

2019 Annual Docket

County Council Briefing April 15, 2019
Planning Commission Briefing April 19, 2019
Department of Community Development
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Overview

- ▶ Purpose
- ▶ What is the Docket?
- ▶ Background
- ▶ Summarize requests and explain staff recommendation
- ▶ Next steps in docket process

Purpose

Provide an initial overview of 2019 Docket Requests and staff recommendation prior to the Planning Commission public hearing on May 17, 2019.

What is the Annual Docket?

- It is the list of requested text amendments to the Comprehensive Plan and Unified Development Code (UDC)
- Anyone can submit a request.
- The deadline for the submittal of requests was March 1, 2019.

Background

- ▶ The WA State Growth Management Act (GMA) allows any interested party to request Comp. Plan and development code amendments once a year.
- ▶ Comp. Plan amendments may only be considered once a year.
- ▶ Code amendments may be considered at any time but must be consistent with the Comprehensive Plan policies and goals.
- ▶ Amending one sub-section of development code opens the entire section for public comment and possible appeal.

Background

- ▶ Six text amendment requests were received in 2019.
- ▶ Staff recommendations are included in Attachment A.
- ▶ Staff analysis of is included in Attachment B.
- ▶ The San Juan County Code (SJCC) docket review process is in Attachment D.

Attachment A: Priority Key Docket Request Sheet

Requests were assigned one of the six following priorities:

- ▶ **A-** Required by law
- ▶ **B-** Needed to achieve policy objectives
- ▶ **C-** Could be considered during the Comp. Plan Update
- ▶ **D-** Needed to provide clarity
- ▶ **E-** Could be considered on a future year work program
- ▶ **F-** Previously resolved or not recommended for further action

Request 19-0001 ADU Ownership

Proposes amending SJCC 18.40.240 (F)(4) as follows:

F. The following standards apply to all accessory dwelling units:

4. Ownership. An accessory dwelling unit must be owned by the owner of the principal residence, or the owner of the land if the owner is providing perpetual affordable housing (as defined in Chapter 2.27 SJCC).

Request 19-0001 ADU Ownership

- ▶ Proposes amendment to the Accessory Dwelling Unit (ADU) performance standards in SJCC 18.40.240.
- ▶ Would open the entire ADU code for public comment and possible appeal.
- ▶ May be best to address ADU policies in Comp. Plan Update first.

Recommendation: Add an analysis and amendment of SJCC 18.40.240 to future DCD work program following the Comprehensive Plan Update (Priority E).

Request 19-0002 Build Out Analysis

- ▶ This request would add more analysis to the Comp. Plan Update and amend the Comp. Plan Introduction.
- ▶ Similar analysis will be included in the Comprehensive Plan Update process.
- ▶ In 2018 County Council decided to take no further action for the same amendment by adopting Resolution 31-2018.

Recommendation: No further action is recommended (Priority F).

Request 19-0003 Habitat Buffer

- ▶ Would amend SJCC 18.35.100 Wetland Protection Standards to allow a reduction of the wetland habitat buffer in urban growth areas (UGA) similar to the existing reduction allowed for the water quality buffer.
- ▶ Would open all wetland protection standards in that section for public comment and appeal.

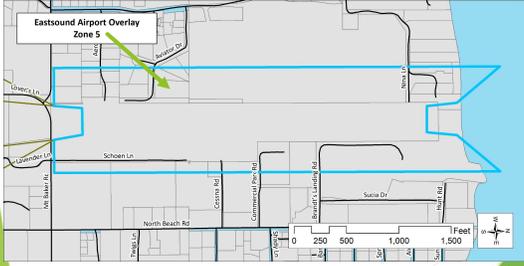
Staff Recommendation: Add an analysis and amendment of SJCC 18.35.100 when the critical area regulations are updated following the Comprehensive Plan Update. (Priority E).

Requests 19-0004 and 19-0006 Airport Hazard Definition

- ▶ Both requests are to allow residential uses within the Orcas Airport Overlay Zone 5.
- ▶ Airport overlay policies in the Comp. Plan and development code should be considered with the Comp. Plan Update.
- ▶ Changing the airport overlay regulations will require additional analysis to ensure the amendments are consistent with Comp. Plan goals and policies, state and federal law.

Staff Recommendation: Consider these requests during the update to the Comprehensive Plan Land Use Element (Priority C).

Requests 19-0004 and 19-0006



Request 19-0005 Island Center Residential Uses

- ▶ Request to allow residential uses in Island Center (IC) limited area of more intense rural development (LAMIRD)
- ▶ Prohibited and allowed land uses in IC fit within the larger Comp. Plan land use policy framework
- ▶ Allowed uses in LAMIRD must be reviewed for consistency with Comp. Plan goals and policies, GMA and other state laws

Staff Recommendation: Consider request during the update to the Comprehensive Plan Land Use Element (Priority C).

Request 19-0005 Island Center Residential Uses

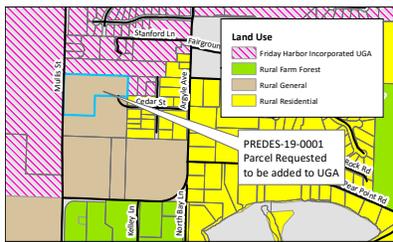


Site-Specific Re-Designation

PREDES-19-0001 was the only site-specific re-designation request submitted. The fee for site-specific re-designation requests was paid by the applicant.

- ▶ This is a request to add one parcel to the Friday Harbor urban growth area (UGA).
- ▶ Changing the UGA requires additional staff analysis prior to making a recommendation.
- ▶ County Council and Planning Commission will be briefed on this request at a later meeting. Schedule TBD.
- ▶ This request will have its own public hearing.

PREDES-19-0001



Annual Docket Next Steps

- ▶ **May 17, 2019** - Planning Commission public hearing, deliberations and recommendations on 2019 Docket of Comp. Plan/UDC requests
- ▶ **June 18, 2019** - County Council briefing on Planning Commission recommendations on the 2019 Docket and set public hearing for July 23
- ▶ **July 23, 2019** - County Council public hearing, deliberations, and adoption of a resolution on 2019 Docket outlining any items to be added to the DCD work program.

