



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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cdp@sanjuanco.com | www.sanjuanco.com

MEMO

REPORT DATE: June 26, 2018
TO: San Juan County Council
CC: Mike Thomas, County Manager
FROM: Adam Zack, Planner II 
Linda Kuller, AICP, Planning Manager 
Attachments: Attachment A – 2018 Initial docket
Attachment B – Draft resolution adopting a docket of proposed amendments to the San Juan County Comprehensive Plan and Unified Development Code
SUBJECT: Action on the 2018 Initial Docket
FOR MEETING OF: July 10, 2018

Requested Action: Staff requests the County Council take action on the 2018 Initial Docket. A draft resolution attached.

Requested Motion: Move to recommend that Docket requests 18-0001 through 18-0004 be considered during the Comprehensive Plan update and request 18-0005 be added to the 2019 Department of Community Development work program following the completion of the Comprehensive Plan update.

Background: The purpose of the Initial Docket is to determine which items requested by the public will be added to final Docket for further consideration as part of the Department of Community Development (DCD) work program.

The Docket requests and staff analysis were transmitted to County Council in a staff report dated May 3, 2018. The report is posted on the Department of Community Development website at <http://sanjuanco.com/1179/Annual-Docket>.

County Council (CC) and Planning Commission (PC) were jointly briefed on the 2018 Initial Docket at a special meeting on May 18, 2018. A joint PC and CC public hearing was held on June 15, 2018. On May 24, 2018, applicants were notified of the public hearing by mail, invited to attend, and provide testimony regarding their requests.

The PC deliberated and made a recommendation to CC following the joint public hearing. Having heard public testimony and considered staff recommendations, the PC unanimously voted to approve the staff recommendation to consider Docket items 18-001 through 18-0004 during the Comprehensive Plan update and 18-0005 to be considered during the DCD work program following the Comprehensive Plan update. Docket request 18-0006 was not recommended for further action because it is already on the Comprehensive Plan update scope of work.

ATTACHMENT A
2018 Initial Docket

Docket Number	Title	Proponent	Summary of Request	Type of Amendment	Priority	SJCC Sections Modified	Comprehensive Plan Sections	Scanned Documents	Staff Recommendation	Planning Commission Recommendation	Council Final Action
18-0001	Comprehensive Plan Introduction Expansion	Joe Symons	Add an executive summary and 'build out analysis' to the introduction of the comp. plan	CP	C		Section A Introduction	https://www.sanjuanco.com/DocumentCenter/View/14573	Consider with Comprehensive Plan update.	Consider with Comprehensive Plan update.	
18-0002	Intergenerational Neighborhoods	Steve Smith	Create 'intergenerational neighborhoods', modify UDC to allow for their creation	Dev. Reg.	C	18.30.030, 18.30.460, 18.40.032, 18.60.120 table 6.4, and add new section		https://www.sanjuanco.com/DocumentCenter/View/14575	Consider with land use policies during Comprehensive Plan update.	Consider with land use policies during Comprehensive Plan update.	
18-0003	Crescent Beach Road	Stephen Bernheim	Amend the Comprehensive Plan to "encourage the decommissioning of Crescent Beach Road"	CP	C		B.6 Transportation, B.3 Shoreline Master Program, and Parks, Trails and Natural Areas Plan	https://www.sanjuanco.com/DocumentCenter/View/14574	Consider with Comprehensive Plan update. Transportation Element will be included in current Comprehensive Plan update.	Consider with Comprehensive Plan update. Transportation Element will be included in current Comprehensive Plan update.	
18-0004	Solar Power in Orcas Village	Patrick Kirby	Allow solar power installations in Orcas Village commercial and Orcas Village Transportation land use designations	Dev. Reg.	C	18.30.430 Note 10, 18.30.430 Orcas Landing land use table		https://www.sanjuanco.com/DocumentCenter/View/14577	Evaluate land use and utility policies for renewable energy. Particularly, commercial solar power generation.	Evaluate land use and utility policies for renewable energy. Particularly, commercial solar power generation.	
18-0005	Coho and Cutthroat Species of Local Importance	Jennifer DeGroot	Nomination of coastal cutthroat trout and coho salmon as species of local importance per SJCC 18.35.140	Dev. Reg.	F	18.35.115 and 18.35.135		https://www.sanjuanco.com/DocumentCenter/View/14576	This request will be processed by the procedure in SJCC 18.35.140; a process separate from the Annual Docket.	This request will be processed by the procedure in SJCC 18.35.140; a process separate from the Annual Docket.	
18-0006	Agricultural Use Definition	Herdy, Amy	Include RCW 36.70A.177 definition of Ag. Uses	Dev. Reg.	F	18.20.010 and other mentions of Agricultural activities		https://www.sanjuanco.com/DocumentCenter/View/14578	Related to an existing task in the San Juan County Comprehensive Plan 2036 Update Scope of Work, see Resolution 21-2016, attachment B. No additional action is necessary.	Related to an existing task in the San Juan County Comprehensive Plan 2036 Update Scope of Work, see Resolution 21-2016, attachment B. No additional action is necessary.	
	Agricultural Use Definition	Kane, David						https://www.sanjuanco.com/DocumentCenter/View/14579			
	Agricultural Use Definition	Bruce and Colleen						https://www.sanjuanco.com/DocumentCenter/View/14580			
	Agricultural Use Definition	Ellison, Roger						https://www.sanjuanco.com/DocumentCenter/View/14581			
	Agricultural Use Definition	David, Lori Ann						https://www.sanjuanco.com/DocumentCenter/View/14582			
	Agricultural Use Definition	Hampton, Andrea						https://www.sanjuanco.com/DocumentCenter/View/14583			
	Agricultural Use Definition	Lange, Greg						https://www.sanjuanco.com/DocumentCenter/View/14584			
	Agricultural Use Definition	Kane, Kathy						https://www.sanjuanco.com/DocumentCenter/View/14585			
	Agricultural Use Definition	Limbach, Learner						https://www.sanjuanco.com/DocumentCenter/View/14586			
	Agricultural Use Definition	McIntyre, Ann						https://www.sanjuanco.com/DocumentCenter/View/14587			
	Agricultural Use Definition	Greene, Adam						https://www.sanjuanco.com/DocumentCenter/View/14588			
	Agricultural Use Definition	Murphy, Ken and Rypkema, Gwenn						https://www.sanjuanco.com/DocumentCenter/View/14589			
	Agricultural Use Definition	Enterman, Andre						https://www.sanjuanco.com/DocumentCenter/View/14590			

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											

RESOLUTION NO. ____ - 2018

**A RESOLUTION ADOPTING A DOCKET OF PROPOSED AMENDMENTS TO THE
SAN JUAN COUNTY COMPREHENSIVE PLAN AND UNIFIED DEVELOPMENT
CODE.**

WHEREAS, the Growth Management Act (GMA) was passed by the State Legislature in April 1990;

WHEREAS, the Board of County Commissioners voted to plan under the GMA in November, 1990;

WHEREAS, RCW 36.70A.470(2) states:

“Each county and city planning under RCW 36.70A.040 shall include in its development regulations a procedure for any interested person, including applicants, citizens, hearing examiners, and staff of other agencies, to suggest plan or development regulation amendments. The suggested amendments shall be docketed and considered on at least an annual basis, consistent with the provisions of RCW 36.70A.130.”;

WHEREAS, San Juan County Code (SJCC) 18.90.020 Legislative procedures establishes the procedures required in RCW 36.70.A.470(2);

WHEREAS, applications suggesting Comprehensive Plan or development regulation amendments were accepted by the San Juan County Department of Community Development (DCD) between January 1 and March 1, 2018;

WHEREAS, six requests were received and added to the 2018 Initial Docket, as shown in Attachment A;

WHEREAS, on May 18, 2018, County Council and Planning Commission were briefed on the 2018 Initial Docket at a joint meeting;

WHEREAS, on May 21, 2018, County Council set a public hearing on the 2018 Initial Docket for June 15, 2018 at a joint meeting of County Council and Planning Commission;

WHEREAS, on May 24, 2018, DCD mailed letters to each applicant with information about the public hearing, inviting them to provide testimony;

WHEREAS, a June 15, 2018 joint public hearing was duly advertised in the *Journal of the San Juan Islands* and the *Islands Sounder* on May 30, 2018;

1 WHEREAS, on June 15, 2018, a public hearing on the 2018 Initial Docket was held at a joint
2 meeting of the Planning Commission and County Council;

3
4 WHEREAS, on June 15, 2018, following the public hearing the Planning Commission
5 deliberated on public testimony and staff recommendations;

6
7 WHEREAS, the Planning Commission unanimously voted to recommend that Docket requests
8 18-0001 through 18-0004 be considered during the Comprehensive Plan update, that request 18-
9 0005 be considered for the Department of Community Development work program following the
10 Comprehensive Plan update, and request 18-0006 required no further action because it is already
11 on the Comprehensive Plan update scope of work; and

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13 WHEREAS, the County Council deliberated on the Planning Commission's recommended
14 actions on July 10, 2018.

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16 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of San Juan County, state
17 of Washington, as follows:

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19 1. The Docket requests shown in Attachment A be considered during the following portions
20 of the Comprehensive Plan Update
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22 a. 18-0001: consider during the overall update;
23 b. 18-0002; consider during the updates to the Land Use Element and Eastsound
24 Subarea Plan;
25 c. 18-0003: consider during the update of the Transportation Element;
26 d. 18-0004: consider during updates to the Utilities and Land Use Elements; and
27 e. 18-0006: address during the updates to the Natural Resources and Rural Elements
28 according to Resolution 21-2016.
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30 2. That Docket request 18-0005 shown in Attachment A be addressed using the process
31 required in San Juan County Code 18.35.140 and be added to the Department of
32 Community Development work program following the Comprehensive Plan update.
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35 ADOPTED this ____ day of _____ 2018.
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1 ATTEST: Clerk of the Council

**COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON**

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5 _____
Ingrid Gabriel, Clerk Date

Bill Watson, Chair
District 1, San Juan

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10 REVIEWED BY COUNTY MANAGER

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13 _____
14 Michael J. Thomas Date

Jamie Stephens, Vice-Chair
District 3, Lopez/Shaw

15
16 RANDALL K. GAYLORD
17 APPROVED AS TO FORM ONLY

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20 By: _____
21 Date

Rick Hughes, Member
District 2, Orcas/Waldron

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24 **ATTACHMENTS**

25
26

A. 2018 Docket

**ATTACHMENT A
2018 Docket**

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	Agricultural Use Definition	Howe-Gregory, Bruce and Colleen					
	Agricultural Use Definition	Ellison, Roger					
	Agricultural Use Definition	David, Lori Ann					
	Agricultural Use Definition	Hampton, Andrea					
	Agricultural Use Definition	Lange, Greg					
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	Agricultural Use Definition	Limbach, Learner					
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	Agricultural Use Definition	Murphy, Ken and Rypkema, Gwenn					
	Agricultural Use Definition	Enterman, Andre					

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