

**PREDES-19-0001**  
**Site-Specific Re-Designation Request**  
**Planning Commission Public Hearing**  
**August 16, 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 County land use designation from:
  - ▶ Rural General Use (RGU), to
  - ▶ Town of Friday Harbor Unincorporated Urban Growth Area (TF UUGA)
- ▶ Transitional designation, needed before the Town can annex the property

---

---

---

---

---

---

---

---

**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<sup>1</sup> a:
  - ▶ Staff recommendation on the proposal;
  - ▶ Planning Commission public hearing and recommendation to County Council; and
  - ▶ Council public hearing and decision on the proposal.

<sup>1</sup>San Juan County Code (SJCC) 18.90.030

---

---

---

---

---

---

---

---

### 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 agreement<sup>1</sup> stipulates the Town must first consider annexing parcels from the TF Unincorporated UGA

<sup>1</sup>Comprehensive Plan Appendix 3 (Exhibit 14)

---

---

---

---

---

---

---

---

### What Will Change?

- ▶ If the land use designation changes:
- ▶ The allowed uses on the property will be limited<sup>1</sup> by the adopted UGA management agreement until the Town annexes the property
- ▶ Re-designation to TF UUGA will allow the property owner to pursue annexation and eventually connect to Town sewer and water service.

<sup>1</sup>Comprehensive Plan Appendix 3 (Exhibit 14)

---

---

---

---

---

---

---

---

### PREDES-19-0001

#### Site-Specific Re-Designation Request




---

---

---

---

---

---

---

---




---

---

---

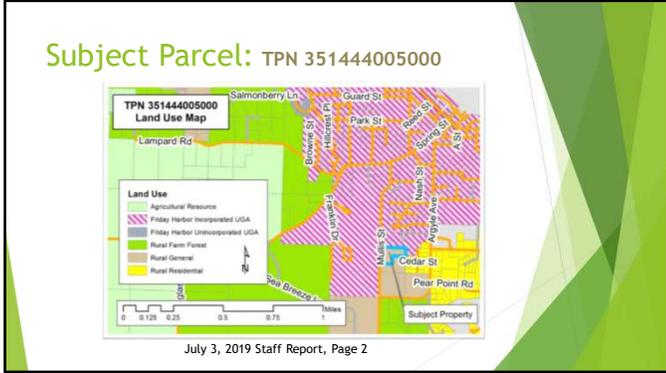
---

---

---

---

---




---

---

---

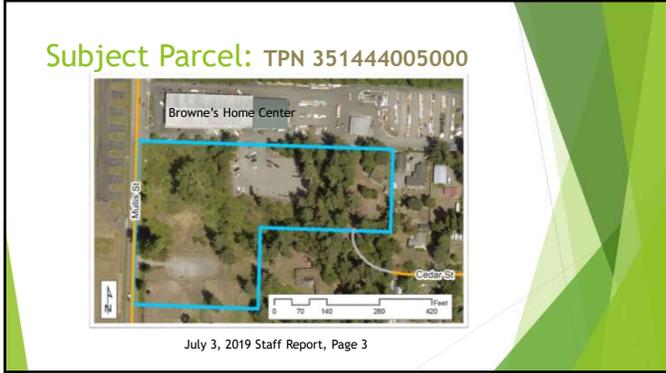
---

---

---

---

---




---

---

---

---

---

---

---

---

### Existing Uses

- ▶ Single-Family Residence built in 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

---

---

---

---

---

---

---

---

### Public Comments Received by August 15

- ▶ Three comments received
- ▶ To clarify some of the questions raised by the neighbors:
  - ▶ The proposed re-designation would not authorize any new development.
  - ▶ It does not propose changes to or access from Cedar Street and Apple Tree Lane.
  - ▶ If annexed, the Town will determine the zoning of the parcel through a public process.

---

---

---

---

---

---

---

---

### July 3, 2019 Staff Report and Addendum

- ▶ 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.
- ▶ Materials Posted: <https://www.sanjuanco.com/1179/Annual-Docket>

---

---

---

---

---

---

---

---

**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

---

---

---

---

---

---

---

---

**SJCC 18.90.030 (F) Map Amendment Criteria for Approval**

- ▶ Analysis of Criteria for Approval begins on July 3 Staff Report, page 12
  - ▶ Change would benefit the public health, safety, or welfare;
  - ▶ The change must be warranted;
  - ▶ Change must be consistent with comp plan (EX 15);
  - ▶ The change will not make an enclave; and
  - ▶ The benefit will outweigh the potential impact.

---

---

---

---

---

---

---

---

**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.

---

---

---

---

---

---

---

---

**Planning Commission Recommendation**

- ▶ You may recommend the following:
  - A. Denial of the request with findings;
  - B. Approval of the request as recommended by staff; or
  - C. Approval of the request with modifications to the staff recommended conditions.

---

---

---

---

---

---

---

---

**Next Steps**

- ▶ **September 9, 2019** - County Council briefing on your recommendation
- ▶ **October 2019** - County Council public hearing and deliberations
- ▶ **October/November 2019** - County Council decision

---

---

---

---

---

---

---

---

**Public Comments**

County Council public hearing is tentatively scheduled for  
October 15, 2019

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

---

---

---

---

---

---

---

---

**Questions?**

Project Website  
<https://www.sanjuanco.com/1179/Annual-Docket>

---

---

---

---

---

---

---



---

---

---

---

---

---

---