

PREDES-19-0001: Briefing
Site-Specific Re-Designation Request

Planning Commission July 19, 2019
 County Council July 23, 2019

Department of Community Development
 Adam Zack, Planner III

PREDES-19-0001
Site-Specific Re-Designation Request

- ▶ Submitted during the 2019 Annual Docket by Stephanie O'Day on behalf of Cornelius Holdings LLC
- ▶ Parcel adjacent to and south of Browne's Home Center
- ▶ Request a change in land use designation from Rural General Use (RGU) to Town of Friday Harbor Unincorporated Urban Growth Area (TF UUGA)
- ▶ Would amend the Comprehensive Plan Official Map

Why Change the Land Use Designation?

- ▶ Cornelius Holdings LLC. would like to expand Browne's onto the subject parcel
- ▶ Town water and sewer cannot serve areas until they are annexed
- ▶ UGA management agreement¹ stipulates the Town must first consider annexing parcels from the TF Unincorporated UGA

¹Comprehensive Plan Appendix 3 (Exhibit 14)

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Site-Specific Re-Designation Request



July 3, 2019 Staff Report

- ▶ Includes application materials (Exhibit 1)
- ▶ Contains staff analysis of the proposal (see also Exhibit 15)
- ▶ Analysis of State and County regulations
- ▶ July 19, 2019, staff report addendum includes four additional exhibits:
 - ▶ Ex. 16: July 10, 2019 - Legal Notice of Application publication;
 - ▶ Ex. 17: July 10, 2019 - SEPA determination (DNS) and distribution;
 - ▶ Ex. 18: July 9, 2019 - Mailing and posting submittal from applicant; and
 - ▶ EX. 19: July 12, 2019 - public comment: Friday Harbor Labs.

What is a Site-Specific Re-Designation?

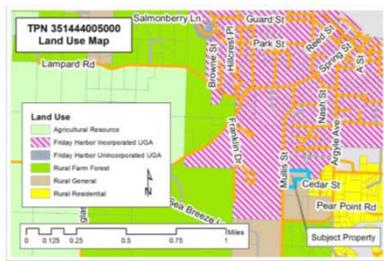
- ▶ An annual docket request to amend the Comprehensive Plan Official Maps that requires a fee.
- ▶ It is a legislative action that requires^{1 a:}
 - ▶ Staff recommendation on the proposal;
 - ▶ Planning Commission public hearing and recommendation to County Council; and
 - ▶ Council public hearing and decision on the proposal.

¹San Juan County Code (S.J.C.C.) 18.90.030

What is Site-Specific Re-Designation?

- ▶ A proposed change to the maximum density or land use designation of a property, set by the Comprehensive Plan
- ▶ The designation determines what development code regulations apply, including:
 - ▶ Which uses are allowed and
 - ▶ What type of permits are required

Subject Parcel: TPN 351444005000



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Subject Parcel: TPN 351444005000



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Existing Uses

- ▶ Single-Family Residence, built 1978
- ▶ Dog Park, permitted in 2008 by permit 08 CU 0001
- ▶ Parking and temporary storage for Browne's, permitted in 2009 by permit 09 CU 0011

What Will Change?

- ▶ The land use designation will change from Rural General Use (RGU) to Town of Friday Harbor Unincorporated Urban Growth Area (TF UUGA)
- ▶ The allowed uses on the property will be limited¹ by the adopted UGA management agreement until the Town annexes the property

¹Comprehensive Plan Appendix 3 (Exhibit 14)

July 3, 2019 Staff Report

- ▶ The proposal must be consistent with State law, the SJC Comprehensive Plan, and San Juan County Code (SJCC)
- ▶ Summarizes the analysis of compliance with applicable regulations
- ▶ Exhibit 15 includes detailed analysis
- ▶ Town of Friday Harbor comments in Exhibits 7, 8, 9, and 11

Preliminary Staff Recommendation Pg. 15

- ▶ Staff recommends approval, subject to five conditions
- 1. Apply for annexation within two years;
- 2. Maintain commercial capacity;
- 3. Maintain screening between the dog park and commercial development;
- 4. Commercial access must be from Mullis Street; and
- 5. The adopting ordinance number must be shown on the Comp. Plan maps.

Next Steps

- ▶ **August 16, 2019** - Planning Commission public hearing and deliberations
- ▶ **September 2019** - County Council briefing
- ▶ **October 2019** - County Council public hearing and deliberations
- ▶ **October/November 2019** - County Council decision

Public Comments

Project comment period: July 10 to August 16, 2019
 SEPA comment period: July 10 to July 25, 2019

Send Public Comments to:
Adamz@sanjuanco.com
 OR
 Department of Community Development
 PO Box 947
 Friday Harbor WA 98250