

2021 Annual Docket

Planning Commission Public Hearing

June 18, 2021

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Department of Community Development

Purpose

- Hear public testimony on the 2021 Docket
- Planning Commission makes official recommendation to the County Council
- Recommendation includes:
 - Which requests should be added to the future DCD work program
 - Prioritization of recommended requests



Process



Requests and Staff
Recommendations



Public
Testimony



Planning Commission
Deliberation and
Recommendation

What is the Annual Docket?

- List of requests to amend the Comprehensive Plan (*Plan*), Unified Development Code (UDC) and Official Maps.
- Council decides whether to add requests as projects on the Department of Community Development work program.
- Requests added to DCD work program become future projects and will go through a public process.

Planning Commission Recommendation

- Recommend to the County Council whether to add these requests as projects on the DCD work program.
- Includes prioritization of projects.
- Changes not required—local choice.
- Prioritization must be balanced with available resources.

Request 21-0001

Applicant: Thomas Bennett

Request: Allow commercial composting on AG Resource land.

Recommendation: Address this request after the Comprehensive Plan update. Develop performance standards for commercial composting in AG Resource land.

Request 21-0002

Applicant: Orcas Tennis Club

Requests: Allow Indoor Recreation Facilities in the Rural Farm Forest (RFF) land use designation.

Recommendation: If the County Council wishes to pursue this request, this project could be added to a future DCD work program after the Comprehensive Plan update and other higher-priority projects.

Request 21-0003

Applicant: Joe Symons

Request: Add an executive summary and ‘build-out analysis’ to the Introduction of the Comprehensive Plan.

Recommendation: Not recommended. Previously resolved by the 2018 and 2019 dockets. The Comprehensive Plan update fulfils many aspects of the request.

Request 21-0004

Applicant: Department of Community Development

Request: Amend the Flood Hazard Control Regulations to allow wet floodproofing for agricultural and accessory structures.

Recommendation: Do not add this project to the DCD work plan at this time.

Request 21-0005

Applicant: Miles Becker

Request: Consolidate tree regulations in the UDC into one new section specifically for trees. Add general tree retention and protection standards in a new code section.

Recommendation: Staff does not recommend consolidating the tree regulations. Add a tree code project to the DCD work plan after the Comprehensive Plan update

Request 21-0006

Applicant: Eastsound Planning and Review Committee

Request: Make various changes to the development code for Eastsound.

Recommendation: If the County Council wishes to pursue this request, add it to the DCD work plan after the *Plan* update and other higher priority projects.

Request 21-0007

Applicant: Rachelle Ericsson

Request: Allow drive through windows for eating establishments.

Recommendation: If the County Council wishes to pursue this request, add it to the DCD work plan after the *Plan* update and other higher priority projects.

Request 21-0008

Applicant: Alexandra Gayek

Request: Make various changes to the stormwater code.

Recommendation: Add a stormwater regulation update project to the DCD and Public Works work plans after the *Plan* update.

Staff Recommended Priority

Priority	Request #	Keyword	Recommendation
1	21-0008	Stormwater	Add to DCD work program after <i>Plan</i> update
2	21-0001	Commercial Composting	Add to DCD work program after <i>Plan</i> update
3	21-0005	Trees	If a priority, add to DCD work program after <i>Plan</i> update.
4	21-0006	Eastsound Subarea Plan	If a priority, add to DCD work program after <i>Plan</i> update.
5	21-0002	Indoor Recreational Facilities	If a priority, add to DCD work program after <i>Plan</i> update.
6	21-0007	Drive-through eating establishments	If a priority, add to DCD work program after <i>Plan</i> update.
N/A	21-0003	Build-out analysis	No further action.
N/A	21-0004	Floodproofing	No further action.

Next Steps

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graph LR; A((County Council Briefing on PC Recommendation)) --> B((County Council Public Hearing. Adopt 2021 Docket.))
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County Council
Briefing on PC
Recommendation

County Council
Public Hearing.
Adopt 2021 Docket.

Questions?

Please send comments to
sophiac@sanjuanco.com

Annual Docket Website: <https://www.sanjuanco.com/1658/Annual-Docket>

Sample Motion Language

I move that the Planning Commission recommend that the County Council add the following requests to the Department of Community Development future work program in the following order of priority:

1. 21-0008
2. 21-0001
3. 21-0005
4. 21-0006
5. 21-0002
6. 21-0007

No further action is needed for requests 21-0003 and 21-0004.