



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: May 11, 2020

TO: San Juan County Council

CC: San Juan County Planning Commission

FROM: Sophia Cassam, Planner I *sc*
Linda Kuller, AICP, Planning Manager *lk*

SUBJECT: 2020 Annual Docket: Initial briefings and staff recommendations
Proposed Text Amendments to the SJC Comprehensive Plan and Development Regulations

BRIEFINGS: County Council and Planning Commission: TBD

ATTACHMENTS:

- A. Table summarizing Annual Docket requests and staff recommendations
- B. Annual Docket requests
 - B.1 Request 20-0001: Deer Harbor Planning and Review Committee
 - B.2 Request 20-0002: Homes for Islanders
 - B.3 Request 20-0003: Janet Alderton
 - B.4 Request 20-0004: John Campbell
 - B.5 Request 20-0005: Shanks, Alderton, et al.
 - B.6 Request 20-0006: Jennifer De Groot
 - B.7 Request 20-0007: SJC Dept. of Community Development
- C. County Council Resolution 31-2018
- D. County Council Ordinance 47-2007
- E. Email list of applicants requesting amendments
- F. RCW 36.70A.470(2) and SJCC 18.90.020 Legislative procedures.

Purpose: Transmittal of the 2020 Annual Docket applications and staff recommendations. The Annual Docket (Docket) process allows the community to present proposed amendments to the San Juan County Comprehensive Plan (*Plan*) and Title 18 development regulations in San Juan County Code (SJCC).

Process overview: San Juan County Code (SJCC) 18.90.020 Legislative procedures (Attachment F) requires that the Department of Community Development's (DCD) evaluate docket requests and forward a recommendation on them to the Planning Commission and County Council for consideration.

SJCC 18.90.020 (C) requires that the Planning Commission hold a public hearing on the Docket. After the public hearing, Planning Commission will deliberate and recommend to County Council which Docket items should be added to DCD's annual work program.

The County Council will hold another public hearing, consider the Planning Commission's recommendation and public testimony. They will take action on the 2020 Docket via resolution. Then, the DCD will update their work plans.

Background: The Growth Management Act (RCW 36.70A.470(2)) and SJCC 18.90.020 (Attachment D) allow people to request amendments to the County's development regulations and *Plan* policies or Official Maps.

The RCW 36.70A.130(2) allows the County to make amendments to the *Plan* text and official maps once per year except as provided in RCW 36.70A.130 and the *Plan*. Amendments to the Unified Development Code (UDC) may be adopted at any time; however, County Council has postponed most code amendments until the *Plan* update is completed.

2020 Docket Applications: Attachment A summarizes the seven 2020 Docket applications received and provides a staff recommendation. Attachment B includes copies of each application.

Email List: Attachment E provides a single email list of all applicants as required by SJCC 18.90.020 (E).

Tentative Schedule

All scheduling is tentative due to COVID-19.

The dates below may be subject to change depending on Planning Commission and County Council schedule and deliberations.

- **June 2020:** County Council initial briefing
- **June 2020:** Planning Commission initial briefing and setting a public hearing
- **July 2020:** Planning Commission public hearing, deliberations and recommendations
- **August 2020:** County Council briefing on the Planning Commission's recommendation and sets public hearing
- **Fall 2020:** County Council public hearing, deliberations, and adoption of a docket resolution
- **Fall 2020:** If necessary, finalize the 2020 Docket: update DCD's work programs

How to Comment: Public comments are requested on the 2020 Annual Docket: Initial briefings and staff recommendations by 4:30 pm on June 5, 2020. Please submit your comments to sophiac@sanjuanico.com with the subject line: 2020 Docket. Please provide your contact information for the record and identify the request number pertaining to the comment. If possible, provide specific alternative or additional language. Comments may also be submitted to the SJC Department of Community Development at PO Box 947, 935 Rhone Street, Friday Harbor, WA 98250, attn. Sophia Cassam.

Staff Analysis

The following requests are found in Attachment B of this report.

B.1 Request # 20-0001: Deer Harbor Planning and Review Committee (DHPRC)

Recommendation: Consider these requests to amend the Deer Harbor Subarea Plan map and development regulations during the Plan update process. Staff gave an overview of the issues of commercial uses in the Deer Harbor Subarea Plan to Council in the March 17, 2020, Land Use Rural Issues staff report.

Requests and Analysis:

- 1. Remove the Deer Harbor Community Center Overlay (DHCCO) from the Deer Harbor Plan to eliminate existing roadblocks to the development of small business activities.**

Staff met with the DHPRC on February 28, 2020 to discuss their proposed changes to the Deer Harbor Subarea Plan and development regulation in Title 18 SJCC. They proposed to remove the DHCCO and to re-designate to Hamlet Commercial. This proposal would eliminate the DHCCO development regulations, and amend SJCC 18.30.310 Permitted land uses.

The existing DHCCO requires all development within the overlay district to occur as a planned unit development, which prevents development from occurring over time and prevents the establishment of new small businesses. Staff will incorporate this proposal in the *Plan* update.

- 2. Amend various parts of the Deer Harbor development code land use tables to encourage development of small businesses and affordable housing, and to preserve sense of community and conserve natural resources.**

Per the request, staff will incorporate amendments to various parts of the Deer Harbor UDC land use tables during the *Plan* update because they will be needed for consistency with map and policy changes proposed in the update. The amendments will encourage development of small businesses and affordable housing, preserve sense of community and conserve natural resources through the *Plan* update.

Proposed changes to the Deer Harbor land use tables in 18.30.310:

Hamlet Commercial changes:

Animal Shelters	Yes	Drinking Establishments	Yes
Automotive Services	Yes	Eating Establishments	Yes
Bed and Breakfast Residences	Yes	Indoor Entertainment Facility Theater	Yes
Camping Facilities	No	Residential Care Facilities (1-6 persons)	Yes
Daycare with 1-6 Children	Yes	Residential Care Facilities (7-15 persons)	Yes
Day Care with 7+ Children	Yes	Transient Rental (vacation rental) of residence or ADU	Yes

Hamlet Institutional changes:

College	Yes	Museum	Yes
Community Club or Community Org. Assembly Facility	Yes	Post Office	Yes
Library	Yes		

Hamlet Recreational changes:

Indoor Recreational Facility	Yes	Park and Child's Playground	Yes
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Changes to Residential Land Uses in Hamlet Residential:

Multifamily Residential Units (3+ units), if Density Permits	Yes	*Vacation Rental of Residential or Accessory Dwelling Unit	NO
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* Intention is to eliminate vacation rentals in the residential areas. Properties with existing, compliant vacation rental permits would continue to have them as long as they continue to remain in compliance with San Juan County Code. If the property is sold, or the current resident does not comply with the regulations, then the permit would end.

Changes to Residential Land Uses in Hamlet Commercial:

Cottage Enterprise	Yes	Multifamily Residential Units (3+ units) if Density Permits	Yes
Vacation Rental of Residential or Accessory Dwelling Unit	Yes		

Changes to Transportation Land Uses in Hamlet Commercial and Hamlet Industrial A and B:

Charging Stations for Electric Vehicles	Yes, in all areas of the Hamlet
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3. Add “and its Environs” to DHPRC’s area of oversight because, due to Deer Harbor’s geography, activities occurring in the “environs” inherently affect the hamlet.

Staff does not recommend adding “and its Environs” to DHPRC’s defined area of permit application oversight. Currently, DHPRC reviews permit applications for projects within the Deer Harbor Hamlet boundary, as defined in the *Plan* Official Map and in the DH Hamlet subarea plan. Making this change would require staff to provide permit applications outside of Deer Harbor Hamlet but within the proposed “environs” to DHPRC for review. Staff showed DHPRC how to look up permit information in the proposed “environs” so that they can comment on permit applications if they choose. No code change is needed.

B.2. Request # 20-0002: Homes for Islanders

Recommendation: Consider the following four requests regarding housing affordability and rural residential clusters during the Plan update. Staff will bring these requests and their corresponding policy and code changes forward at future briefings and discussions with Planning Commission and County Council.

Requests and Analysis:

- 1. Delete SJCC 18.60.230(C)(3)(b) limiting cluster developments to only one of the four methods of assuring affordability listed in SJCC 18.60.260(D).**
Homes for Islanders requests that 18.60.230(C)(3)(b) be struck out so that developers of rural residential clusters can choose from the four methods of assuring affordability, consistent with the affordable housing requirements in 18.60.260(D). It does not make sense to provide developers four options for long-term affordability methods if prior to those options, the code restricts them to a single one.
- 2. Implement the 2009 Housing Element policy allowing 12 dwelling units in rural residential cluster developments, rather than the 8 currently allowed in SJCC 18.60.230(C)(5)(b).**
The 2009 Housing Element and current draft Housing Element state that rural residential cluster developments shall have no more than twelve units each. However, the development code limits rural residential cluster developments to eight units each, which is inconsistent with the Housing Element policies.

3. Increase the enclosed floor area limitation for dwelling units to 1,750 sq. ft. to allow for more bedrooms to accommodate larger families.

Currently, the total enclosed floor area of structures, including dwelling units and accessory structures is limited to 1,500 sq. ft. This excludes larger families from living in rural residential cluster developments because homes under 1,500 have only 2-3 bedrooms (fewer if there is an accessory structure, which is required to be counted in square footage). Increasing the allowable square footage to 1,750 sq. ft. for the dwelling unit (not including accessory structures), would allow larger families that need more bedrooms to live in cluster developments.

4. Allow more middle income affordable units by deleting SJCC 18.60.260(G).

SJCC 18.60.260(G) prohibits more than 25 percent of affordable housing units in a housing project from being for middle-income households when units are counted as affordable for the purpose of a density bonus, use permit, or other special privileges reserved for affordable housing. Deleting SJCC 18.60.260(G) would allow more than 25 percent of affordable units to be for moderate income occupants in a housing development taking advantage of affordable housing privileges.

B.3 Request # 20-0003: Janet Alderton

Recommendation: Consider this request as a public comment on the draft Transportation Element.

Request:

Remove specified text in Draft Element 6, Transportation about exploring Lopez and Orcas as International Ports of Entry. The applicant states that striking out the stated policies will eliminate unnecessary spending and prevent over tourism. The existing international ports of entry on San Juan Island are sufficient for San Juan County.

Analysis:

This docket request pertains to a *Plan* element that is currently in draft form. The request was forwarded to Public Works and is being considered during the update of the Transportation Element.

B.4 Request # 20-0004: John Campbell

Recommendation: Make the affordable housing definition throughout the Plan consistent with the definition in the Affordable Housing Program code in SJCC 2.27.030 as part of the Plan update. Analyze amendment of SJCC 18.60.260(B).

Request:

Amend definition of affordable housing in SJCC 18.60.260(B) to read:

“Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly income for rent or mortgage. ~~total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters.~~”

Analysis:

The requested amendment eliminates housing-related costs such as property taxes, insurance, and utilities from housing affordability calculations based on gross monthly income. The San Juan County Affordable Housing Coordinator, Ryan Page, notes that these costs are important to include in housing affordability calculations in addition to mortgage and rent. They should not be eliminated from the 30 percent quota because doing so could lead some people who seek

affordable housing to need to spend over 30 percent of their income on all combined housing-associated costs.

He recommends making the definition of Affordable Housing in the UDC in SJCC 18.20.010 consistent with the definition in the Affordable Housing Program code in SJCC 2.27.030. The definition of affordable housing should be consistent throughout San Juan County Code. The affordable housing program definition is suggested because it is more explicit than the UDC definition about what costs should be included in the 30 percent for both renters and owners.

UDC definition: SJCC 18.20.010 “A” definitions

“Affordable housing” means housing where the occupants pay no more than 30 percent of gross monthly income for total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities for owners and renters.

Affordable Housing Program definition: SJCC 2.27.030 Definitions

“Affordable housing” means that occupants are spending no more than 30 percent of their gross household income on housing costs. Housing costs for renters are considered to include rent and utilities, or, for owners, to include the principal and interest on the mortgage plus property taxes and insurance (PITI). Utility costs include water, sewage disposal, electricity and/or gas for lighting, heating and cooking.

B.5 Request # 20-0005: Anne Marie Shanks, Janet Alderton, et al.

Recommendation: *Consider this request as a public comment on the draft Transportation Element.*

Request:

Remove specified text in Draft Element 6, Transportation, about exploring Lopez and Orcas as Ports of Entry. Strike out:

“Encourage the development of privately owned and operated passenger-only electric ferries that would provide transportation between the County islands and mainland and Canadian destinations. International travel will only be through the ports of entry on San Juan Island.”

Analysis:

This docket request pertains to a *Plan* element that is currently in draft form. The request was forwarded to Public Works and is being considered during the update of the Transportation Element.

B.6 Request # 20-0006: Jennifer De Groot

Recommendation: *Consider this request during the next critical areas update after the completion of the Plan update.*

Request:

Recognize Coastal Cutthroat Trout as a species of local importance in SJCC 18.35.115.

Analysis:

This docket request was submitted previously in 2018. In Resolution 31-2018 (Attachment C), Council decided that the request will be added to the DCD work plan following the *Plan* update, and that it will be addressed using the process in SJCC 18.35.140 Fish and wildlife habitat

conservation areas – Nomination of species or habitats of local importance.

Coastal Cutthroat Trout (CCT) are being nominated because their populations occur naturally in the San Juan Islands, populations are now very small, and they are extremely vulnerable to extirpation due to habitat loss, habitat fragmentation, overharvest, competition with introduced species, and anthropogenic climate change. The request shows that recent events have threatened CCT populations and have demonstrated their vulnerability. The applicant hopes that formally recognizing CCT as a species of local importance will help better protect the remaining populations in San Juan County.

The applicant has submitted most of the nomination materials required by SJCC 18.35.140 FWHCA nomination of species or habitat of local importance. To fulfil the nomination requirements, the applicant would need to submit SJCC 18.35.140(A)(3), a map showing known location of nominated species or habitats.

SJCC 18.35.140(A):

A. A petition to nominate a habitat or a species to this category shall contain the following:

1. Documentation demonstrating that local populations of native species are sensitive to habitat manipulation, declining, or are in danger of extirpation based on existing trends;
2. An explanation of whether specific habitat features are being nominated for protection (for example, nest sites, breeding areas, or nurseries), or whether a habitat or ecosystem is being nominated in its entirety;
3. **A map showing known locations of nominated species or habitats;**
4. Proposed management and protection strategies for the species or habitats, supported by the best available science.

B.7 Request # 20-0007: San Juan County Department of Community Development

Recommendation: Incorporate two Plan Official Map corrections into the Plan update.

Request:

Correct two scrivener's errors in the Friday Harbor Urban Growth Area (FHUGA) on the *Plan Official Maps* for consistency with Ordinance 47-2007 (Attachment D). That ordinance set the current FHUGA boundary.

- **Correction Area 1: Change TPNs 3513925100 and 35139251000 from Rural Residential to Friday Harbor Incorporated UGA. Area 1 is two adjacent parcels on Pear Point at the confluence of Warbass Way, Harrison St. and Turn Point Road.**
- **Correction Area 2: Change triangle area on TPNs 35149902000 and 35149617000. Area 2 is on two Port of Friday Harbor parcels straddling the start of Franklin Drive off of Spring Street.**

Analysis:

Both proposed map corrections in and around FHUGA provide consistency with Ordinance 47-2007 (Attachment D), an ordinance designating phase one of the FHUGA. While the FHUGA boundaries have been updated since 2007, correction areas 1 and 2 were never re-designated on the Official Maps. The application shows that the request complies with the policies for UGAs in Element B.2 Land Use Section 2.3.A in the *Plan*.

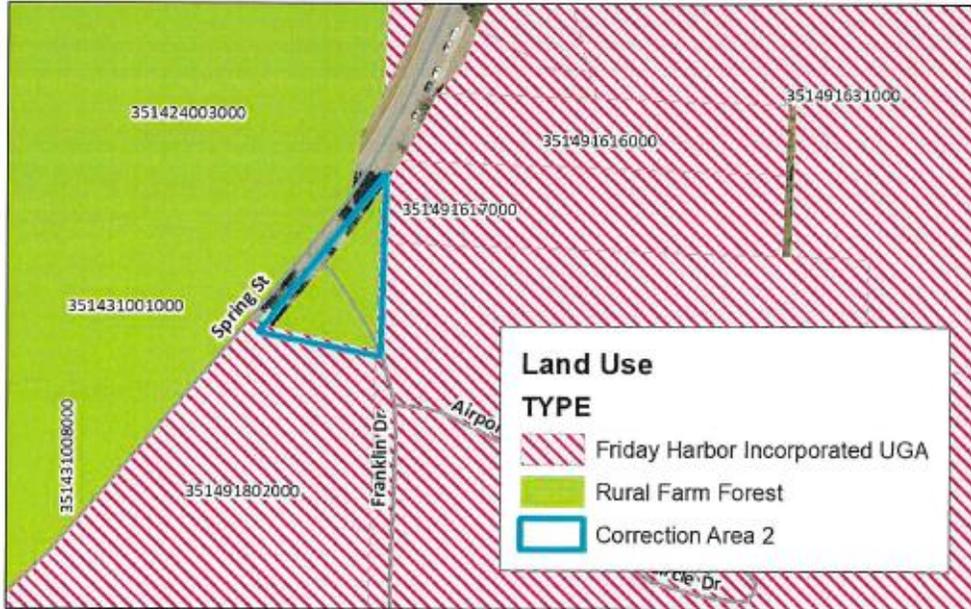
The following Maps 1 and 2 show the correction areas as they currently are. Both would be corrected to the Friday Harbor Incorporated UGA designation during the *Plan* update.

Map 1. Rural Residential Parcels in the Town of FHUGA.



Source: 2019 SJC Official Maps.

Map 2. FHUGA Boundary Along Spring Street.



Source: 2019 SJC Official Maps.

Overview of Staff Recommendations: See Attachment A for a summary of the text amendment requests, and staff prioritization recommendations.

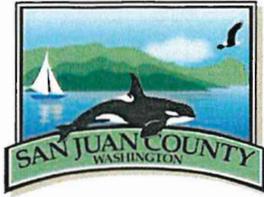
Request #	Applicant	Keyword	Recommendation
20-0001	DHPRC	Deer Harbor Hamlet Subarea Plan Map and development regulations	Consider these requests during the <i>Plan</i> update.
20-0002	Homes for Islanders	Rural Residential Cluster Development	Consider the four requests during the <i>Plan</i> update. Discuss related affordable housing and rural residential cluster development policies and code changes with County Council and Planning Commission at a later date as part of the <i>Plan</i> update.
20-0003	Janet Alderton	Port of Entry	Consider this request as a public comment on the draft Transportation Element.
20-0004	John Campbell	Affordable Housing Definition	Consider during the <i>Plan</i> update. Analyze amendment of SJCC 18.60.260 and make affordable housing definition consistent with definition in SJCC 2.27.030.
20-0005	Shanks, Alderton, et al.	Port of Entry	Consider this request as a public comment on the draft Transportation Element.
20-0006	Jennifer De Groot	Coastal Cutthroat Trout	Per Resolution 31-2018 (Attachment C), consider this request during the critical area code update following the <i>Plan</i> update.
20-0007	SJC DCD	UGA Map Corrections	Incorporate these corrections into the <i>Plan</i> update.

Summary of 2020 Annual Docket Requests and Staff Recommendations

Request # and Category*	Keyword	Proponent	Summary of Request	Type of Amendment	SJCC/Comp Plan Sections	Scanned Request Documents	Staff Recommendation
20-0001 C	Deer Harbor Hamlet	Deer Harbor Planning and Review Committee – Sheila Gaquin, Anne Marie Shanks and Mike Douglas	1) Remove Community Center Overlay District from Deer Harbor Plan to eliminate existing roadblocks to the development of small business activities. 2) Amend various parts of the Deer Harbor UDC land use tables to encourage development of small businesses and affordable housing, and to preserve sense of community and conserve natural resources. 3) Add “and its Environs” to DHPRC’s area of oversight because, due to Deer Harbor’s geography, activities occurring in the “environs” inherently affect the hamlet.	Comp Plan Text, Map, UDC	Deer Harbor Hamlet Plan: 18.30.250(C) – Deer Harbor plan review committee 18.30.260(A)&(B) – Commercial Zoning Requirements 18.30.270(A), (B) & (C) – Deer Harbor community center overlay district 18.30.310 – Permitted land uses	https://www.sanjuanco.com/DocumentCenter/View/20025/	Consider this request during the Comprehensive Plan update. 1) Staff met with DHPRC and gave an overview of the issues of commercial uses in the Deer Harbor Subarea Plan to Council in the March 17, 2020, Land Use Rural Issues staff report. Staff will incorporate these proposals in the <i>Plan</i> update 2) Staff will incorporate these proposals in the Plan update. 3) Staff does not recommend adding “and its Environs” to DHPRC’s defined area of oversight. Staff has showed DHPRC how to look up permit information in the proposed “environs” so that they can comment if they choose. No code change is needed.
20-0002 C	Rural Residential Cluster Development	Homes for Islanders – Justin Roche, San Juan Island	Expand and increase the utilization of rural residential cluster development for affordable housing. There are four changes requested: 1) Delete SJCC 18.60.230(C)(3)(b) limiting cluster developments to only one of the four methods of assuring affordability listed in SJCC 18.60.260(D). 2) Implement the 2009 Housing Element policy allowing 12 dwelling units in rural residential cluster developments, rather than the 8 currently allowed in SJCC 18.60.230(C)5b. 3) Increase the floor area limitation for dwelling units to 1,750 sq. ft. to allow for more bedrooms to accommodate larger families. 4) Allow more middle income affordable units by deleting SJCC 18.60.260(G)	UDC Text	Rural residential cluster development: 18.60.230(C)(3)(b) – Affordable housing 18.60.230(C)(5)(b) – Max. allowable residential density and number of dwelling units 18.60.230(C)(6)(e) – Allowed and Accessory Uses, and Accessory Structures 18.60.260(G) – Affordable housing	https://www.sanjuanco.com/DocumentCenter/View/20026/	Consider the following four requests regarding housing affordability and rural residential clusters during the Plan update. Staff will bring these requests and their corresponding policy and code changes forward at a future briefing and discussion with Planning Commission and with County Council. Rural residential clusters were presented as a topic for public feedback during 2018 Comprehensive Plan community workshops. That feedback and this request are recommended to proceed with the Comprehensive Plan update.
20-0003 C	Port of Entry	Janet Alderton, Deer Harbor	Remove specified text in Draft Element 6, Transportation about exploring Lopez and Orcas as International Ports of Entry. The applicant states that striking out the stated policies will eliminate unnecessary spending and prevent over tourism. The existing international ports of entry on San Juan Island are sufficient for San Juan County.	Draft Comp Plan Text	Draft Transp. Element 6.2.B, 6.3.A	https://www.sanjuanco.com/DocumentCenter/View/20027/	Consider this request as a public comment on the draft Transportation Element. This docket request pertains to a Comprehensive Plan element that is currently in draft form. The request was forwarded to Public Works and is being considered during the update of the Transportation Element.
20-0004 D	Affordable Housing Definition	John Campbell, Orcas Island	Amend definition of affordable housing in SJCC 18.60.260(B) to read: “Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly income for <u>rent or mortgage, total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters.</u> ” The applicant’s stated intent is to simplify the affordable housing application process, and to rectify apparent discrepancies between the SJCC 18.60.260 definition of affordable housing and WAC 365-196-140(2)(e)(A).	UDC Text	18.60.260 – Affordable housing	https://www.sanjuanco.com/DocumentCenter/View/20028/	Make the affordable housing definition throughout the Plan consistent with the definition in the Affordable Housing Program code in SJCC 2.27.030 as part of the Plan update. Analyze amendment of SJCC 18.60.260(B). The definition in SJCC 2.27.030 includes in the 30 percent quota: mortgage, property taxes, and insurance for owners; and rent and utilities for renters.
20-0005 C	Port of Entry	Alderton, Shanks, Cooper, Hoague, Ehrlichman, Johnson, Oaksen, Mayer, Scott, Kass – Orcas Island	Remove specified text in Draft Element 6, Transportation, about exploring Lopez and Orcas as Ports of Entry. Strike out: 6 “Encourage the development of privately owned and operated passenger-only <i>electric</i> ferries that would provide transportation between the County islands and mainland and Canadian destinations. <u>International travel will only be through the ports of entry on San Juan Island.</u> ” The requestors state that additional ports of entry are unnecessary with the existing locations on San Juan Island, and that new ports will increase noise, pollution and congestion.	Draft Comp Plan Text	Draft Transportation Element 6.2.B, 6.3.A	https://www.sanjuanco.com/DocumentCenter/View/20029/	Consider this request as a public comment on the draft Transportation Element. This docket request pertains to a Comprehensive Plan element that is currently in draft form. The request was forwarded to Public Works and is being considered during the update of the Transportation Element.
20-0006 E	Coastal Cutthroat Trout	Jennifer De Groot	Coastal Cutthroat Trout (CCT) should be listed as a species of local importance in the County under SJCC 18.35.115. CCT in SJC are a native and hybridized stock. Populations are small and vulnerable to extirpation due to habitat loss, habitat fragmentation, overharvest, competition with introduced species, and anthropogenic climate change. Formally recognizing Coastal Cutthroat Trout as a species of local importance is an attempt to better protect the remaining populations of CCT in SJC.	UDC Text	18.35.115 – FWHCA Types of conservation areas 18.35.140 – FWHCA nomination of species or habitat of local importance	https://www.sanjuanco.com/DocumentCenter/View/20030/	Consider this request during the critical areas update after the Comprehensive Plan update is complete. This docket request was submitted previously in 2018. Council decided that the request will be added to the DCD work plan following the Comprehensive Plan update, and that it will be addressed using the process in 18.30.140 18.35.140 Fish and wildlife habitat conservation areas, Nomination of species or habitats of local importance.

20-0007 D	UGA Map Corrections	SJC DCD	<p>Correct two scrivener's errors in the Friday Harbor Urban Growth Area (FHUGA) on the Comprehensive Plan Official Maps for consistency with Ordinance 47-2007. That ordinance set the current FHUGA boundary.</p> <p>Correction area 1: Change TPNs 3513925100 and 35139251000 from Rural Residential to Friday Harbor Incorporated UGA. Area 1 is two adjacent parcels on Pear Point at the confluence of Warbass Way, Harrison Street and Turn Point Road.</p> <p>Correction area 2: Change triangle area on TPNs 35149902000 and 35149617000. Area 2 is on two Port of Friday Harbor parcels straddling the start of Franklin Drive off of Spring Street.</p>	Comp Plan Official Maps	Comp Plan Official Maps	https://www.sanjuanco.com/DocumentCenter/View/20077/	<p>Incorporate two Plan Official Map corrections into the Plan update.</p> <p>Both proposed map corrections provide consistency with Ordinance 47-2007, which designated phase one of the FHUGA. While the FHUGA boundaries have been updated since 2007, correction areas 1 and 2 were never re-designated on the Official Maps. The application shows that the request complies with the policies for UGAs in Element B.2 Land Use Section 2.3.A in the Comprehensive Plan. Both areas would be corrected to the Friday Harbor Incorporated UGA designation during the Comprehensive Plan update.</p>
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Categories
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 Comprehensive Plan Update or subarea planning process
Category D – Items needed to provide clarity and certainty to the Unified Development Code or Comprehensive Plan by removing inconsistencies and/or ambiguities
Category E – Lower priority items to be considered on a future year work program
Category F – Obsolete, previously resolved or not recommended for further consideration



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S.J.C. DEPARTMENT OF
FEB 24 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	Deer Harbor Hamlet Plan Review Committee	Name of Agent:	Ryan Carpenter, Mike Douglas, Kevin White, Barry Maden, Wes Heinmiller, Sheila Gaquin, Anne Marie Shanks
Address	PO Box 7	Address	
City, State, Zip	Deer Harbor, WA 98243	City, State, Zip	Deer Harbor
Phone		Phone	Sheila-360-622-5703, 376-2894; Anne Marie 360-340-6097
Email	sheilakg@mac.com Mikedouglas@gmail.com ames1021@gmail.com	E-mail	

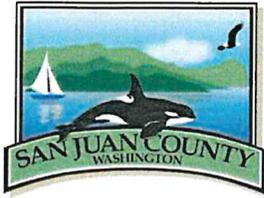
This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

- Please Describe the Proposed Amendments (attach additional pages if you need more space):**
 Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

Changes are in these sections of the Deer Harbor Hamlet Plan:

- 18.30.250 C,
- 18.30.260 A & B
- 18.30.270 A, B, & C
- B18.30.310



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2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

1. Add the words “ *and it’s environs.*” to section of 18.30.250 C.. Environs means everything south of a drawn along the northern border of the hamlet, and extending east and west to the shoreline on either side of the peninsula. See attached map.
2. Completely eliminate Section 18.30.260 A. and B—the community center overlay district and instead say, “commercial development needs to take place in the designated commercial area.”
3. Eliminate section 18.30.270 A, B, & C. regarding the Deer Harbor Community Center Overlay District.
4. Changes to land use designations. Please see the attached tables for Commercial Land Uses, Institutional Land Uses, Recreational Land Uses, and Residential Land Uses.

In summary the changes to the land use designations are:

Table 18.30.310, Allowed Land Uses, Hamlet Commercial changes:

Animal Shelters...Yes	Automotive Services...Yes	Bed and Breakfast Residences (owner lives in residence yes	Camping facilities...No	Daycare with 1-6 children...Yes
Day care with 7+ children, Yes	Drinking establishment...Yes	Eating establishment Yes	; Indoor entertainment facility theater...Yes	Residential Care Facilities (1-6 persons
Residential Care Facilities (7-15 persons)...Yes	Transient Rental (vacation rental) of Residence or ADU...Yes			

Table 18.30.310, Allowed Land Uses, Hamlet Institutional land use changes:

College, YES	Community Club or Community Org. Assembly facility YES	Library, YES	Museum YES	Post office YES
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Table 18.30.310, Allowed land Uses, Hamlet Recreational Changes

Indoor recreational facility, YES	Park & Child’s playground, YES
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Table 18.30.310, Residential Land Uses in Hamlet Residential:

Multifamil residential, units, 3+ if Density permits, YES	*Vacation rental of residential or accessory dwelling unit, NO
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*Our intention is to eliminate vacation rentals in the residential areas. Properties with existing, compliant vacation rentals permits would continue to have them as long as they remain in compliance with the San



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Juan County Code. If the property is sold, or the current resident does not comply with the regulations, then the permit would end.

18.30.310, Residential Land Uses in Hamlet Commercial:

Cottage Enterprise...Yes;	Multi-family Residential Units (3+ units) if Density Permits...Yes	Vacation Rental of Residential or Accessory Dwelling Unit...Yes
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18.30.310, Transportation Land Uses Hamlet Commercial, and Hamlet Industrial A &B:

Charging Stations for Electric Vehicles...Yes in all areas of the Hamlet.

3. Why is the amendment being proposed?

The Deer Harbor Plan Review Committee would like the term “and environs” restored to the plan’s description. Deer Harbor is on a peninsula with only one land-based way in and out. All activity in the environs, as described in our proposal, impacts the hamlet. Currently, committee members are permitted by the plan to live in the hamlet or it’s environs, and our pathway project extends in 3 directions into the environs.

The Deer Harbor Plan Review Committee has held 4 public meetings in 2020 to review the hamlet plan. The committee and members of the public find the plan’s community overlay district unnecessarily restrictive, essentially making it impossible for small businesses to come to the hamlet due to the requirement that the over-lay district be developed as one planned unit. We wish to encourage small businesses.

We are requesting several the changes to the Hamlet land use designations tables to encourage small business development in the hamlet and affordable housing in the hamlet and it’s environs. We value our sense of community. However, in hamlet neighborhoods composed of parcels less than one or two acres vacation rentals are decimating that sense of community, and putting an enormous strain on shared resources such as water, roads, and parking.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

These proposed changes are consistent with the GMA because they:

- Concentrate Urban growth--Commercial development including over-night accommodations, will be restricted to the commercial land use area.
- Encourage economic Development--New businesses will be able to develop in the commercial zone through the normal County permitting process, rather than a cumbersome overlay district.
- Encourage affordable housing: By restricting vacation rentals to the commercial zone, more rental units in the residential area will be freed for long-term rental.
- Encourage the development of public facilities and services—As a community 10 miles from Eastsound, we wish to encourage “mom and pop” type businesses to provide goods and services within the hamlet.
- Early and continuous public participation. The proposed changes were developed with public input at our regular month Deer Harbor Plan Review meetings, as well as two additional public meetings held Jan. 22, 2020 and Feb. 5, 2020. The Plan Review Committee voted to recommend these changes at the Feb. 8, 2020 regular public meeting, as recorded in the committee minutes.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA_____
- No**

5. Does this proposal increase population or employment capacity?

Our intention is to increase affordable housing, which could increase year round population. Hopefully, removing the Community Overlay District will spark the development of small businesses, and increase opportunities for employment.

Proposed designation for Deer Harbor Hamlet "Environs". Everything south of the magenta line on the peninsula (not the outlying islands.)



Table of Proposed Changes:

The text in red is what we would like to add to the current language.

	<i>Current language</i>	<i>Change we'd like to see</i>
1	<p>18.30.250 Deer Harbor plan review committee, Section C Purpose. <i>The purpose of the Deer Harbor plan review committee is to advise the San Juan County planning commission on land use and development matters affecting Deer Harbor and it's environs.</i></p>	<p>We'd like "and environs" added throughout the document. We will work on a specific definition for "and environs."</p>
2	<p>18.30.260 Commercial zoning requirements. <i>A. In order to prevent future random, unplanned and scattered mixed land uses in the hamlet, and to preserve the rural character while providing these services, all new commercial zoning must be located and confined to an area designated as the community center "overlay district" and will only be allowed as part of an approved community center planned unit development. The community center planned unit development must reflect the preferred development standards detailed in SJCC 18.30.280.</i></p> <p><i>B. Establish a community center overlay district that follows Deer Harbor road between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer Harbor. The community center will only be developed within this zone on parcels with frontage that are no less than one acre. Development of the community center must be accomplished through the planned unit development process of SJCC 18.80.160. (Ord. 26 2007 § 5)</i></p>	<p>Eliminate the community center overlay district completely and instead simply say commercial development needs to take place in the designated commercial area. The regular permitting process will regulate development. The concept of an overlay district is unnecessarily restrictive to new business development.</p>
	<p>18.30.270 Deer Harbor community center overlay district.</p> <p><i>A. Purpose. To implement the policy of the Deer Harbor Hamlet plan. The Deer Harbor community center overlay district is intended to protect the public, health, safety and welfare by solely limiting the area in the Deer Harbor Hamlet where the community center planned unit development may be constructed.</i></p> <p><i>B. Applicability.</i></p> <p><i>1. The Deer Harbor community center overlay district shall include those parcels that front on both sides of Deer Harbor Road and will extend from the southern edge of the Deer Harbor Inn to the northern edge of the Resort at Deer Harbor (as indicated in Figure 1 of the</i></p>	<p>Eliminate this entire section.</p>

<p><i>Deer Harbor Hamlet plan) within the Deer Harbor Hamlet.</i></p> <p><i>2. All new commercial land use district designations within the Deer Harbor Hamlet must be part of a planned unit development on parcels of no less than one acre that have road frontage, that reflect the preferred development standards and must occur within the Deer Harbor community center overlay district.</i></p> <p><i>C. General Regulations:</i></p> <p><i>1. The community center planned unit development is subject to the requirements of SJCC 18.60.120, the procedural requirements of SJCC 18.80.160 and shall reflect the preferred community center development standards.</i></p> <p><i>2. The community center planned unit development is limited to one PUD on contiguous lots within the community center overlay district. (Ord. 26-2007 § 6)</i></p>	

Under the Land use designations, we would like to make the following changes, with the new designation in red..

18.30.310—Permitted land uses. These are the designations of categories of uses:

- Y = Uses allowed outright (i.e., without a project permit), subject to the applicable development standards (Chapter [18.60](#) SJCC); if a building or other construction permit is required, this is subject to administrative review; see SJCC [18.80.070](#).
- P = Use subject to administrative consistency review for compliance with Chapter [18.60](#) SJCC, Development Standards, and Chapter [18.40](#) SJCC, Performance and Use-Specific Standards; see SJCC [18.80.080](#).
- P/C = Administrative review; a discretionary use subject to administrative permit approval and consistency with Chapter [18.60](#) SJCC, Development Standards, unless the administrator requires a conditional use permit based on project impacts; see SJCC [18.80.090](#) and Table 8.2.
- C = Conditional use, subject to public notice and permit hearing procedure; see SJCC [18.80.100](#).
- N = Prohibited use.

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Animal Shelters and Kennels	N	N	N	N
Automotive Service and Repairs	N	N Y	C	N
Bed and Breakfast Inn	C	C	N	N

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Bed and Breakfast Residence (Owner lives in residence)	P	P/C Y	N	N
Camping Facilities	N	€ N	N	N
Day Care with 1 – 6 Children	P/C	P/C Y	N	N
Day Care with 7+ Children	C	€ Y	N	N
Drinking Establishment	N	P Y	N	N
Eating Establishment	N	P Y	C	N
Hotel/Motel	C ²	€	N	N
Indoor Entertainment Facility Theater	N	€ Y	N	N
Category "A" Joint Use Wireless Facility ⁴	Y	Y	Y	Y
Category "B" Joint Use Wireless Facility	P/C	P/C	P/C	P/C
Nursing Homes	N	P/C	N	N
Personal Wireless Service Facility, Co-Located on an Existing, Permitted Stand-Alone Tower, or Mounted to the Surface of an Existing Structure	P/C ³	P/C	P/C	N
Personal Wireless Services Facility, Mounted on a Building Which Meets the Height Standard of the Land Use Designation, or a Facility Disguised or Camouflaged As an Allowable Exemption to the Height Standard	P/C	P/C	P/C	N
Personal Wireless Service Facility, other ³	C	C	C	N
Personal and Professional Services	N C	Y	N	N
Residential Care Facilities [1 – 6 persons]	C	P/C Y	N	N
Residential Care Facilities [7 – 15 persons]	N	€ Y	N	N
Existing Resorts and Camps, Expansion of Existing Uses without Increase to Scope or Scale	N	C	N	N
Existing Resorts and Camps, Increase in Scope or Scale of Facilities and Services	N	C	N	N
Camps, New	N	N	N	N
Resorts, New	N	N	N	N
Retail Sales and Services	N C	Y	Y	C

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Transient Rental (Vacation Rental) of Residence or ADU	C N	C Y	N	N
Warehouse, Mini-Storage, and Moving Storage Facilities	N	N	C	C
Auto Fuel Pumps	N	C	N	N
Unnamed Commercial Uses	N	C	C	C

Industrial Land Uses

Subject to low impact provisions of Table 8.2 of Chapter [18.80](#) SJCC.

Institutional Land Uses

LAND USES	HR	HC	HI-A	HI-B
College	N	N Y	N	N
Community Club or Community Organization Assembly Facility	C	P/C Y	N	N
Emergency Services	C	C	C	C
Environmental, Agricultural, Marine, Forestry, Aquacultural Research and Education Facilities	C	P/C	C	N
Government Offices	N	C	N	N
Institutional Camps	N	N	N	N
Library	N	P/C Y	N	N
Museum	C	P/C Y	C	N
Post Office	C ⁶	C Y	N	N
Religious Assembly Facility	N	C	N	N
School, Primary and Secondary	C	C	N	N
Technical School/Adult Education Facility	N	C	C	C
Unnamed Institutional Uses	C	C	C	C

Recreational Land Uses

LAND USES	HR	HC	HI-A	HI-B
Camping Facilities in Public Parks	N	N	N	N

Recreational Land Uses

LAND USES	HR	HC	HI-A	HI-B
Indoor Recreation Facilities	N	C -Y	N	N
Outdoor Recreation Developments	N	C	N	N
Parks & Child's Playground	C	C -Y	C	N
Playing Fields	C	C	N	N
Recreational Vehicle Parks	N	N	N	N
Outdoor Shooting Ranges	N	N	N	N
Unnamed Recreational Uses	C	C	C	C

Residential Land Uses

LAND USES	HR	HC	HI-A	HI-B
Cottage Enterprise	P	P	P	P
Farm Labor Accommodations for Persons Employed in Agricultural Production on the Premises	P/C	P/C	N	N
Farm Stay	C	C	N	N
Home Occupation	Y	Y	Y	Y
Mobile Home Parks	N	N	N	N
Multifamily Residential Units (3+ units), if Density Permits	C -Y	C -Y	N	N
Single-Family Residential, or Accessory ⁷ Apartment, or Accessory to an Allowable Nonresidential Use	Y	Y	Y	Y
Single-Family Residential Unit	Y	C	N	N
Two-Family Residential (Duplex), if Density Permits	P/C	P/C	N	N
Vacation Rental of Residential or Accessory Dwelling Unit Our intention is to eliminate vacation rentals in residential areas. Properties with existing vacation rentals would continue to have them, but if the property is sold, or the current resident doesn't comply with regulations, then the permit would end. Does this need to be spelled out in another section, so the intent is clearer?	C -N	P -C	N	N
Rural Residential Clusters	Y	N	N	N
Unnamed Residential Uses	C	C	C	C

Transportation Land Uses				
LAND USES	HR	HC	HI-A	HI-B
Airfields	N	N	N	N
Airports	N	N	N	N
Airstrips	N	N	N	N
Hangars	N	N	N	N
Helipads	N	N	N	N
Helipads, Emergency Services	C	C	C	C
Ferry Terminals	N	C	C	N
Parking Lots, Commercial	C	Y	C	N
Outer Island Parking	C	C	C	C
Parking Structures	N	N	N	N
Trails and Paths, Public	Y	Y	Y	Y
Water Taxi	C	C	C	N
Streets, Public	Y	Y	Y	Y
Unnamed Transportation Uses	C	C	C	C



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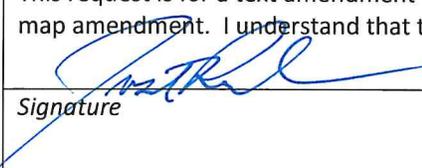
DATE RECEIVED
SJC DEPARTMENT OF
FEB 26 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	Homes for Islanders	Name of Agent:	Justin Roche
City, State, Zip	P O Box 545 Friday Harbor, WA 98250	Address	PO Box 3394
Phone	360-370-5944	City, State, Zip	Friday Harbor, WA 98250
Email	director@homesforislanders.org	Phone	360-393-9282
		E-mail	rochejustin@hotmail.com

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

	Justin Roche	Feb 5, 2020
Signature	Printed Name	Date
Signature	Printed Name	Date

Please Describe the Proposed Amendments (attach additional pages if you need more space):

1. Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

No proposed changes to the Comprehensive Plan, only to the San Juan County Code.

2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendments and/or attach proposed text changes. List code sections proposed for amendment.

Proposed changes are attached in the form of a proposed ordinance that would change the following sections of the San Juan County Code, Title 18:

**18.60.230(C)3b;
 18.60.230(C)5b;
 18.60.230(C)6e; and
 18.60.260(G)**

3. Why are the amendments being proposed?

The changes to four areas of the San Juan County Code are being proposed in an attempt to improve the utilization of the County's rural residential cluster developments and resolve conflicts within the San Juan County Code.

Two of the proposed changes are intended to resolve conflicts within the San Juan County Code.

One proposed change simply implements a recommendation contained within the Housing Element of the Comprehensive Plan. A change that is more than a decade overdue.

Another proposed change addresses practical concerns regarding family-sized square-footage limitations contained within the rural residential cluster section of the code.

The intended aggregate impact of the proposed changes is to repair the broken rural residential cluster section of the San Juan County Code. We hope these repairs will help increase the practical availability of affordable housing options in San Juan County.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

RCW 36.770A.070(2) requires counties to have a housing element that "identifies sufficient land for housing including, but not limited to government assisted housing, housing for low income families, manufactured housing [...]; and (d) makes adequate provision for existing and projected needs of all economic segments of the community."

San Juan County is a mostly rural community with only one densely populated UGA on each island. While the UGA's are the logical place for affordable housing, they are not always convenient to work or where people wish to live. More important, the rural areas are the only alternative when the UGA's have no available land for single family development.

Finally, GM requires that plans must be implemented. (Achen vs Clark County 95-2-0067)

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

Yes, indicate UGA _____

No, this proposal does not impact an Urban Growth Area.

6. Does this proposal increase population or employment capacity?

This proposal aims to repair the broken and therefore unused rural residential cluster section of the San Juan County Code. A usable rural residential cluster provision will allow for construction of more affordable homes in the San Juans, which will allow more working families to afford to remain in the community or return to the community where they grew up.

ORDINANCE NO. _____ - 2020

**REGARDING RURAL RESIDENTIAL CLUSER DEVELOPMENT AND
AFFORDABLE HOUSING;
AMENDING SAN JUAN COUNTY CODE SECTION 18.60.230 AND
SAN JUAN COUNTY CODE SECTION 18.60.260**

WHEREAS, the San Juan County Council recognizes the need for and benefit of affordable housing programs in San Juan County;

WHEREAS, San Juan County Code provides development incentives and restrictions for rural residential cluster developments in the rural unincorporated areas of the County;

WHEREAS, in 2005-2007 the non-profit organization Homes for Islanders constructed Leeward Cove and Rocky Bay residential developments on San Juan Island as a rural residential cluster developments;

WHEREAS, despite a strong housing market and the need for affordable housing in San Juan County, no rural residential cluster developments have been created since Rocky Bay in 2007;

WHEREAS, the San Juan County Council desires to make changes to San Juan County Code to improve the utilization of the County's rural residential cluster developments; p

WHEREAS, San Juan County Code 18.60.230(C)3b conflicts with and limits the operability of San Juan County Code 18.60.260(D);

WHEREAS, San Juan County Code 18.60.230(C)5b limits rural residential clusters to eight dwelling units and the San Juan County Comprehensive Plan (Housing Element Section 5.2.D.15) recommends increasing the limit to twelve;

WHEREAS, San Juan County Code 18.60.230(C)6e limits the floor area of each dwelling unit to 1,500 square feet which effectively prohibits four-bedroom dwelling units designed for families with children; and

WHEREAS, San Juan County Code 18.60.260(G) references the undefined term middle-income and unnecessarily limits the number of middle-income dwelling units in a rural residential cluster development;

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

Section 1. San Juan County Code Section 18.60.230 is amended to reach as follows:

18.60.230 Rural residential cluster development.

A. Purpose. A rural residential cluster development is a small cluster of residences and related structures intended to provide opportunities for affordable housing and small scale agriculture in rural areas. The standards and procedures provided below are intended to ensure that such developments remain compatible with the rural, agricultural and natural character of rural and resource lands; prohibit suburban sprawl; and do not require urban-level services.

B. Applicability. An applicant intending to develop a rural residential cluster must file a use permit application, subdivision or binding site plan application appropriate to the project as provided in SJCC 18.80.180.

C. Minimum Standards.

1. Land Use Districts.

a. The rural residential cluster may be located within any of the following land use districts: village residential, hamlet residential, rural residential, or rural farm forest.

b. A rural residential cluster shall not be located in an urban growth area nor in any of the following land use districts: rural general use, island center, master planned resort, agricultural resource, forest resource, conservancy, natural, or any industrial or commercial district. The developed portion of a rural residential cluster shall not be located in lands subject to the Shoreline Management Act.

2. Project Site and Unit Ownership.

a. The project site shall consist of the entirety of one or more legal lots of record, and shall be in a single ownership by a public agency, or by a business or nonprofit corporation in the business of providing affordable housing. Any portion of the site not sold for affordable housing shall remain in such ownership as part of the rural residential cluster development for the duration of the use.

b. Individual residential units may be rented, leased or sold, consistent with the purpose of this section.

c. Further subdivision of the parcel or parcels shall be consistent with the purpose of this section.

3. Affordable Housing.

a. All residential units within a rural residential cluster must be affordable housing meeting the standards of SJCC 18.60.260.

~~b. Prior to issuance of any building permit for the project, the applicant shall grant a restrictive use easement for the site to San Juan County for the purpose of affordable housing development, subject to such conditions and limitations as the County may require.~~

4. Site Design.

a. The site design of the rural residential cluster development shall comply with the site design guidelines of subsection (G) of this section.

b. The site design of the project as a whole shall comply with the applicable dimensional standards of Table 6.1 or 6.2 in SJCC 18.60.050 with respect to adjacent properties.

5. Maximum Allowable Residential Density and Number of Dwelling Units.

a. A rural residential cluster development shall not be subject to the density requirements of the land use district in which it is located, except for such requirements in which rural residential development is regulated by name.

b. A rural residential cluster development shall have a maximum density of two units per acre and a maximum of ~~eight~~ twelve dwelling units.

6. Allowed and Accessory Uses, and Accessory Structures. Only residential uses are allowed except as provided below. Accessory residential units are prohibited. Accessory uses shall be limited to those appropriate and necessary to residential and agricultural use, including the following:

a. Agricultural buildings for housing of animals, storage of agricultural equipment or products, maintenance of equipment used on the site, or processing of agricultural products grown on the site, if otherwise permitted in the district in which the project is located;

b. Structures for the on-site sale of products grown or manufactured on the site, not to exceed 500 square feet of floor area, if otherwise permitted in the district in which the project is located;

c. Common kitchen, meeting or recreation spaces for residents and their guests;

d. Offices for a nonprofit housing provider owning or operating the project, not to exceed 500 square feet of floor area.

e. The total enclosed floor area of ~~structures including~~ dwelling units and accessory ~~structures~~ shall not exceed ~~1,500~~ 1,750 square feet ~~per dwelling unit~~. In addition, total

enclosed floor area for each dwelling unit shall be limited to 750 square feet plus an additional 250 square feet afforded for each bedroom.

f. The total enclosed floor area of ~~structures including dwelling units and accessory~~ all other structures shall not exceed 1,500 square feet ~~per dwelling unit~~.

7. Access to Shorelines – Common Easements. A rural residential cluster adjacent to water and subject to the jurisdiction of the Shoreline Master Program shall dedicate a common area for residents' access to the shoreline area.

8. Water Quality. Meet the requirements specified in SJCC 18.60.020, 18.60.060(B) and 18.60.070.

9. Water Quantity. Demonstrate adequate and available water to serve the development (see also SJCC 18.60.020).

10. Stormwater Management. Meet the requirements and standards of SJCC 18.60.060(B) and (C) and 18.60.070.

11. Open space and landscaped areas shall be designed as an integrated part of the rural residential cluster rather than as an isolated element. A landscaping plan shall be prepared consistent with the requirements of and incorporating the development standards in SJCC 18.60.160. Landscape screening shall be established along the perimeter, appropriate to the project and its surrounding environment, if required by the administrator. All existing trees greater than six inches in diameter at breast height within the project area and its buffer areas shall be retained whenever feasible.

12. Roads, streets, and access drives within and adjacent to the rural residential cluster shall meet the requirements specified in SJCC 18.60.080 through 18.60.180 and Table 6.3 in SJCC 18.60.100.

13. Parking shall be screened from view from public rights-of-way.

D. Limitation on Number of Rural Residential Clusters. The number of rural residential cluster developments shall not exceed the following:

1. On San Juan, Orcas, Lopez and Shaw Islands combined, outside of village, hamlet or residential activity centers:

a. Not more than three clusters in any one calendar year;

b. In any calendar decade:

- i. Not more than 100 dwelling units; and
 - ii. Not more than 50 dwelling units on any one island.
2. On other islands, not more than 10 dwelling units on any one island per calendar decade.
 3. The administrator shall establish procedures for submitting applications for rural residential cluster developments, and may establish criteria for competitive evaluation of such applications if more applications are received than may be approved for a given calendar year period. Such evaluation may consider the location of the proposed clusters in relation to identified housing need; the number of units provided; the availability of units to income groups and household types, including families with children, in greatest need of affordable housing; the current allocation of such clusters among the various islands; the design and location of the clusters for which applications are received; and the demonstrated ability of the applicant to perform based on financial and other factors. In developing such criteria and evaluating competing projects, the administrator shall consult with the housing advisory board.

E. Timely Development Required. Rural residential cluster developments are intended to meet a portion of the County's needs for affordable housing, and the expectation that rural residential cluster developments will be constructed promptly following approval is an important consideration in evaluating such projects. Approval of a rural residential cluster may be withdrawn if the applicant does not meet any of the following milestones for development of the proposed project:

1. Building permits issued for at least 50 percent of the units no later than 18 months from final approval of the short subdivision, long subdivision or binding site plan for the rural residential cluster;
2. Building construction shall commence no later than 36 months from final approval of the short subdivision, long subdivision or binding site plan for the rural residential cluster;
3. Project constructed and all units available for occupancy no later than 18 months from approval.

F. Separation. A rural residential cluster development located outside of a village, hamlet or residential activity center shall not be developed in such a way that any habitable structure is located within 1,200 feet of a habitable structure in another rural residential cluster development located outside of a village, hamlet or residential activity center.

G. Design Guidelines. The plot plan (cf. SJCC 18.80.020(C)(11)(c)) and building plans shall demonstrate compliance with the following design guidelines. The application submitted for the project shall specifically indicate how the project addresses each of the following design issues:

1. Visual Shielding from Surrounding Uses and County Roads.

a. The project design shall provide for effective use of terrain, landscape screening, natural vegetation, and the layout and design of structures, to minimize the visibility and the visual impact of the project, as seen from existing residences on surrounding properties, and from County roads.

b. The administrator may require that a visual study including a visual prototype review period be provided. The building prototype shall be a temporary framework sufficiently visible to clearly and accurately show the proposed volume of structures on the site from those locations from which the structures would be visible.

2. Small-Scale Structures and Articulated Building Surfaces. The visual character of the project shall express the single-family residential character of the project, and shall avoid use of large or bulky structures, large blank surfaces, large retaining walls or other site improvements. In order to minimize the height, bulk and visual impact of the project, the following limitations shall apply:

a. No structure shall include more than 3,500 square feet of covered floor area.

b. No structure shall include more than four dwelling units.

c. No structure shall exceed a building height of two stories or 30 feet.

d. Any structure incorporating more than one dwelling unit shall provide an obvious exterior expression of each dwelling unit using one or more of the following methods:

i. A horizontal setback at least six feet deep between units for a distance of at least 12 feet;

ii. Articulated surfaces in which a variation of at least six feet in the setback at least six feet wide occurs at least every 30 feet;

iii. Articulated surfaces in which the horizontal alignment of the exterior wall of adjacent residential units varies by at least 22.5 degrees;

iv. A difference of at least 22.5 degrees in the horizontal direction of roof pitch, or a difference in roof elevation of at least two feet in height, for a minimum distance of 12 feet, between units;

v. Other architectural devices approved by the administrator providing at least the visual identification of individual dwelling units provided by subsections (G)(2)(d)(i) through (iv) of this section.

3. Conservation Design. All rural residential cluster development, including development in activity centers, shall be subject to the conservation design standards of SJCC 18.70.060(B)(10). (Ord. 7-2005 § 18; Ord. 12-2001 § 6; Ord. 11-2000 § 5; Ord. 2-1998 Exh. B § 6.21)

Section 2. San Juan County Code Section 18.60.260 is amended to reach as follows:

18.60.260 Affordable housing.

A. Purpose. The purpose of this section is to set forth the conditions under which housing may qualify as affordable housing for the purpose of density bonuses or other provisions of the comprehensive plan or unified development code.

B. Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly income for total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters. Except where further specified in the Comprehensive Plan and this code, "affordable housing" refers to such housing serving as the primary residence for very low-, low-, moderate- and middle-income households. The definition of income groups by household size shall be as most recently defined by the U.S. Department of Housing and Urban Development for San Juan County.

C. To qualify as affordable to a particular income group and family size, housing shall provide long-term affordability as defined below, and shall have an appropriate size and amenities and have a sufficient number of bedrooms to meet the needs for that family size as determined by the administrator, using appropriate information from the building code, the U.S. Department of Housing and Urban Development and the Washington State Office of Community Development.

D. Long-Term Affordability. In order to qualify as affordable housing, housing must provide assurance of affordability to applicable income groups for at least 50 years for ownership housing and 20 years for rental housing by one or more of the following methods:

1. Ownership of land or land and structures by a public agency or nonprofit housing provider;
2. Granting of a restrictive use easement in a form specified by the County for the portions of the site encompassing the affordable units to San Juan County for the purpose of affordable housing development;
3. In the case of rental housing only, the units are subject to a contract with a housing provider which assures their affordability for a minimum of 20 years; or

4. Housing which because of its size, location, amenities, restrictions on development or use, or other characteristics, has been specifically determined by resolution of the board of County commissioners to be affordable.

E. Permanently Affordable Housing. In order to qualify as permanently affordable housing, housing must provide assurance of affordability to applicable income groups for at least 99 years by one or more of the following methods:

1. Ownership of land or land and structures by a public agency or nonprofit housing provider with assurance of affordability for at least 99 years;
2. Granting of a restrictive use easement in a form specified by the County for the portions of the site encompassing the affordable units to San Juan County for the purpose of affordable housing development;
3. Housing which because of its size, location, amenities, restrictions on development or use, or other characteristics, has been specifically determined by resolution of the board of County commissioners to be permanently affordable.

F. Concurrent Development. Affordable housing units must be developed prior to or at the same time as other allowed residential units in any project granted a density bonus for affordable housing.

~~G. Limitation on Credit for Affordable Middle Income Housing. No more than 25 percent of the dwelling units counted as affordable housing or permanently affordable housing for the purpose of obtaining a density bonus, use permit, or other special privilege reserved for affordable housing in any project may be for middle-income households. (Ord. 11-2000 § 5; Ord. 2-1998 Exh. B § 6.24)~~

Section 3. Effective Date.

This Ordinance is effective on the 10th working day after adoption.

Section 4. Codification.

Sections 1 and 2 of this ordinance shall be codified.

ADOPTED this ____ day of _____ 2020.

ATTEST: Clerk of the Council

**COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON**

Ingrid Gabriel, Clerk Date

Jamie Stephens, Chair
District 3

REVIEWED BY COUNTY MANAGER

Michael J. Thomas Date

Rick Hughes, Vice-Chair
District 2

RANDALL K. GAYLORD
APPROVED AS TO FORM ONLY

By: _____
Date

Bill Watson, Member
District 1



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
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DATE RECEIVED
SJC DEPARTMENT OF
FEB 26 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	<u>Janet Alderton</u>	Name of Agent:	_____
Address	<u>PO Box 352</u>	Address	_____
City, State, Zip	<u>Deer Harbor, WA 98243</u>	City, State, Zip	_____
Phone	<u>510-520-1073</u>	Phone	_____
Email	<u>janetmalderton@gmail.com</u>	E-mail	_____

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

	<u>Janet Alderton</u>	<u>2/21/20</u>
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
_____	_____	_____
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

Please Describe the Proposed Amendments (attach additional pages if you need more space):

1. Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

San Juan County Planners,

Please remove establishment of International Ports of Entry on Orcas and Lopez Islands as goals in the Draft Comprehensive Plan.

The text is found in both Section 6.2.B and Section 6.3.A. , *attached.*

Thank-you for your attention.

Janet Alderton

Deer Harbor

Orcas Island



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2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

Under 6.2.B Transportation Financing Goals and Policies

Goals

Please strike the following text on page 9 in:

N:/LAND USE/LONG RANGE PROJECTS/PCOMPL-17-0001 Comp_Plan/Public
Record/Transportation/Existing/2016_SectionB6, TransGoal_Policies.docx

The front slashes should be backwards slashes, but my computer keyboard is not equipped with a backward slash key.

Text requested to be stricken:

"9. To work with state and federal legislatures to create additional ports of entry on Lopez and Orcas islands."

Also, please strike on page 14,
Section 6.3.A Goals:

"3. To explore the establishment of new
ports of entry in the Eastsound and Lopez Village
Urban Growth Areas."

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FEB 26 2011
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3. Why is the amendment being proposed?

I oppose additional international ports of entry on Orcas and Lopez Islands because of the additional expenses for creating and sustaining such international ports.

The Port of Orcas Airport is already facing the costs of upgrading its facilities to meet aviation safety standards.

I also think such international ports of entry would contribute to the already excessive number of tourists that visit our islands.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

This proposed amendment would eliminate future duplication of expensive facilities 9. To work with state and federal legislatures to create additional ports of entry on Lopez and Orcas islands.

The International Ports of Entry on San Juan Island are sufficient for San Juan County.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA_EASTSOUND _____
- No

6. Does this proposal increase population or employment capacity?

NO

4. To include funding from the Public Works road fund budget for nonmotorized projects in each of the six-year transportation improvement programs.
5. To encourage public-private cooperation and partnerships to reduce barriers to maintaining and improving transportation facilities and services.
6. To coordinate with the Town of Friday Harbor, Port Districts and the Washington State Department of Transportation to plan fair share financial contributions to transportation improvements needed to mitigate town, regional, County, or island-wide impacts.
7. To support State legislation that would provide funding for local transportation system improvement, preservation and maintenance, and long-term sustainable funding of WSF services and facilities.
8. To work with state and federal agencies to increase marine traffic from the Gulf Islands, Canada.
9. To work with state and federal legislatures to create additional ports of entry on Lopez and Orcas islands.
10. To obtain transportation planning grants for a dock utilization study and the development and adoption of updated engineering and design standards and/or other transportation planning needs.
11. To consider partnering with the Port Districts on future development projects.
12. To consider funding for marine based projects.

Policies (6.2.B.1-8):

The County should:

1. Prepare a six-year Transportation Facilities Plan in accordance with Chapter 36.81, RCW. The County Engineer should propose which roads, docks, boat ramps, barge landing sites, log dumps, mooring buoys, and road right-of-way trails should be improved based on priority rating systems established for these facilities (see Appendix 6).
2. Develop a rating system based upon the Public Works Department in consultation with the Planning, Parks, Land Bank, and Sheriff's departments and other interested parties to rank priorities for County transportation projects other than roads such as (docks, boat ramps, barge landing sites, log dumps, mooring buoys, and pedestrian, equestrian and bicycle trails).
3. Organize the six-year Plan in two three-year periods. Consideration of needed projects and their design should be managed as follows:
 - a. Projects should be identified early in the plan period for public discussion and County study of needs and desirability.
 - b. Public discussion and County study of project design should occur in the later *Plan* period. The County Council should submit the six-year *Plan* to the Planning Department and Planning

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4. Improve the level of emergency preparedness for fossil fuel and material spills and other disasters by working with state, federal and Canadian entities to develop and improve training and emergency response plans, promote the location of response equipment in San Juan County, and the use of Best Achievable Protection Methods and Best Achievable Technologies.
5. Encourage responsible parties to locate spill response resources in San Juan County and to be prepared to respond to material spills in waters surrounding San Juan County.
6. Advocate for the assignment of permit conditions on bulk shipping facility development project permits to guarantee the mitigation of all potential impacts from accidents that could adversely affect San Juan County's economy, public health and safety, water quality and fish and/or wildlife habitat.

6.3 AIR TRANSPORTATION GOALS AND POLICIES

An inventory of aviation facilities and services and presentation of long-range planning needs is provided in Section A of Appendix 6 of this Comprehensive Plan. The following goals and policies apply to land and sea based transportation facilities and services.

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6.3.A Goals:

1. To recognize the importance of public air transportation facilities to island commerce as well as to mobility of island residents.
2. To promote optimum compatibility between air transportation facilities and services and other land uses in a manner that minimizes the impacts of airstrip, airfield, and airport use while maintaining adequate, safe, efficient, and convenient service.
3. To explore the establishment of new ports of entry in the Eastsound and Lopez Village Urban Growth Areas.

*Please
 strikes*

Policies (6.3.A.1-5):

1. Coordinate with the WSDOT Aviation Division, FAA and port districts to provide and maintain air transportation facilities and services which:
 - a. Serve the needs of island residents and visitors;
 - b. Are planned consistent with the County's adopted land use goals and policies and that are developed through cooperation, consultation and participation with port districts, and airport operators, owners, users and the public; and
 - c. Are consistent with state, regional and international air transportation plans.
2. Foster recognition by pilots and other airport users of their roles in minimizing air traffic safety hazards, noise, and other immediate impacts of airport activities on surrounding land uses. Cooperate with the port districts and solicit participation from airport operators, owners, and users, and the public, in anticipating and responding to land use, safety and noise concerns.



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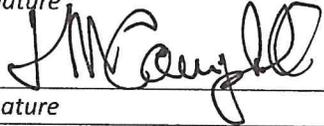
DATE RECEIVED
SJC DEPARTMENT OF
FEB 27 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	<u>John M. Campbell</u>	Name of Agent:	_____
Address	<u>PO Box 250</u>	Address	_____
City, State, Zip	<u>Orcas, WA 98280</u>	City, State, Zip	_____
Phone	<u>360-376-2035</u>	Phone	_____
Email	<u>jmc779@rockisiand.com</u>	E-mail	_____

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

Signature		Printed Name	_____	Date	_____
Signature		Printed Name	<u>John M. Campbell</u>	Date	<u>2.24.20</u>

Please Describe the Proposed Amendments (attach additional pages if you need more space):

1. Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

NA

2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

SJCC 18.60.260 Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly income for rent or mortgage. ~~total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters.....~~

3. Why is the amendment being proposed?

Growth Management defines affordable housing for sale as “Housing with mortgages that consume no more than 30 percent of the owner’s gross annual income [WAC365-196-410(2)(e)(A)].

This proposal will make the County definition consistent with the GMA. It will also eliminate a great deal of uncertainty in *estimating* the future costs of water, sewer, electric, LPG, insurance, homeowner dues and taxes.

At present, all low income home buyers must complete a very detailed credit process to qualify for any low-income home purchase. It is unnecessary “double jeopardy” to require a second, often more restrictive and indeterminate, hurdle from the County.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

See above.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

Yes, indicate UGA _____

No

6. Does this proposal increase population or employment capacity?

No, It slightly clarifies and reduces the interminable difficulty of providing affordable housing in San Juan County.



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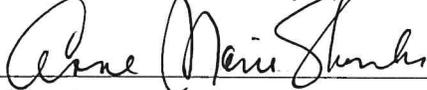
DATE RECEIVED
SJC DEPARTMENT OF
FEB 28 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:	
Name of Applicant:	Anne Marie Shanks Janet Alderton, Toby Cooper, Eleanor Hoague, Jan Ehrlichman, Michael Johnson, Gregory Oaksen, Mark Mayer, Judy Scott, Artha Kass
Address	PO Box 21
City, State, Zip	Deer Harbor, WA 98243
Phone	360-340-6097
Email	janetmalderton@gmail.com, ames1021@gmail.com

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.



 Signature

Anne Marie Shanks

 Printed Name

2/26/20

 Date



 Signature

Janet Alderton

 Printed Name

2/26/20

 Date

Please Describe the Proposed Amendments (attach additional pages if you need more space):



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1. Comprehensive Plan - Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

In the Comprehensive Plan, Section B, Element 6, 2020-02-10 Transportation Element please eliminate the following language:

Section 6.2.B, page 8, Goal 9-

To work with state and federal legislatures to create international ports of entry on Lopez and Orcas Island.

Section 6.3.A, page 14, Air Transportation

Goals #3. Explore the establishment of new ports of entry in Eastsound and Lopez Village Urban Growth Areas.

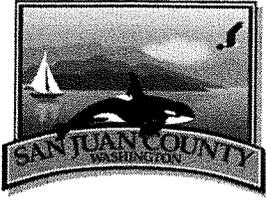
Please amend these goals and policies

Section 6.4. A-1-10 page 16 Marine Transportation Goals and Policies

#e. Encourage the development of privately owned and operated passenger only *electric* ferries that would provide transportation between the county islands and the mainland and Canadian destinations. *International travel will only be through the ports of entry on San Juan Island.*

2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

The amendments do not impact Title 15, Title 16 or Title 18.



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3. Why is the amendment being proposed?

The elimination of Section B, Element 6, 2020-02-10 Transportation Element Section 6.2.B Goal 9 (page 8) and Air Transportation Goal.3.A (page 14) is proposed because:

The Port of Friday Harbor and Roche Harbor on San Juan Island currently provide entry for international visitors. These ports are only busy for three out of the 12 months each year.

These goals and policies are redundant. They increase federal government employees, additional infrastructure and congestion on two additional islands. Currently locals and visitors can take the inter-island ferry to access the other islands when traveling internationally.

The proposed policies and goals will increase noise and pollution at the airports, which on Orcas is surrounded by neighborhoods.

The Marine Transportation Goals and Policies 6.4.A 1-10 (page 16) should be amended to say: International passengers will enter the United States through the ports on San Juan Island.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

The proposed amendments reduce sprawl in the San Juan Islands by keeping the main international ports on San Juan Island reducing pressures on our fragile natural resources and protecting the environment from additional noise and pollution. The proposal also reduces pressure on our shoreline management.



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5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA _____
- No
These amendments will reduce the impact on the two UGAs.

6. Does this proposal increase population or employment capacity? The proposed amendment will help reduce over tourism, and maintain the ports on San Juan Island.



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DATE RECEIVED
S.J.C. DEPARTMENT OF
FEB 28 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	<u>Jennifer D. De Groot</u>	Name of Agent:	_____
Address	<u>290 Mount Woolard Road</u>	Address	_____
City, State, Zip	<u>Eastsound, WA 98245</u>	City, State, Zip	_____
Phone	<u>360 376-4013</u>	Phone	_____
Email	<u>Degroot_jennifer@yahoo.com</u>	E-mail	_____

This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

<i>Jennifer D. De Groot</i>	<u>Jennifer D. De Groot</u>	<u>2/29/2020</u>
Signature	Printed Name	Date
Signature	Printed Name	Date

Please Describe the Proposed Amendments (attach additional pages if you need more space):

1. Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

No amendments are being proposed to the Comprehensive Plan.

2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

I propose the nomination of coastal cutthroat trout (*Oncorhynchus clarki clarki*) as a species of local importance in San Juan County, amending the county code as directed under SJCC 18.35.140 *Fish and wildlife habitat conservation areas – Nomination of species or habitats of local importance.* If added to the revised



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county code, they would be listed under SJCC 18.35.115 *Fish and wildlife habitat conservation areas – Types of fish and wildlife habitat conservation areas (FWHCAs)*.

Proposed text changes would include a listing this species with its common and scientific name, a habitat description and protection measures to be listed under SJCC18.35.135 *Fish and wildlife habitat conservation areas – Additional protection recommendations and requirements for specific species and habitats*. Protective measures were largely drawn from the Best Available Science for land use planning for salmonids (Knight 2009). Text may include:

- Coastal cutthroat trout (*Oncorhynchus clarki clarki*)

Habitat description: Coastal cutthroat trout spawn and rear in small coastal streams, often preferring the upper most portions of streams (“headwaters”) too shallow for other salmonids. Most rear instream for one to two years before venturing into saltwater, while other life forms remain instream or in lakes for their entire life cycle and are called “residents”. They require cold, clear water year round for their survival. They prefer small substrates of gravel, free from silt, in well-oxygenated areas of streams to spawn and incubate their eggs. Upland areas, as riparian buffers or nearshore areas, provide important habitat: food source (insects), protection in the form of cover, water temperature regulation, and as a source of large woody debris that contributes to instream habitat, important for all life stages of coastal cutthroat trout.



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Protection measures: Maintain maximum buffer widths with native vegetation along streams and lakes as directed for Type F (type 2 or 3) streams under SJCC 18.35.130 and setbacks for shorelines and lakes over 20 acres under SJCC 18.50.330. Avoid activities that remove and disturb streambeds and streambanks. Maintain year-round stream flows and access (connectivity) to rearing, spawning and offshore areas. Discourage the ponding of upland areas and other activities that divert water away from streams, restricting the movement of trout within their watershed. Protect stream flows from harmful pollutants from agriculture, stormwater runoff, and other cumulative non-point source pollutants. Avoid the stocking of non-native trout and other non-native species in watersheds with known populations of coastal cutthroat trout.

Knight, K. 2009. Land Use Planning for Salmon, Steelhead and Trout. Washington

Department of Fish and Wildlife. Olympia, Washington.

3. Why is the amendment being proposed?

Coastal cutthroat trout are naturally-occurring and naturally-reproducing 'salmonids' (includes salmon and trout, both in the family Salmonidae) documented in San Juan County (Glasgow et al. 2019; Glasgow et al. 2016; Boessow 2007; Barsh 2010). Up until recently, very little was known about coastal cutthroat trout. Locals caught sea-run cutthroat in watersheds and nearshore areas throughout the county since the 1950s (Boessow 2007). Cutthroat trout are sensitive to environmental degradation, requiring cool, clean water year-round for their survival, and as such, are vulnerable to development. Coastal cutthroat trout in the county are a mix of native and hybridized stock (Glasgow et al. 2019). All populations are small (<25 breeding individuals) and extremely vulnerable to extirpation due to habitat loss, habitat fragmentation, overharvest, competition with introduced species, and anthropogenic climate change.

Barsh (2010) documented the recent extirpation of one population of coastal cutthroat trout on Orcas Island due to the development of a upland pond near Bay Head Marina. Likely many others have occurred.

In 2018, the San Juan County Salmon Recovery Program and Stream Action Team, lead by Byron Rot, documented the stocking of non-native trout in Doe Bay Creek, Orcas Island and requested greater enforcement by the State. To date, the State has not removed these non-native trout and off-island WDFW certified stockers continue to stock ponds in the county without a lack of understanding for native stocks of fish within the county. Such practices present a significant risk to native coastal cutthroat trout populations through direct competition, predation, and loss of genetic diversity through hybridization.

This amendment is being proposed to formally recognize coastal cutthroat trout as

species of local importance in an attempt to better protect the remaining populations of these salmonids in San Juan County and ultimately, to raise public awareness for these populations.

Barsh, R. June 2010. Structural hydrology and limiting summer conditions of San Juan County fish bearing streams. KWIÁHT: Center for the Historical Ecology of the Salish Sea, Lopez, WA.

Boessow, S. 2007. State of Washington Department of Fish and Wildlife Science Team Memo to Hal Beecher (retired WRIA 2 Salmon Recovery Coordinator), dated Aug. 10, 2007.

Glasgow, J., De Groot, J., Barsh, R., O'Connell, M., and N. Gayeski1. 2016. Evaluating the Genetic Composition and Status of Coastal Cutthroat Trout (*Oncorhynchus clarki clarki*) in the San Juan Islands, Washington.

Glasgow, J., De Groot, J., Small, M. 2019. Genetic Composition and Conservation Status of Coastal Cutthroat Trout (*Oncorhynchus clarki clarki*) in the San Juan Islands, Washington. Conservation Genetics 21:181-186.

Knight, K. 2009. Land Use Planning for Salmon, Steelhead and Trout. Washington Department of Fish and Wildlife. Olympia, Washington.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

Both laws require local governments to provide special consideration for the protection of anadromous fish resources. Specifically, under RCW 36.70A.172, it states: “counties and cities shall give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries”. Coastal cutthroat trout have both anadromous (ie. sea-run) and resident (non-anadromous) life forms. It is important to note, however, that a resident coastal cutthroat trout may produce anadromous progeny. Given limited understanding for these differences, it would be prudent to protect both life forms.

Known populations of coastal cutthroat trout are documented from early water type assessments for San Juan County (WFC, 2003-8) and recent studies (Glasgow et al. 2019; Boessow 2007; Glasgow et al. 2016). For coastal cutthroat trout, these include: Doe Bay Creek, These include: Cascade Creek, Doe Bay Creek, West Beach Creek, and Victorian Creek on Orcas Island and Garrison Creek on San Juan Island. All of these areas are classified in San Juan County as F-Type streams, and protected as such. Upland areas within these watersheds could afford greater protection

Boessow, S. 2007. State of Washington Department of Fish and Wildlife Science Team
Memo to Hal Beecher (retired WRIA 2 Salmon Recovery Coordinator), dated Aug. 10,
2007.

Glasgow, J., De Groot, J., Barsh, R., O'Connell, M., and N. Gayeski1. 2016. Evaluating the
Genetic Composition and Status of Coastal Cutthroat Trout (*Oncorhynchus clarki clarki*)

Glasgow, J., De Groot, J., Small, M. 2019. Genetic Composition and Conservation Status of Coastal
Cutthroat Trout (*Oncorhynchus clarki clarki*) in the San Juan Islands, Washington. *Conservation Genetics*
21:181-186.

in the San Juan Islands, Washington.

Wild Fish Conservancy. 2003-2008. Puget Sound Water Type Assessment: San Juan
County. <http://wildfishconservancy.org/maps?center=-122.97,48.6>.

Wild Fish Conservancy 2010. Final Report: Garrison Creek Watershed Restoration
Feasibility Study.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA _____
- No **Not unless a coastal cutthroat trout population is found within these Urban Growth Areas.**

6. Does this proposal increase population or employment capacity?

It is unknown whether this proposed amendment would increase population or employment capacity for San Juan County.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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S.J.C. DEPARTMENT OF

MAR 01 2020

COMMUNITY DEVELOPMENT

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designations: Two Map Corrections)

APPLICANT AND AGENT INFORMATION:	
Name of Applicant: Department of Community Development (DCD)	Name of Agent: Adam Zack, Planner III
Address: 135 Rhone Street	Address: _____
City, State, Zip: Friday Harbor WA 98250	City, State, Zip: _____
Phone Number: 360-376-2354	Phone Number: 360-370-7580
Email: _____	E-mail: adamz@sanjuanco.com

PROPERTY OWNER INFORMATION:	
Name of Owners: _____	Phone Number: _____
Address: _____	E-mail: _____
City, State, Zip: _____	

PROPERTY INFORMATION:		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Correction Area 1:		
Tax Parcel Number: 35139251000	Land Use/Shoreline Designation: RR/N/A	Parcel size: 0.68 acres
Tax Parcel Number: 35139251000	Land Use/Shoreline Designation: RR/N/A	Parcel size: 0.39 acres
Correction Area 2:		
Tax Parcel Number: 351491902000	Land Use/Shoreline Designation: RFF and FHUGA/N/A	Parcel size: 60.83 acres
Tax Parcel Number: 351491617000	Land Use/Shoreline Designation: RFF and FHUGA/N/A	Parcel size: 0.5 acres

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
Signature _____	Printed Name _____	Date _____
Signature _____	Printed Name _____	Date _____
For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Amt. Paid: _____	Date Received: _____	Receipt Number: 0000

DESCRIPTION OF PROPOSAL:
 Correct two areas in the Friday Harbor UGA on the Comprehensive Plan Official Maps for consistency with Ordinance 47-2007. That ordinance set the current Friday Harbor Urban Growth Area (UGA) boundary and included correction areas 1 and 2 in the UGA.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other _____

PROPERTY INFORMATION:
 List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: See Attached Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

General location of property: **In and around the Friday Harbor UGA.**

Island: **San Juan** Total acres of proposal: **1.37**

List all existing use(s) on property: **See Attached**

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land **n/a**

Describe existing and proposed method of sewage disposal **Areas served by Town of Friday Harbor Sewer.**

Describe existing and proposed water supply **Areas served by Town of Friday Harbor Water**

Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____
---	--	--	--	----------------------	-------

PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?
Two map corrections are proposed to correct irregularities and/or scrivener’s errors on the Comprehensive Plan Official Maps (Official Maps). The Official Maps must be made consistent with the UGA boundaries adopted in Phase I of the UGA Expansion described in Ordinance 47-2007. More details are provided in the attached proposal description.

2. How would the map amendment benefit the public health, safety, or welfare?
The correction to the Official Maps will resolve mapping errors in and around the Friday Harbor Urban Growth Area (FHUGA). This will benefit the public welfare by clarifying the regulations that apply in these areas.

<p>3. Describe how the amendment is warranted due to 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.</p> <p>The proposed amendments will resolve demonstrable errors that were adopted with the Official Maps when other changes were made to the FHUGA. Proof of the correct map designation is provided in the attached proposal description.</p>		
<p>4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.</p> <p>Analysis of the consistency between the proposed amendments and the designation criteria are provided in the attached proposal description.</p>		
<p>5. Describe how the amendment, 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.</p> <p>The proposal does not include new map designations but rather, corrects the maps to reflect the UGA boundary adopted by Ordinance 47-2007. More information is provided in the attached proposal description.</p>		
<p>6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.</p> <p>The proposal does not include new map designations but rather, corrects the maps to reflect Ordinance 47-2007. More information is provided in the attached proposal description.</p>		
<p>7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?</p> <p>This description is provided in the attached proposal description.</p>		
8. Does this proposal include an Urban Growth Area (UGA) expansion?	Yes	X No
9. If yes, which UGA?		
<p>10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor’s maps provide suitable base maps on which to provide this information.)</p> <p>Attachment B</p>		
<p>11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)</p> <p>Attachment A</p>		
<p>12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.</p> <p>Not Attached</p>		
<p>13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.</p> <p>Attachment A</p>		

Attachments

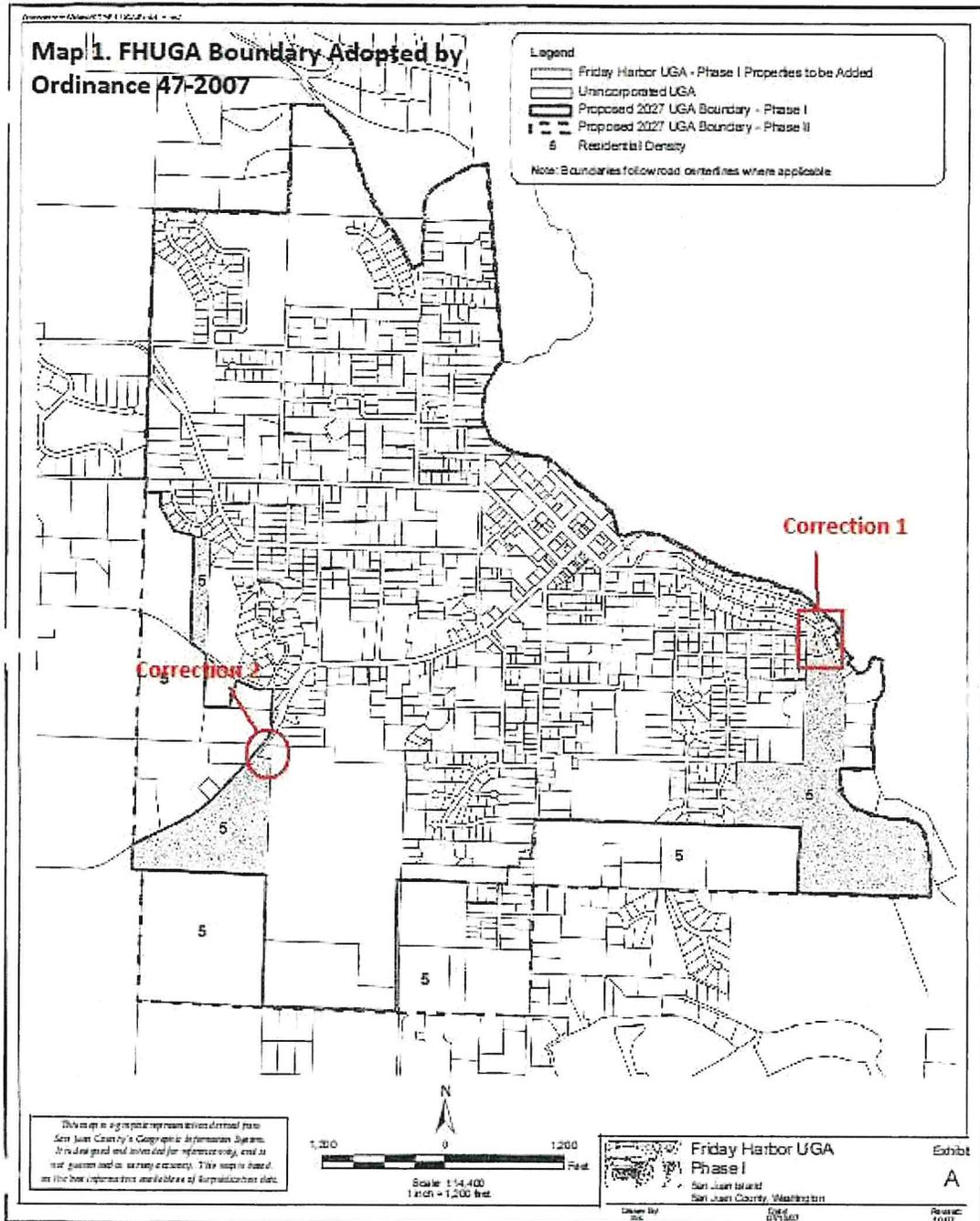
- A. Proposal Summary
 - 1. Description
 - 2. Analysis of Corrections
 - 3. Legal Description of Properties in Correction Areas (does not include the deeds)
 - 4. List of Property Owners Within 300 Feet of Correction Areas
- B. Correction Area Maps
- C. Ordinance 47-2007
- D. Town of Friday Harbor Ordinance 1392

A.1 Proposal Description

The Friday Harbor Urban Growth Area (FHUGA) boundary shown on the Comprehensive Plan Official Maps (Official Maps) is not consistent with the boundary adopted by San Juan County Ordinance 47-2007 (Attachment C). The inconsistency is due to a scrivener's error that occurred at some point after the adoption of Ordinance 47-2007. This Ordinance expanded the UGA boundary to include an area east of the Town of Friday Harbor (TOFH) and west of Turn Point Road. Correction areas 1 and 2 described below were never re-designated on the Official Maps to be consistent with the FHUGA boundary set by Ordinance 47-2007.

This proposal recommends two map corrections in and around FHUGA for consistency with Ordinance 47-2007. The boundary adopted by that Ordinance is shown in Map 1 below. The two correction areas are outlined in red.

Attachment A: Proposal Summary
 FHUGA Map Corrections



Correction 1 Area Description

Correction 1 will change the designation on two adjacent parcels (TPN 351392510000 and 351392511000) from RR to FHUGA on the Official Maps. The two parcels total 1.07 acres. TPN 351392511000 is developed with a parking lot and is platted as a common area in the Friday Island Plat, dedicated 1962. TPN 351392510000 is developed with a private parking lot. The parcels are shown in yellow on Map 1 below.

Correction 1. Two Rural Residential Parcels inside the FHUGA

The County expanded the Friday Harbor Urban Growth Area (FHUGA) to include these parcels with Ordinance 47-2007. The Town of Friday Harbor (TOFH) subsequently annexed these parcels with Ordinance 1392 (Attachment D). The two parcels in correction 1 were not changed on the Official Maps from Rural Residential (RR) to FHUGA despite being added to the FHUGA. This error has been adopted with subsequent iterations of the Official Maps.

Map 1. Rural Residential Parcels in the Town of FHUGA.



Source: 2019 SJC Official Maps.

Correction 1 Surrounding Land Uses and Land Use Designations

North: Residential, FHUGA
South: Undeveloped, FHUGA
East: Residential, FHUGA
West: Residential, FHUGA

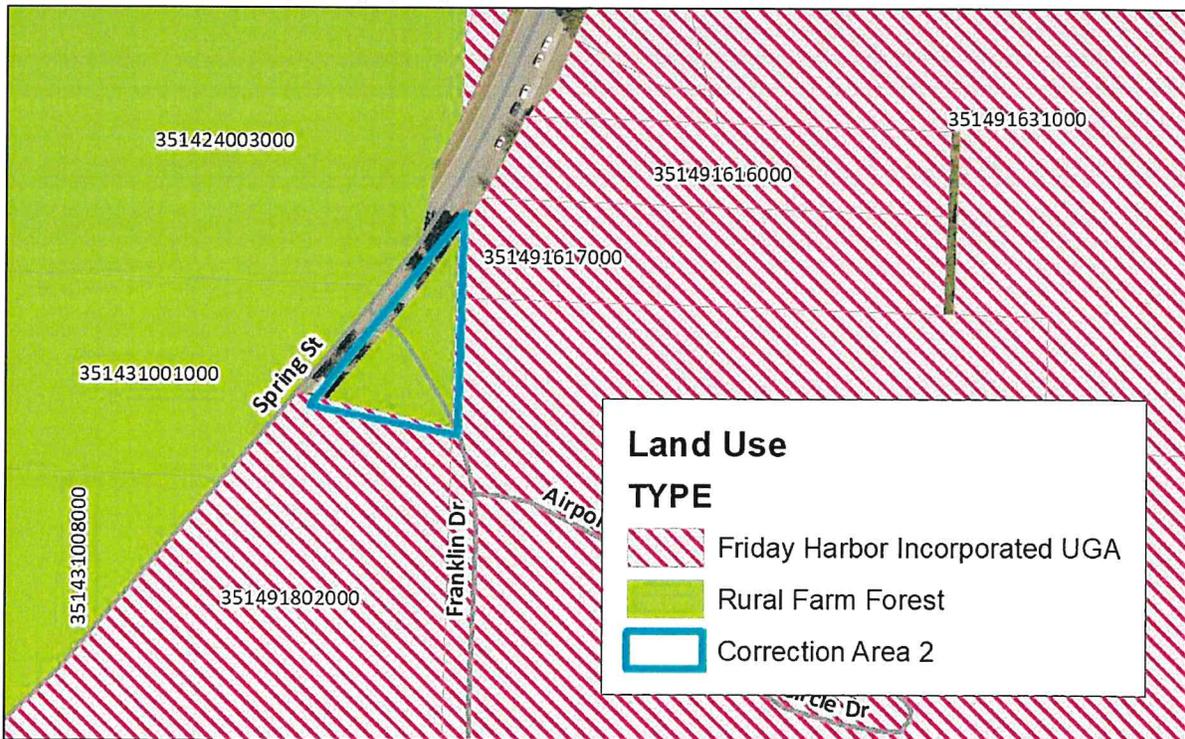
Correction 2 Area Description

Correction 2 is located on Spring Street at the entrance to the Friday Harbor Airport. The affected area is approximately on third of an acre. The area is a small portion of two larger parcels. It is already developed with Franklin Drive, a County road. This area is part of two properties owned by the Port of Friday Harbor (TPNs 351491902000 and 351491617000). These two parcels are currently split-designated on the Official Maps. Map 2 shows correction area 2 outlined in blue.

Correction 2. Area Along Spring Street

The area for correction 2 is a small triangle of land near the intersection of Franklin Drive and Spring Street. It is shown on the Official Maps as Rural Farm Forest (RFF). This area is shown as being within the FHUGA in Ordinance 47-2007. As with the previous mapping error, this error has been adopted on subsequent iterations of the Official Maps.

Map 2. FHUGA Boundary Along Spring Street.



Source: 2019 SJC Official Maps.

Correction 2 Surrounding Land Uses and Land Use Designations

North: Institutional (SJC Public Works office), FHUGA
 South: Institutional (PeaceHealth Hospital), FHUGA
 East: Transportation (Friday Harbor Airport), FHUGA
 West: Residential, RFF

A.2 Analysis of Corrections

Land Use Designation Criteria (request form, question 4): The Comprehensive Plan (*Plan*) has policies for urban growth areas (UGAs) in Element B.2 Land Use Section 2.3.A. The related policies are provided below. Staff analysis of consistency with the policy is provided in bold.

Policy 2.3.A.1.a

“Towns are incorporated Urban Growth Areas with a full range of urban facilities and services, including high-density residential, general commercial, and general industrial uses, schools, and neighborhood and community parks. Towns offer a variety of housing types and are pedestrian-oriented with compact development patterns. They have municipal sewage treatment facilities, municipal water systems and provide other urban governmental services. Towns are incorporated.”

The areas in corrections 1 and 2 are both within the TOFH incorporated limits, as shown on their official maps. These areas are served by municipal sewage and water systems and TOFH already provides urban governmental services there. These areas meet the definition of town growth areas provided in the *Plan*.

Policy 2.3.A.2

“Growth Areas should be designated on the *Comprehensive Plan* Official Maps where existing or proposed uses and services will meet the above definitions. Growth Areas designated on the *Comprehensive Plan* Official Maps are identified in Table 1, below.

Table 1. Summary of Urban Growth Areas.

Location	Designation
Friday Harbor	Town
Friday Harbor Urban Growth Area	Urban Growth Area
Eastsound	Urban Growth Area
Lopez Village	Urban Growth Area

The areas in corrections 1 and 2 meet the definition of a Town UGA. The areas are contiguous with the TOFH incorporated limits. These areas were shown as within the FHUGA in Ordinance 47-2007. Both corrections are consistent with Policy 2.3.A.2.

**Attachment A: Proposal Summary
FHUGA Map Corrections**

Title 18 San Juan County Code (Request form, questions 2, 3, 5, and 6): The criteria of approval for changes to the Official Maps is provided in San Juan County Code (SJCC) 18.90.030(F). These criteria are provided with staff analysis in bold below.

SJCC 18.90.030(F) Amendments to Comprehensive Plan Official Maps.

“F. Criteria for Approval. These actions are reviewed for conformance with the applicable provisions of the Comprehensive Plan, the UDC, and as follows:

1. 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.”

The change would benefit the public welfare by correcting two errors on the Official Maps, clarifying the jurisdictional boundary between the County and TOFH.

“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.”

The change is warranted because it will correct a demonstrable error on the Official Maps. Correction areas 1 and 2 were added to the FHUGA by Ordinance 47-2007.

“c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.”

As explained in the previous section of this document, the change is consistent with the criteria specified in the *Plan*. The proposed change is consistent with *Plan Policies 2.3.A.1.a and 2.3.A.2.*

“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.”

The proposed change will not create an enclave of property owners enjoying greater privileges than surrounding property owners because the change will not confer new rights to property owners. The proposed changes will resolve an error on the Official Maps.

“e. The benefits of the change will outweigh any significant adverse impacts of the change.”

No adverse impacts are expected because the proposed change is a correction of an error on the Official Maps.

“2. Map Change. Following approval of a Comprehensive Plan Official Map amendment, the County shall amend the official maps to reflect the change. The County shall also indicate on the official maps the number of the ordinance adopting the change.”

This requirement will be resolved during implementation of the requested change.

“3. Concomitant Agreement. The County is specifically authorized to enter into a concomitant agreement as a condition of any Comprehensive Plan Official Map amendment. Through that agreement, the County may impose development conditions designed to mitigate potential impacts of the use or development that may occur as a result of such an amendment.”

A concomitant agreement is not included with this proposal.

Growth Management Act (Request form, question 7): The Growth Management Act (GMA) requirements for changes to the Official Maps is provided Chapter 36.70A Revised Code of Washington (RCW) and Chapter 365-196 Washington Administrative Code (WAC). The GMA requirements are provided with staff analysis in bold below.

RCW 36.70A.030(25)

““Urban growth” refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.”

The areas of the proposed change are largely undeveloped. The area of corrections 1 and 2 fit the definition of “characterized by urban growth” because they are located either within the UGA (correction 1) or adjacent to lands with existing urban growth (Correction 2). Correction 1 would apply to an area of land on two parcels within the FHUGA. Correction 2 would apply to an area adjacent to the UGA. One of these parcels is the location of the Friday Harbor Airport and the other is undeveloped but owned by the Port of Friday Harbor.

RCW 36.70A.110(1)

“Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature. Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city. An urban growth area may include territory that is located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a designated new fully contained community as defined by RCW 36.70A.350.”

The County has the authority to designate a UGA and thus, make the proposed changes to the Official Maps.

RCW 36.70A.110(3)

“Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.”

Both areas of the proposed change are characterized by urban growth and have adequate urban-level service capacities. The proposed changes do not expand the UGA beyond adopted UGA boundaries and existing service areas.

WAC 365-196-310(2)(b)

“Each city that is located in such a county shall be included within an urban growth area. An urban growth area may include more than a single city.”

The proposed Changes are located within the TOFH limits.

A.3 Legal Description of Properties in Correction Areas

Correction 1

TPN 351392511000

PR GL 4 - PARKING LOT COMMON AREA FOR FRIDAY ISLAND PLATS Sec 13, T 35N, R 3W

TPN 351392510000

PR GL 4 Sec 13, T 35N, R 3W

Correction 2

TPN 351491902000

PRS NW-SE, SW-SE & NE-SW; PR FRIDAY HARBOR AIRPORT IN TOWN OF FH Sec 14, T 35N, R 3W

TPN 351491617000

FRIDAY HARBOR TRACTS PR 16-17 PR SW-NE 14-35-3 Sec 14, T 35N, R 3W

A.4 Property Owners Within 300 Feet of Correction Areas

Correction 1

Friday Harbor Homeowner's Association
PO Box 608
Friday Harbor WA 98250

Rebecca and Robert Oorthuys
1025 Boylston Ave E
Seattle WA 98102

Caprons Landing Upland Property LLC
c/o Philip Macbride
PO Box 2177
Friday Harbor WA 98250

Carolyn Norman, Jay Boreen, Vincent Buck
c/o Carolyn Norman
1009 Kingswood Dr
Camano Island WA 98282

Tri-Point Development LLC
PO Box 7
Friday Harbor WA 98250

Pamela and John Rogers
17543 102nd Ave NE #102
Bothell WA 98011

Seattle Yacht Club INC
ATTN General Manager
1807 E Hamlin St
Seattle WA 98112

Jan and Jonathan Murphy
518 Vine St.
Friday Harbor WA 98250

**Attachment A: Proposal Summary
FHUGA Map Corrections**

Robin and Richard Corak
4920 Sumner Hts Dr E
Edgewood WA 98372

Mary Johnston and Jeffrey Roddick
540 Maple St
Friday Harbor WA 98250

Virginia Beaudoin
PO Box 1784
Friday Harbor WA 98250

Raymon Glantz
606 Nelson St
Friday Harbor WA 98250

Susan and William Kyte
1225 Villanova Dr
Davis CA 95616

Lindsay Holloway and Charles Dalldorf
617 Franck St
Friday Harbor WA 98250

Marta and Steven Masters
29247 188th Ave SE
Kent WA 98042

Portofino Condominium Owners Association
c/o Dorothy Hepp
615 Franck St #6
Friday Harbor WA 98250

Unit Owners of Portobello Condominium
c/o Tanya Marracci
PO Box 396
Friday Harbor WA 98250

Lot Owners of Portofino Townhomes Condos
c/o Michael Odonnell
2427 Turn Point Rd
Friday Harbor WA 98250

Sandra Richard
517 Douglas Rd
Friday Harbor WA 98250
Walrod Apartments LLC
c/o Laurie Baker
316 La Jolla Dr
Newport Beach CA 92663

Dubbels Properties LLP
PO Box 1817
Friday Harbor WA 98250

Friday Island Homeowners Association
PO Box 608
Friday Harbor WA 98250

LXI LLC
685 Spring St #181
Friday Harbor WA 98250

Correction 2

Peacehealth
ATTN: James Lett
1115 SE 164th AVE Dept 332
Vancouver WA 98683

Dana and Staci Baker
PO Box 1009
Friday Harbor WA 98250

Paul and Patricia Upchurch
PO Box 2905
Friday Harbor WA 98250

San Juan Properties INC
PO Box 100
Friday Harbor WA 98250

Town of Friday Harbor
PO Box 219
Friday Harbor WA 98250

San Juan County Public Works
PO Box 729
Friday Harbor WA 98250

897 Spring ST LLC
PO Box 1022
Friday Harbor WA 98250

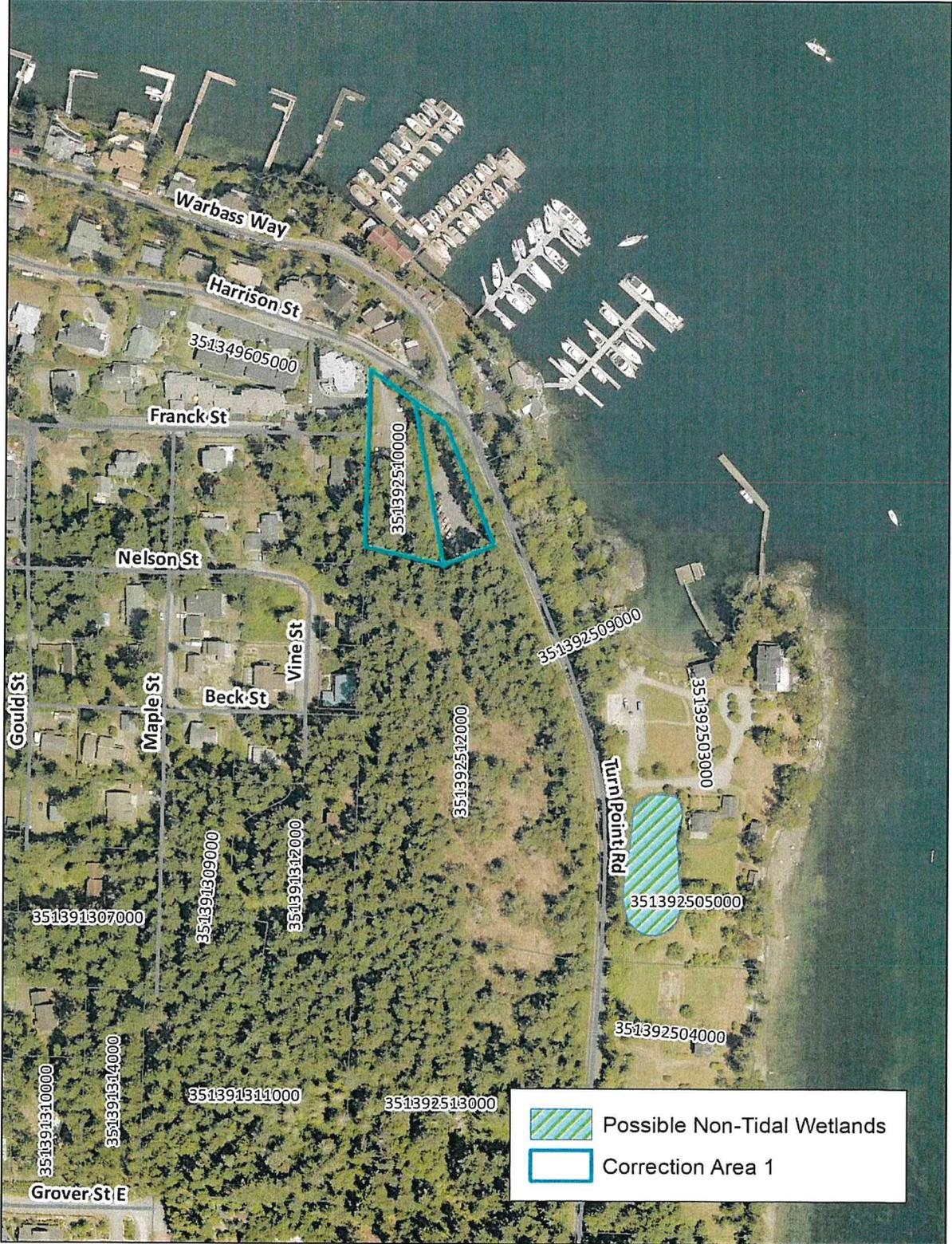
Port of Friday Harbor
PO Box 889
Friday Harbor WA 98250

Patricia and Robert Weiss
2550 Jack Pine Rd
Healdsburg CA 95448

Map 3. Correction Area 1 Aerial Photo.



Map 4. Wetlands Near Correction Area 1.



Map 5. Correction Area 2 Aerial Photo.



Map 6. Wetlands near Correction Area 2.



Attachment C

ORDINANCE 47 - 2007

AN ORDINANCE DESIGNATING PHASE I OF THE FRIDAY HARBOR URBAN GROWTH AREA

WHEREAS, under the Growth Management Act (GMA), RCW 36.70A, San Juan County adopted a Comprehensive Plan and Official Comprehensive Plan Maps; and

WHEREAS, RCW 36.70A.110 (1) requires San Juan County to designate an Urban Growth Areas (UGA) for cities in the County; and

WHEREAS, RCW 36.70A. 110 (2) holds that UGA's must be based on the population projection for the County from the Office of Financial management; and

WHEREAS, RCW 36.70A.215 requires evaluation and review of existing patterns of growth and whether or not there is sufficient land available for the projected population growth; and

WHEREAS, San Juan County and the Town of Friday Harbor created an UGA in 1998; and

WHEREAS, the unbuilt parcels within the current Friday Harbor Urban Growth Area are not sufficient to meet the county's population projection from the Office of Financial Management; and

WHEREAS, the Town of Friday Harbor published a UGA analysis on May 16th, 2007 and showed that 74.3 acres were required to meet the projected population growth; and

WHEREAS, San Juan County published a UGA analysis on August 2nd, 2007, showing that 128.5 acres were required; and

WHEREAS, a public information meeting was held on August 24th, 2007; and

WHEREAS, representatives of the Town of Friday Harbor and San Juan County agreed to expand the UGA in two (2) phases; and

WHEREAS, a SEPA determination of non-significance was published on October 17, 2007 and was unchallenged during the appeal period; and

WHEREAS, the San Juan County Planning Commission held a properly notified public hearing to discuss the phase 1 expansion of the Friday Harbor UGA on Wednesday, November 7, 2007; and

WHEREAS, the San Juan County Planning Commission made findings of fact and recommendations to the San Juan County Council; and

WHEREAS, the County Council carefully considered the section of the Staff Report for the August 24, 2007 meeting entitled Affordable or Workforce Housing when making their decision; and

ORIGINAL: PROCEEDINGS 11/27/07
CC: PAZ
CAI
TOWN OF FH
CDPD
ASSESSOR
AUDITOR
PUBLIC WORKS
11/29/07 LT

WHEREAS, it is imperative that San Juan County meet the goals of the GMA by allocating population to the UGA's and, in accordance with WAC 365-195-310:

- Identify sufficient land for housing;
- Evaluate the extent to which the existing and projected market can provide housing at various costs and for various income levels;
- Estimate the extent of populations which require assistance;
- Evaluate the capacity of local public and private entities to produce housing to meet the identified needs;
- Identify the share of affordable housing to be provided by the jurisdiction and how it will be achieved.

WHEREAS, Phase 1 of the Friday Harbor UGA does not entirely address the needs of San Juan County in regards to population numbers, affordable housing needs and land supply; and

WHEREAS, the San Juan County and Town of Friday Harbor Management Agreement does not address the Phase 1 Friday Harbor UGA expansion parcels; and

WHEREAS, after publishing the public hearing notice and the generalized text of the draft ordinance one time on November 14th, 2007, in the County's official newspaper, the County Council held a duly advertised public hearing on November 27th, 2007; and

WHEREAS,

1. Representatives of both the Town of Friday Harbor and the San Juan County agreed to expand the Town of Friday Harbor Urban Growth Area in two phases.
2. Phase I of the Town of Friday Harbor Urban Growth Area expansion includes only those territories identified by the Town of Friday Harbor in its July 12, 2007 transmittal letter.
3. Phase I of the Town of Friday Harbor Urban Growth Area expansion is limited to no more than seventy four point three (74.3) acres
4. Phase II of the Town of Friday Harbor Urban Growth Area expansion would include those additional territories identified by San Juan County in the August 24, 2007 Staff Report.
5. Phase II of the Town of Friday Harbor Urban Growth Area expansion would only be brought forward for consideration by the San Juan County Council after the agreed upon infrastructure analyses were complete.
6. Phase II of the Town of Friday Harbor Urban Growth Area expansion will be no less than an additional fifty four (54) acres.
7. The San Juan County and Town of Friday Harbor Management Agreement controlling development within the Town of Friday Harbor Urban Growth Area will be updated and amended in 2008.

8. The public was provided notice and an opportunity to review and comment upon Phase 1 of the Friday Harbor UGA expansion in conformance with *Comprehensive Plan* Section D.3, SJCC 18.90.010, SJCC 18.90.020, SJCC 18.80.050, and RCW 36.70.A.140.

NOW, THEREFORE, BASED ON THE ABOVE FINDINGS BE IT ORDAINED AS FOLLOWS:

Section 1. The Official Land Use Maps of the San Juan County Comprehensive Plan, Appendix 3, Friday Harbor Urban Growth Area, Figure One, are amended by adopting the amendment as shown in Exhibit A.

Section 2. The Chair of the San Juan County Council is hereby authorized to sign the amendments to the Official Land Use Maps of the San Juan County Comprehensive Plan, as set forth in Exhibit A attached hereto, on behalf of the Council.

COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON

ATTEST: Clerk of the Council

Signed
Bob Myhr, Chair
District 6, Lopez/Shaw

By: Signed
Laura Tuttle - Clerk
Date:

Signed
Howard Rosenfeld, Vice-Chair
District 3, Friday Harbor

REVIEWED BY COUNTY
ADMINISTRATOR

Signed
Kevin M. M. Ranker, Member
District 1, San Juan South

Signed
Pete Rose
Date:

APPROVED AS TO FORM ONLY
RANDALL K. GAYLORD

Signed
Rich Peterson, Member
District 2, San Juan North

By: Signed
Date

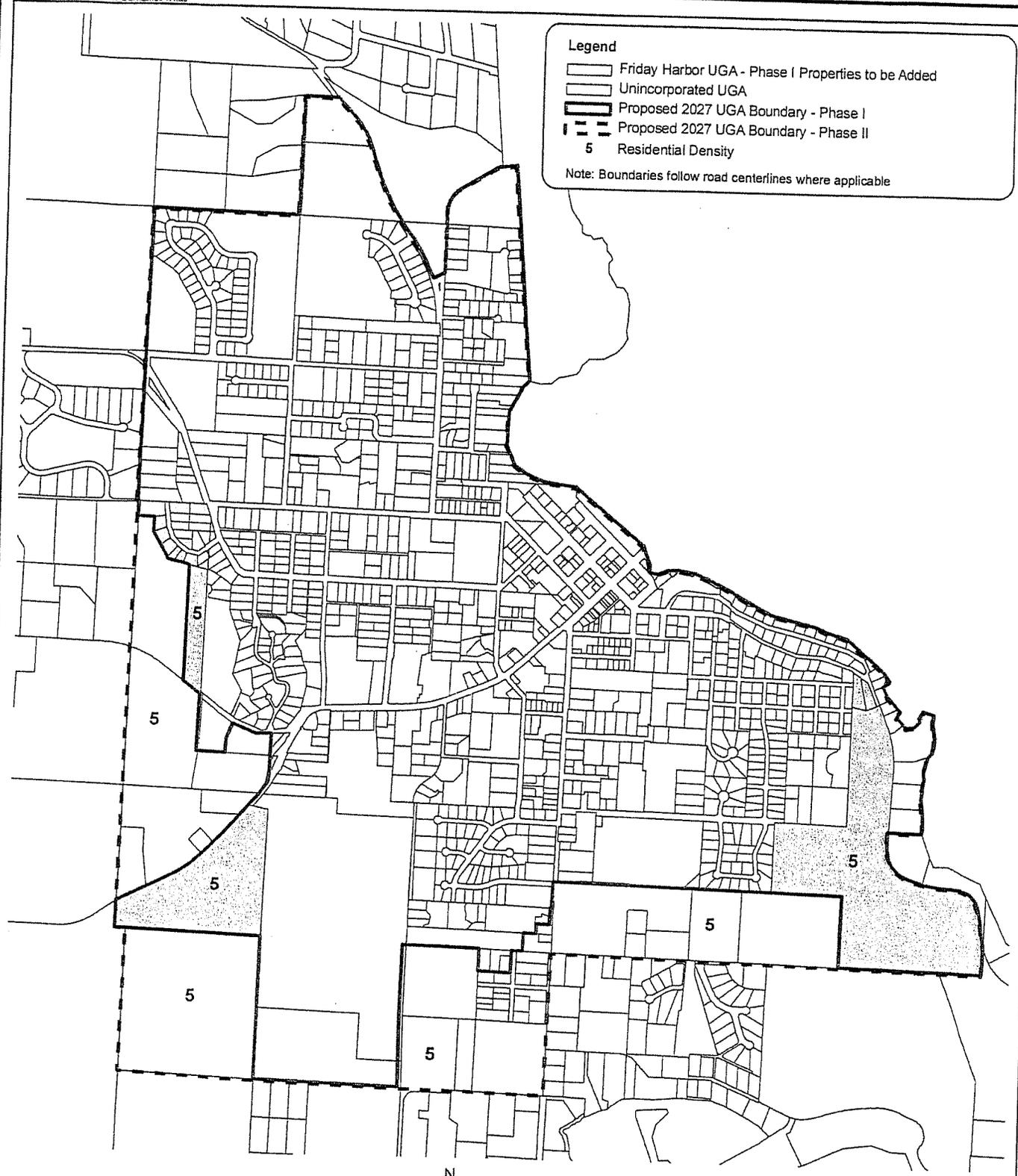
Signed
Alan Lichter, Member
District 4, Orcas West/Waldron

Signed
Gene Knapp, Member
District 5, Orcas East

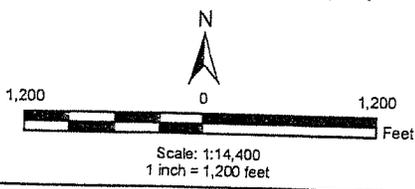
Legend

-  Friday Harbor UGA - Phase I Properties to be Added
-  Unincorporated UGA
-  Proposed 2027 UGA Boundary - Phase I
-  Proposed 2027 UGA Boundary - Phase II
-  5 Residential Density

Note: Boundaries follow road centerlines where applicable



This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. This map is based on the best information available as of the publication date.



**Friday Harbor UGA
Phase I**
San Juan Island
San Juan County, Washington

Exhibit
A

Drawn By:
mjc

Date:
07/13/07

Revised:
1007

Attachment D

ORDINANCE NO. 1392

AN ORDINANCE approving the Petition For Annexation, filed with the Town of Friday Harbor on August 19, 2008, concerning certain real property, portions of which are commonly referred to as "The Buck Property".

WHEREAS, on August 19, 2008, the Town received a Petition For Annexation of certain real property (hereinafter "the Property"), located adjacent to the Town's present corporate limits, said Property being legally described in Exhibit A hereto; and

WHEREAS, a very substantial portion of the Property is owned by members of the Buck family (hereinafter "the Bucks"), who wish to develop the same in a manner that, according to professional studies provided to the Town, would have unacceptable impacts on the Town's utilities and streets; and

WHEREAS, the Bucks, in order to mitigate the unacceptable impacts that would result from an unconditional annexation of the Property, voluntarily offered to enter into a binding legal agreement (hereinafter "the Development Agreement") that would impose limitations and conditions on their rights to develop their portion of the Property if it was annexed; and

WHEREAS, by adoption of Resolution No. 1712, the Town Council approved the Development Agreement proposed by the Bucks, and authorized the Mayor to sign the same if the Bucks were to execute and return to the Town two originals by a date not later than September 15, 2009; and

WHEREAS, the Bucks have executed two originals of the Development Agreement and returned both to the Town on June 3, 2009; and

WHEREAS, pursuant to the provisions of Resolution No. 1712, the Mayor has signed both originals of said Agreement on June 3, 2009; and

WHEREAS, pursuant to Section 2 of Resolution No. 1712, the Town Council is now obligated to adopt an ordinance annexing the Property, with said ordinance to have an effective date that is Forty-Five (45) days after its adoption.

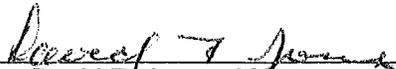
NOW THEREFORE BE IT ORDAINED by the Council of the Town of Friday Harbor, as follows:

SECTION 1. Annexation - The Petition For Annexation filed with the Town of Friday Harbor on August 19, 2008 is hereby approved and the entirety of the real property that is described in Exhibit A hereto shall become annexed into and become a part of the Town of Friday Harbor on the effective date set forth in Section 2, below.

SECTION 2. Effective Date - This ordinance shall become effective on August 2, 2009, and the real property described in Exhibit A hereto shall, for all purposes, be included within the corporate boundaries of the Town of Friday Harbor on and after that date.

ADOPTED this 18th day of June, 2009.

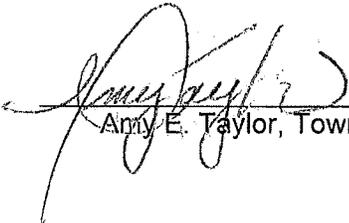
TOWN OF FRIDAY HARBOR



David F. Jones, Mayor

SEAL of the
Town of Friday Harbor

ATTEST:



Amy E. Taylor, Town Clerk

EXHIBIT A

1. TAX PARCEL 351313005 :

That portion of Government Lots 4 and 5 in Section 13, Township 35 North, Range 3 West, W.M. which lies Westerly and Southerly of the existing County Road, County Road #6, known locally as Turn Point Road; EXCEPT that portion of said lot 4 heretofore conveyed to and for the benefit of Friday Island Estates, Inc. for a parking lot; and

The north half of the East half of the Northeast quarter of the Southwest quarter (N $\frac{1}{2}$, E $\frac{1}{2}$, NE $\frac{1}{4}$, SW $\frac{1}{4}$) of Section 13 herein described.

2. TAX PARCEL 351313002

A portion of Government Lot 4, Section 13, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of the tract deeded to the University of Washington on April 10, 1910 by deed recorded at page 479 of Volume 11 of Deeds, records of San Juan County, Washington which corner is marked by an iron pipe driven four inches above the ground and described in various deeds as being 1,065.96 feet South and 2,239.58 feet East of the corner common to Sections 11, 12, 13, and 14 of said Township and Range; in other deeds as being 1,065.96 feet South and 2,359.58 feet East of said corner and still in others as being 1,108.71 feet South and 2,335.75 feet East of said corner, run thence South 64°15' East 189.1 feet to the Northwest corner of a certain tract land described by deed at page 342 of Volume 21 of Deeds, Records of San Juan County, Washington;

THENCE along the boundary of said certain tract South 60°27' East 42.8 feet;

THENCE, South 50°30' East 93.9 feet;

THENCE, South 52.6 feet to an old stake in a mound of rock in the one sixteenth line between Government Lots 3 and 4 of said Section 13 and the TRUE POINT OF BEGINNING of the following described parcel of land;

THENCE, from said TRUE POINT OF BEGINNING South 224.6 feet along the West boundary of said Government Lot 4;

THENCE, South 77°50' East 133.4 feet;

THENCE, North 12°04' West 292.7 feet;

THENCE, North 50°30' West 90 feet more or less to a point on the said West Boundary of said Government Lot 4;

THENCE, South along said West Boundary 92 feet more or less to the said POINT OF TRUE BEGINNING;

EXCEPT any portion lying within Harrison Street along the North line thereof;

AND TOGETHER WITH, an easement over and across a 30 foot strip of land for roadway purposes only, said strip extending from and lying Northerly of the Southerly boundary of a certain tract of land described by deed recorded at page 420 of Volume 36 of Deeds, Records of San Juan County, Washington, said Southerly boundary line having a beginning at the most Southerly point of said parcel and running thence North 66°37' East 145 feet more or less to the County Road.

3. TAX PARCEL 351313003

A portion of Government Lot 4, Section 13, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southwest corner of the tract deeded to the University of Washington on April 10, 1910, by deed recorded at Page 479 of Volume 11 of Deeds, records of San Juan County, Washington which corner is marked by an iron pipe driven four inches above the ground and described in various deeds as being 1,065.96 feet South and 2,329.58 feet East of the corner common to Sections 11, 12, 13, and 14 of said township and range; in other deeds as being 1,065.96 feet South and 2,359.58 feet East of said corner and still in others as being 1,108.71 feet South and 2,355.75 feet East of said corner; run thence South 64°15' East 189.1 feet to the Northwest corner of a certain tract of land described by deed at Page 342 of Volume 21 of Deeds, records of said county;

THENCE, along the boundary of said certain tract South 60°27' East 42.8 feet;

THENCE, South 50°30' East 93.9 feet;

THENCE, South 52.6 feet to and old stake in a mound of rock in the sixteenth line between Government Lots 3 and 4 of said Section 13;

THENCE, from said stake South 224.6 feet;

THENCE, South 77°50' East 133.4 feet to the TRUE POINT OF BEGINNING of the following described parcel of land;

THENCE, from said TRUE POINT OF BEGINNING North 66°37' East 145.0 feet;
THENCE, North 23°22' West 210.5 feet;

THENCE, North 23°23'30" West 103.5 feet;

THENCE, Westerly 10 feet, more or less, to the most Easterly corner of an addition tract of land deeded on the above said page 342;

THENCE, South 45° West 84.0 feet;

THENCE, South 12°04' East 292.7 feet to said TRUE POINT OF BEGINNING;
EXCEPT portion lying Easterly or Northerly of County Road as conveyed to San Juan County under Auditor's File No. 67532, records of said county.

RESOLUTION NO. 31 - 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

12
13 WHEREAS, the County Council deliberated on the Planning Commission's recommended
14 actions on July 10, 2018.

15
16 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of San Juan County, state
17 of Washington, as follows:

- 18
19 1. The Docket requests shown in Attachment A be disposed as follows:
20
21 a. 18-0001: no further consideration;
22 b. 18-0002; consider during the updates to the Land Use Element and Eastsound
23 Subarea Plan;
24 c. 18-0003: no further consideration, the impacts of climate change on transportation
25 infrastructure will be considered during the update to 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 No. 21-2016.
29
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.
33

34
35 ADOPTED this 10th day of July, 2018.
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Docket Number	Title	Proponent	Summary of Request	Type of Amendment	Priority	SJCC Sections Modified	Comprehensive Plan Sections
18-0001	Comprehensive Plan Introduction Expansion	Joe Symons	Add an executive summary and 'build out analysis' to the introduction of the Comprehensive Plan	Comprehensive Plan	C		Section A Introduction
18-0002	Intergenerational Neighborhoods	Steve Smith	Create 'intergenerational neighborhoods', modify UDC to allow for their creation	Development Regulation	C	18.30.030, 18.30.460, 18.40.032, 18.60.120 table 6.4, and add new section	
18-0003	Crescent Beach Road	Stephen Bernheim	Amend the Comprehensive Plan to "encourage the decommissioning of Crescent Beach Road"	Comprehensive Plan	C		B.6 Transportation, B.3 Shoreline Master Program, and Parks, Trails and Natural Areas Plan
18-0004	Solar Power in Orcas Village	Patrick Kirby	Allow solar power installations in Orcas Village commercial and Orcas Village Transportation land use designations	Development Regulation	C	18.30.430 Note 10, 18.30.430 Orcas Landing land use table	
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	Development Regulation	F	18.35.115 and 18.35.135	
18-0006	Agricultural Use Definition	Herdy, Amy	Include RCW 36.70A.177 definition of Ag. Uses	Development Regulation	F	18.20.010 and other mentions of agricultural activities	
	Agricultural Use Definition	Kane, David					
	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					
	Agricultural Use Definition	Kane, Kathy					
	Agricultural Use Definition	Limbach, Learner					
	Agricultural Use Definition	McIntyre, Ann					
	Agricultural Use Definition	Greene, Adam					
	Agricultural Use Definition	Murphy, Ken and Rypkema, Gwenn					
	Agricultural Use Definition	Enterman, Andre					

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

1 ATTEST: Clerk of the Council

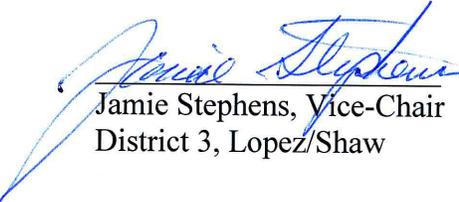
**COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON**

2
3
4  7-11-2018
5 Ingrid Gabriel, Clerk Date


Bill Watson, Chair
District 1, San Juan

6
7
8
9
10 REVIEWED BY COUNTY MANAGER

11
12  7-11-18
13 Michael J. Thomas Date


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

14
15
16 RANDALL K. GAYLORD
17 APPROVED AS TO FORM ONLY

18
19
20 By:  7-10-18
21 Date


Rick Hughes, Member
District 2, Orcas/Waldron

22
23
24 **ATTACHMENTS**

25
26 **A. 2018 Docket**

ORDINANCE 47 - 2007

AN ORDINANCE DESIGNATING PHASE I OF THE FRIDAY HARBOR URBAN GROWTH AREA

WHEREAS, under the Growth Management Act (GMA), RCW 36.70A, San Juan County adopted a Comprehensive Plan and Official Comprehensive Plan Maps; and

WHEREAS, RCW 36.70A.110 (1) requires San Juan County to designate an Urban Growth Areas (UGA) for cities in the County; and

WHEREAS, RCW 36.70A. 110 (2) holds that UGA's must be based on the population projection for the County from the Office of Financial management; and

WHEREAS, RCW 36.70A.215 requires evaluation and review of existing patterns of growth and whether or not there is sufficient land available for the projected population growth; and

WHEREAS, San Juan County and the Town of Friday Harbor created an UGA in 1998; and

WHEREAS, the unbuilt parcels within the current Friday Harbor Urban Growth Area are not sufficient to meet the county's population projection from the Office of Financial Management; and

WHEREAS, the Town of Friday Harbor published a UGA analysis on May 16th, 2007 and showed that 74.3 acres were required to meet the projected population growth; and

WHEREAS, San Juan County published a UGA analysis on August 2nd, 2007, showing that 128.5 acres were required; and

WHEREAS, a public information meeting was held on August 24th, 2007; and

WHEREAS, representatives of the Town of Friday Harbor and San Juan County agreed to expand the UGA in two (2) phases; and

WHEREAS, a SEPA determination of non-significance was published on October 17, 2007 and was unchallenged during the appeal period; and

WHEREAS, the San Juan County Planning Commission held a properly notified public hearing to discuss the phase 1 expansion of the Friday Harbor UGA on Wednesday, November 7, 2007; and

WHEREAS, the San Juan County Planning Commission made findings of fact and recommendations to the San Juan County Council; and

WHEREAS, the County Council carefully considered the section of the Staff Report for the August 24, 2007 meeting entitled Affordable or Workforce Housing when making their decision; and

original: PROCEEDINGS 11/27/07
cc: PAZ Auditor'
CA' PUBLIC WORKS'
TOWN OF FH' 11/29/07 Lt
CDPD'
ASSESSOR'

WHEREAS, it is imperative that San Juan County meet the goals of the GMA by allocating population to the UGA's and, in accordance with WAC 365-195-310:

- Identify sufficient land for housing;
- Evaluate the extent to which the existing and projected market can provide housing at various costs and for various income levels;
- Estimate the extent of populations which require assistance;
- Evaluate the capacity of local public and private entities to produce housing to meet the identified needs;
- Identify the share of affordable housing to be provided by the jurisdiction and how it will be achieved.

WHEREAS, Phase 1 of the Friday Harbor UGA does not entirely address the needs of San Juan County in regards to population numbers, affordable housing needs and land supply; and

WHEREAS, the San Juan County and Town of Friday Harbor Management Agreement does not address the Phase 1 Friday Harbor UGA expansion parcels; and

WHEREAS, after publishing the public hearing notice and the generalized text of the draft ordinance one time on November 14th, 2007, in the County's official newspaper, the County Council held a duly advertised public hearing on November 27th, 2007; and

WHEREAS,

1. Representatives of both the Town of Friday Harbor and the San Juan County agreed to expand the Town of Friday Harbor Urban Growth Area in two phases.
2. Phase I of the Town of Friday Harbor Urban Growth Area expansion includes only those territories identified by the Town of Friday Harbor in its July 12, 2007 transmittal letter.
3. Phase I of the Town of Friday Harbor Urban Growth Area expansion is limited to no more than seventy four point three (74.3) acres
4. Phase II of the Town of Friday Harbor Urban Growth Area expansion would include those additional territories identified by San Juan County in the August 24, 2007 Staff Report.
5. Phase II of the Town of Friday Harbor Urban Growth Area expansion would only be brought forward for consideration by the San Juan County Council after the agreed upon infrastructure analyses were complete.
6. Phase II of the Town of Friday Harbor Urban Growth Area expansion will be no less than an additional fifty four (54) acres.
7. The San Juan County and Town of Friday Harbor Management Agreement controlling development within the Town of Friday Harbor Urban Growth Area will be updated and amended in 2008.

8. The public was provided notice and an opportunity to review and comment upon Phase 1 of the Friday Harbor UGA expansion in conformance with *Comprehensive Plan* Section D.3, SJCC 18.90.010, SJCC 18.90.020, SJCC 18.80.050, and RCW 36.70.A.140.

NOW, THEREFORE, BASED ON THE ABOVE FINDINGS BE IT ORDAINED AS FOLLOWS:

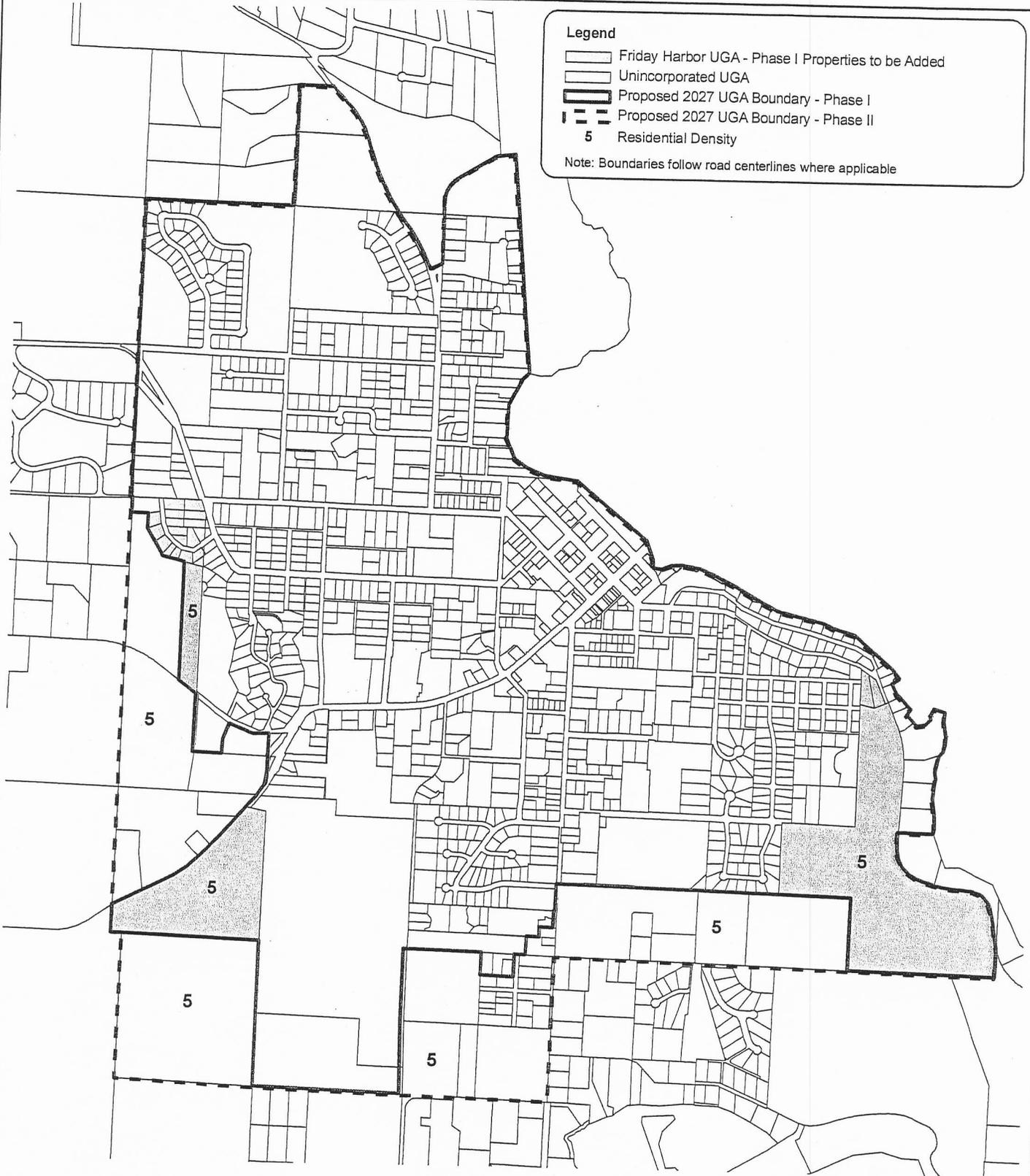
Section 1. The Official Land Use Maps of the San Juan County Comprehensive Plan, Appendix 3, Friday Harbor Urban Growth Area, Figure One, are amended by adopting the amendment as shown in Exhibit A.

Section 2. The Chair of the San Juan County Council is hereby authorized to sign the amendments to the Official Land Use Maps of the San Juan County Comprehensive Plan, as set forth in Exhibit A attached hereto, on behalf of the Council.

Legend

-  Friday Harbor UGA - Phase I Properties to be Added
-  Unincorporated UGA
-  Proposed 2027 UGA Boundary - Phase I
-  Proposed 2027 UGA Boundary - Phase II
-  Residential Density

Note: Boundaries follow road centerlines where applicable



This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. This map is based on the best information available as of the publication date.



Friday Harbor UGA
Phase I
 San Juan Island
 San Juan County, Washington

Exhibit
A

Drawn By: mjc Date: 07/13/07 Revised: 10/07

2020 Docket

Table 1. Email List of Applicants Requesting Amendments

Application #	Applicant Name	Email Address
20-0001	Deer Harbor Plan Review Committee (Ryan Carpenter, Mike Douglas, Kevin White, Barry Maden, Wes Heinmiller, Sheila Gaquin, Anne Marie Shanks)	sheilakg@mac.com mikedouglas@gmail.com ames1021@gmail.com
20-0002	Homes for Islanders (Justin Roche)	director@homesforislanders.org
20-0003	Janet Alderton	janetalderton@gmail.com
20-0004	John M. Campbell	Jmc779@rockisland.com
20-0005	Anne Marie Shanks, Janet Alderton, Toby Cooper, Eleanor Hoague, Jan Ehrlichman, Michael Johnson, Gregory Oakesen, Mark Mayer, Judy Scott, Artha Kass	janetmalderton@gmail.com ames1021@gmail.com
20-0006	Jennifer D. De Groot	Degroot_jennifer@yahoo.com
20-0007	Department of Community Development (Adam Zack)	adamz@sanjuanco.com

A single email list of applicants is required by San Juan County Code (SJCC) 18.90.020(E)

RCW 36.70A.470 Project review—Amendment suggestion procedure—Definitions

(2) 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.

18.90.020 Legislative procedures.

A. Procedures. All proposed amendments to this code and proposed amendments to the official maps and/or Comprehensive Plan shall be handled according to the procedures established in Chapters 36.70 and 36.70A RCW, RCW 36.32.120, the County Charter, and the County code. This process will ensure formal public notice and public hearings, evaluation, and recommendations from the planning department's professional, technical perspective and from the planning commission's knowledgeable lay perspective. Final action is reserved for the County council.

B. Planning Department. The department shall evaluate all requests to modify this code and forward recommendations to the planning commission and County council for consideration.

C. Planning Commission. The planning commission shall hold a public hearing and make recommendations to the County council on all legislative decisions specified in this section.

D. County Council. All amendments to the development code, Comprehensive Plan, and official maps require a public hearing before the County council.

E. Public Notice. Notice of all public hearings will be given in conformance with applicable law. The department shall maintain a printed list of proposed development code and Comprehensive Plan amendments, and shall include a copy of the list on its web site. A single e-mail list shall be maintained by the department. All those requesting the service shall receive all department notices digitally.

F. Implementation. The County council decision shall become effective no sooner than 10 working days after passage of an ordinance except in the case of an emergency.

G. Comprehensive Plan Amendments. Amendments to the Comprehensive Plan text and official maps may not be considered more frequently than once per year except as provided in RCW 36.70A.130(2) and the Comprehensive Plan.

H. Unified Development Code (UDC) Amendment. Amendments to the UDC may be adopted at any time. (Ord. 32-2010 § 1; Ord. 50-2008 § 1; Ord. 15-2005 § 3; Ord. 16-2002 § 1; Ord. 2-1998 Exh. B § 9.2)