



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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DATE RECEIVED
 S.J.C. DEPARTMENT OF
 FEB 16 2021
 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>Thomas Bennett</u>	Name of Agent:	<u>NA</u>
Address	<u>845 Argyle Avenue</u>	Address	_____
City, State, Zip	<u>Friday Harbor, WA 98250</u>	City, State, Zip	_____
Phone	<u>(360) 317-5214</u>	Phone	_____
Email	<u>thomasebennett@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>Thomas E. Bennett</u>	<u>2/10/2021</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 amendments (if applicable). 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 amendments (if applicable). Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

Title 18 UDC Code, Table 18.30.040. Allowable and Prohibited Uses in Rural, Resource, and Special Land Use Designations

Land use table – Resource Lands use designation. To allow Commercial composting on Agricultural Resource Lands as a Provisional/ Conditional Uses (P/C).

Land Uses	Classification of Uses by Land Use Designation								
	Rural Designations					Resource Lands		Special Lands	
Industrial Uses	RGU	RR	RFF	RI	RC	AG	FOR	C	N
Commercial composting	P/C	N	N	P/C	P/C	P/C	P/C	N	N

3. Why is the amendment being proposed?

2.2.B Economy: 3. Retain resource-based activities by: c. Allowing resource-based processing and commercial activities to locate on resource lands.

2.3.D Resource Lands a. Agricultural Resource Lands: (3) Allow cottage enterprises that do not interfere with agricultural use, and allow agriculture-related activities such as processing and limited retailing facilities for locally grown products on farm sites and within agricultural areas consistent with allowances in State law for accessory uses in agricultural resource lands.

QUALITATIVE ASSESSMENTS OF AGRICULTURAL LANDS IN SAN JUAN COUNTY

• Relax regulations on farm-related and accessory facilities (e.g. commercial kitchens, composting facilities) that are stricter than statewide standards.

Agricultural Resource land is well-suited to commercial composting and should be an allowable land use upon Provisional/Conditional Uses (P/C). Agricultural Resources lands that sell compost are allowable by State issued 'Notice of Intent to Operate Under Terms and Conditions for Solid Waste Permit Exemption', or Washington State issued Commercial Composting permit. Local land use should allow accessory facilities such as composting facilities that are State compliant.

Farm businesses should be diverse and productive both economically and as an ecosystem service. Soil is the foundation of agriculture. This relationship between our food source and soil illustrates the utilization of our island resources in productive ways. Farms can create jobs that allow sustainable local resources such as yard waste to be regenerated into soil to further the production of crops.

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

This proposal directly supports the GMA Planning goals identified by RCW 36.70A.011, 36.70A.020, 36.70A.030, 36.70A.070 (5), 36.70A.177, and 7.48.305.

RCW 36.70A.011: Findings-Rural Lands: to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development.

RCW 36.70A.020: Planning Goals: (5) Economic development - promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.

RCW 36.70A.070(5): Findings-Rural lands, a county should foster land use patterns and develop a local vision of rural character that will: Help preserve rural-based economies and traditional rural lifestyles; encourage the economic prosperity of rural residents; foster opportunities for small-scale, rural-based employment and self-employment; permit the operation of rural-based agricultural, commercial, recreational, and tourist businesses that are consistent with existing and planned land use patterns.

RCW 36.70A.177: Agricultural lands—Innovative zoning techniques—Accessory uses, the innovative zoning techniques should be designed to conserve agricultural lands and encourage the agricultural economy. (2) (a) Agricultural zoning, which limits the density of development and restricts or prohibits nonfarm uses of agricultural land and may allow accessory uses, including nonagricultural accessory uses and activities, that support, promote, or sustain agricultural operations and production, as provided in subsection (3) of this section; (3) (a) Accessory uses shall be located, designed, and operated so as to not interfere with, and to support the continuation of, the overall agricultural use of the property and neighboring properties, and shall comply with the requirements of this chapter; (b) Accessory uses may include: (i) Agricultural accessory uses and activities, including but not limited to the storage, distribution, and marketing of regional agricultural products from one or more producers, agriculturally related experiences, or the production, marketing, and distribution of value-added agricultural products, including support services that facilitate these activities.

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?

The proposal increases job capacity by creating quality jobs in rural areas. Innovative local businesses are important in creating a more robust local work force.