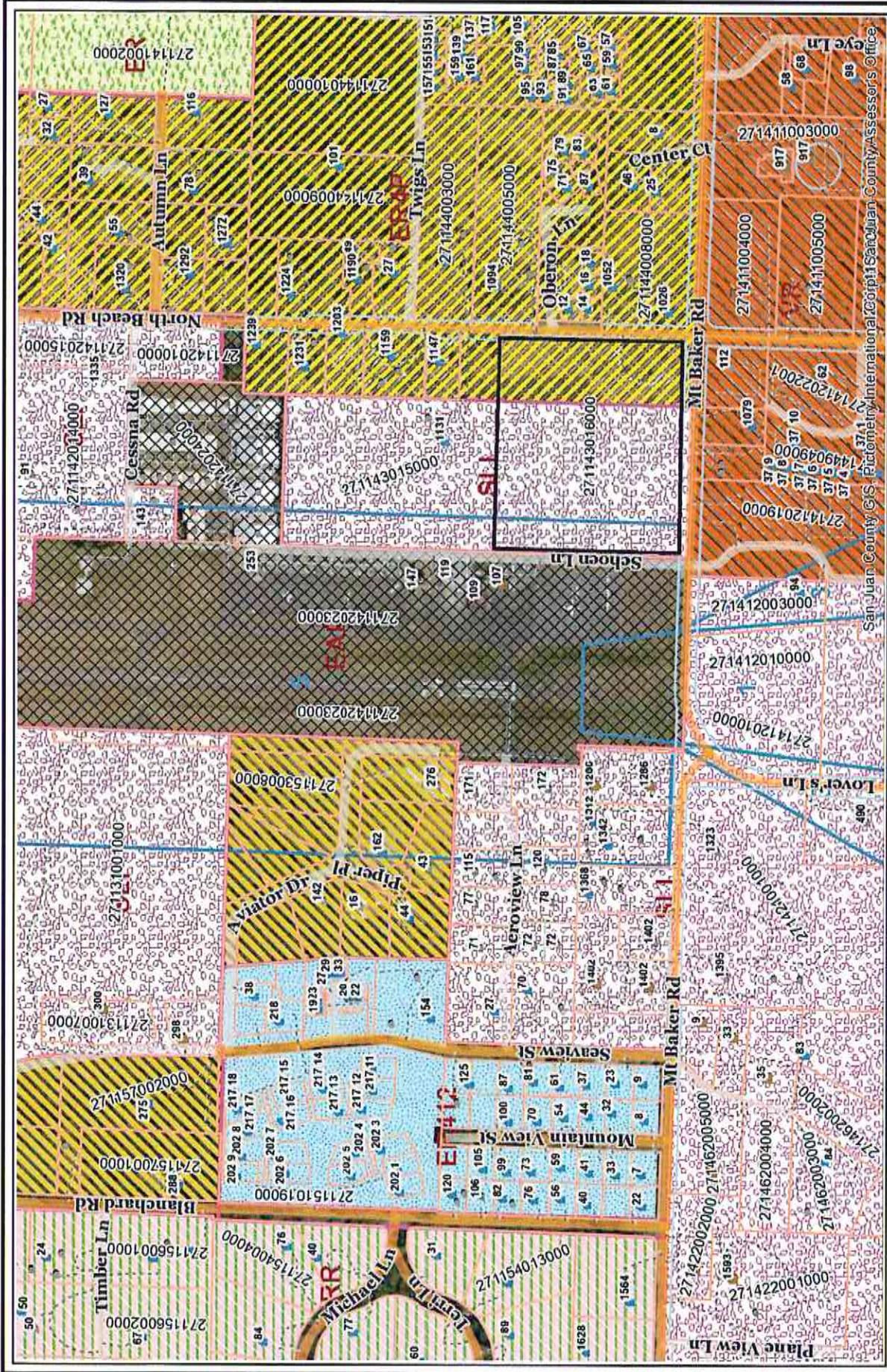
San Juan County GIS, Pictometry International Corp., San Juan County Assessors Office



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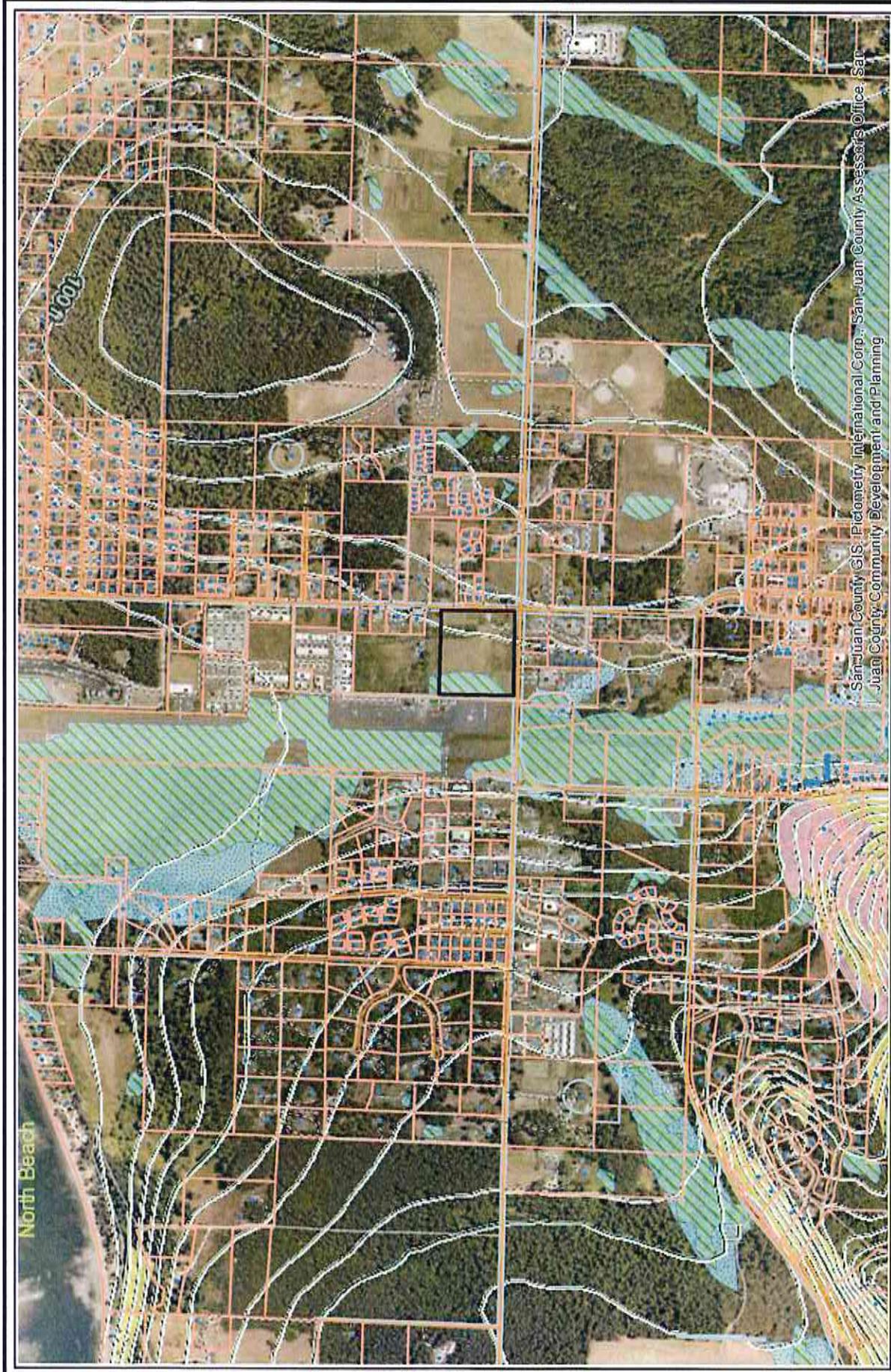
16-0003 - Air Photo



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16-0003 - Comprehensive Plan Designation



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16-0003 - Site Characteristics



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	John Campbell	Application No.:	16-0004
Description of Proposal: <i>Amend SJCC Chapters 18.90 and 18.80 to recategorize site specific redesignations from a legislative action under SJCC Chapter 18.90 to development application subject to SJCC Chapter 18.80. Also add code amendment stating who can propose legislative changes, clarifying that the County staff can discuss legislative issues with affected property owners and who reviews appeals.</i>			
Land Use Re-Designation:	Existing:	N/A	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A
<input type="checkbox"/>	Comprehensive Plan Text Amendment		
<input checked="" type="checkbox"/>	<i>Development Regulation Amendment</i>		

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:		
	<input checked="" type="checkbox"/> <i>SEPA Required</i>	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input checked="" type="checkbox"/>	<i>Countywide Notification – this amendment will apply countywide or affect many properties throughout the County</i>

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input checked="" type="checkbox"/>	Publication
<input checked="" type="checkbox"/>	<i>Web –page</i>	<input checked="" type="checkbox"/>	<i>Press Release</i>	<input type="checkbox"/>	Public Participation Plan	<input type="checkbox"/>	Other (reference below)

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature

<input type="checkbox"/>	C- Items that can be considered as part of a larger CP update or subarea planning process
<input type="checkbox"/>	D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
<input type="checkbox"/>	E- Items of lesser priority to be considered on a future year work program
<input checked="" type="checkbox"/>	F - <i>Obsolete, previously resolved or not recommended for further consideration</i>
Scope of Work Necessary to Complete the Amendment:	
Changes to the following CP Goals and Policies:	
Changes to the following sections of the Uniform Development Code:	

Additional Evaluation for Site Specific Re-Designations:

SJCC 8.90.030.F Criteria for Approval of Comprehensive Plan Official Map Amendments.

The County may approve an application or proposal for a Comprehensive Plan Official Map amendment if all of the following criteria are met:

- a. The changes would benefit the public health, safety, or welfare.
- b. The change is warranted because of one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.
- c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.
- d. The change, if granted, 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 or public purpose which justifies different designations.
- e. The benefits of the change will outweigh any significant adverse impacts of the change.

Consistency with criteria:

Criterion 'a'		Criterion 'b'		Criterion 'c'		Criterion 'd'		Criterion 'e'	
<input type="checkbox"/> Yes	<input type="checkbox"/> No								



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Francine Shaw	Application No.:	16-0005
Description of Proposal: <i>Delete SJCC 18.70.060.B.10.a as it has been found invalid by the courts.</i>			
Land Use Re-Designation:	Existing:	N/A	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A
<input type="checkbox"/>	Comprehensive Plan Text Amendment		
<input checked="" type="checkbox"/>	<i>Development Regulation Amendment</i>		

Process Requirements:

State Environmental Policy Act (SEPA):	<input checked="" type="checkbox"/> <i>SEPA Exempt*</i>	<i>*WAC 197-11-800(11) & (19)(b)</i>			
	<input type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input checked="" type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input type="checkbox"/>	Publication
<input type="checkbox"/>	Web –page	<input type="checkbox"/>	Press Release	<input type="checkbox"/>	Public Participation Plan	<input type="checkbox"/>	Other (reference below)

Evaluation:

Priority:	
<input checked="" type="checkbox"/>	<i>A- Required by law for GMA Compliance or otherwise</i>
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature
<input type="checkbox"/>	C- Items that can be considered as part of a larger CP update or subarea planning process

<input type="checkbox"/>	D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
<input type="checkbox"/>	E- Items of lesser priority to be considered on a future year work program
<input type="checkbox"/>	F - Obsolete, previously resolved or not recommended for further consideration
Scope of Work Necessary to Complete the Amendment:	
Changes to the following CP Goals and Policies:	
Changes to the following sections of the Uniform Development Code:	
<i>Delete SJCC 18.70.060.B.10.a and renumber section. Changes to SJCC 18.70.060.B.10.f may need revision.</i>	



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	John Campbell	Application No.:	16-0006
Description of Proposal: Multiple proposed changes to the language in the Eastsound Subarea Plan and Development Regulations, including requesting that the Eastsound Design Review Committee be given authority to approve or disapprove development rather than recommend to the Director of Community Development.			
Land Use Re-Designation:	Existing:	N/A	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A
<input checked="" type="checkbox"/> Comprehensive Plan Text Amendment			
<input checked="" type="checkbox"/> Development Regulation Amendment			

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input type="checkbox"/> SEPA Completed	Date Complete:		
	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input checked="" type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected: Eastsound Subarea
<input type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input checked="" type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input checked="" type="checkbox"/>	Publication
<input checked="" type="checkbox"/>	Web –page	<input checked="" type="checkbox"/>	Press Release	<input type="checkbox"/>	Public Participation Plan	<input checked="" type="checkbox"/>	Other (reference below*)
*Eastsound Planning Review Committee							

Evaluation:

Priority:
<input type="checkbox"/> A- Required by law for GMA Compliance or otherwise

- B- Items needed to achieve important public policy objectives of a countywide nature
- C- Items that can be considered as part of a larger CP update or subarea planning process***
- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
- E- Items of lesser priority to be considered on a future year work program
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

The issues may be considered as part of the update of the Comprehensive Plan, specifically the Eastsound UGA and Land Use designations. The actual text proposed would alter multiple sections of the Eastsound Subarea Plan. New text would need to be drafted to accomplish the purposes of the proposal.

Changes to the following sections of the Uniform Development Code:

The proposed changes would impact multiple sections throughout Article VIII (Eastsound Subarea Plan) SJCC 18.30.460 through and 18.30.700. New code language would need to be drafted to accomplish the purposes of the proposal.



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Housing Bank Commission	Application No.:	16-0007
Description of Proposal: <i>Amend SJCC 18.60.230 to increase the affordable housing density bonus from 8 dwelling units per acre to 12 dwelling units per acre; increase the maximum size in square feet (sf) for affordable dwellings from 1500 sf to 2,000 sf.</i>			
Land Use Re-Designation:	Existing:	N/A	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A
<input type="checkbox"/> Comprehensive Plan Text Amendment			
<input checked="" type="checkbox"/> Development Regulation Amendment			

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt	<input checked="" type="checkbox"/> SEPA Completed	Date Complete: March 31, 2010		
Environmental Impact Statement:	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input checked="" type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input checked="" type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input type="checkbox"/>	Publication
<input checked="" type="checkbox"/>	Web –page	<input type="checkbox"/>	Press Release	<input type="checkbox"/>	Public Participation Plan	<input type="checkbox"/>	Other (reference below)

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature

- C- Items that can be considered as part of a larger CP update or subarea planning process**
- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
- E- Items of lesser priority to be considered on a future year work program
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

None necessary, already completed.

Changes to the following sections of the Uniform Development Code:

Amend SJCC 18.60.230 to increase the affordable housing density bonus from 8 dwelling units per acre to 12 dwelling units per acre; increase the maximum size in square feet (sf) for affordable dwellings from 1500 sf to 2,000 sf. No other references need to be changed.



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Land Surveyors' Association of Washington	Application No.:	17-0001
Description of Proposal: <i>Amend SJCC Chapter 18.70 to require that Simple Land Divisions meet short plat requirements, including a survey; and to require that Boundary Line Modification applications be submitted with a title report and be finalized by recording a record of survey.</i>			
Land Use Re-Designation:	Existing:	N/A	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A
<input type="checkbox"/> Comprehensive Plan Text Amendment			
<input checked="" type="checkbox"/> Development Regulation Amendment			

Process Requirements:

State Environmental Policy Act (SEPA):	<input checked="" type="checkbox"/> SEPA Exempt *	*WAC 197-11-800(19)(a)		
	<input type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:		
	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable		

Public Outreach/Notification Requirements:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
<input type="checkbox"/>	300 foot mailed notification and agency notification – this amendment will potentially affect adjacent properties within 300 feet of a proposal
<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input checked="" type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input type="checkbox"/>	Publication
<input checked="" type="checkbox"/>	Web –page	<input checked="" type="checkbox"/>	Press Release	<input checked="" type="checkbox"/>	Public Participation Plan	<input type="checkbox"/>	Other (reference below)

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature

- C- Items that can be considered as part of a larger CP update or subarea planning process
- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities***
- E- Items of lesser priority to be considered on a future year work program
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

None necessary

Changes to the following sections of the Uniform Development Code:

Multiple code sections would need to be amended:

To remove simple land divisions:

The section of the code that authorizes simple land divisions, SJCC 18.70.040, would be deleted.

The definition of "Simple Land Division" in SJCC 18.20.190 would be deleted.

The references to simple land divisions in SJCC 2.22.100.A.4, SJCC 18.10.030.B, SJCC 18.80.020 Table 8.1, SJCC 18.80.140.B.2, and SJCC 18.70.030.A.2 would be deleted. The exception from the requirements for fire hydrants in SJCC 13.08.020 Installation – Required generally for simple land divisions would be deleted.

SJCC 8.06.155, water availability for simple land divisions would be deleted; and the definition of "Project action" in SJCC 8.06.070 would be amended to remove reference to simple land divisions.

SJCC 18.60.200.F would be amended to remove the reference to simple land divisions.

To require a survey for Boundary line modifications:

SJCC 18.70.030, Boundary line modifications, would be amended to require a title report to be submitted with the application and a record of survey to be recorded.



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SAN JUAN COUNTY DOCKET INITIAL REVIEW

Application Information:

Applicant:	Shireene Hale		Application No.:	17-0002
Description of Proposal: <i>Amend Chapter 16.50 to prioritize the protection of buffers with native vegetation, grant open space points for important Fish and Wildlife Conservation Areas; consolidate provisions and eliminate "double-dipping" for points; correct out of date terms, definitions and references.</i>				
Land Use Re-Designation:	Existing:	N/A		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proposed:	N/A	
<input type="checkbox"/> Comprehensive Plan Text Amendment				
<input checked="" type="checkbox"/> Development Regulation Amendment				

Process Requirements:

State Environmental Policy Act (SEPA):	<input type="checkbox"/> SEPA Exempt				
	<input checked="" type="checkbox"/> SEPA Required	Determination:	<input type="checkbox"/> DNS	<input type="checkbox"/> MDNS	<input type="checkbox"/> DS
Environmental Impact Statement:	<input type="checkbox"/> Yes	Date of Final Issuance:			
	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable			

Public Outreach/Notification Requirements:

<input type="checkbox"/>	300 foot posted notification – for map amendments for five or fewer parcels
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<input type="checkbox"/>	Subarea or Overlay Wide Notification – this amendment will affect or potentially affect a neighborhood, subarea or multiple properties within an overlay or designation. Number of properties affected:
<input checked="" type="checkbox"/>	Countywide Notification – this amendment will apply countywide or affect many properties throughout the County

Recommended Additional Public Outreach:

<input type="checkbox"/>	Community Meeting(s)	<input type="checkbox"/>	Area-Wide Mailing	<input type="checkbox"/>	Countywide Mailing	<input type="checkbox"/>	Publication
<input checked="" type="checkbox"/>	Web –page	<input checked="" type="checkbox"/>	Press Release	<input checked="" type="checkbox"/>	Public Participation Plan	<input checked="" type="checkbox"/>	Other (*reference below)

***All properties in the open space program.**

Evaluation:

Priority:	
<input type="checkbox"/>	A- Required by law for GMA Compliance or otherwise
<input type="checkbox"/>	B- Items needed to achieve important public policy objectives of a countywide nature

- C- Items that can be considered as part of a larger CP update or subarea planning process
- D- Items needed to provide clarity and certainty to the UDC and CP by removing inconsistencies and ambiguities
- E- Items of lessor priority to be considered on a future year work program***
- F - Obsolete, previously resolved or not recommended for further consideration

Scope of Work Necessary to Complete the Amendment:

Changes to the following CP Goals and Policies:

None necessary

Changes to the following sections of the Uniform Development Code:

Multiple code sections would need to be amended:

Amendments include: SJCC Sections 16.50.040; 16.50.100; 16.50.200; 16.50.210; 16.50.220; 16.50.230; 16.50.240; 16.50.250 (proposed to be combined with similar section); 16.50.260; 16.50.265; 16.50.270; 16.50.275; 16.50.280; 16.50.440; 16.50.510; 16.50.530; 16.50.540; 16.50.570; 16.50.590; plus two new sections on specifications for conservation easements and re-evaluation after property enhancement.