



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

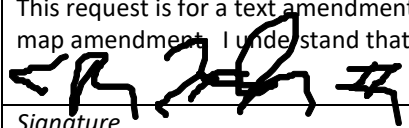
135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

DATE RECEIVED
 SJC DEPARTMENT OF
 COMMUNITY
 DEVELOPMENT
 RECEIVED: 02/23/2021

Comprehensive Plan Text/SJC Code* Amendment Request

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

APPLICANT INFORMATION:			
Name of Applicant:	Orcas Tennis Club Association	Name of Agent:	Rick Hughes
Address	PO Box 267	Address	1573 Orcas oad
City, State, Zip	Orcas, WA, 98280	City, State, Zip	Eastsound, WA, 98245
Phone	360-472-0253	Phone	360-472-0253
Email	orcasc@gmail.com	E-mail	Starwave96@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.		
	Charles Richard Hughes II	02/23/2021
<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.

The Orcas Tennis Club would like to build a covered tennis court in a barn like structure that would allow for year round use of the club by the 41 membership units and guests. Curently, rural farm forest designation (RFF) allows outdoor recreational activities, but does not allow indoor recreational activities/facilities. OTC requests that the land use be changed to either Yes or provisional use or conditional. OTC preference would be yes, but any change would be appreciated.

In SJCC UDC Land Use Table 18.30.040, recreational use table, Change Indoor Recreational Use from a No to a Yes (or Provisional or Conditional Use) just like was modified for indoor swimming pools for the Lopez Pool.



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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.

The Orcas Tennis Club would like to build a covered tennis court in a barn like structure that would allow for year round use of the club by the 41 membership units and guests. Curently, rural farm forest designation (RFF) allows outdoor recreational activities, but does not allow indoor recreational activities/facilities. OTC requests that the land use be changed to either Yes or provisional use or conditional. OTC preference would be yes, but any change would be appreciated.

In SJCC UDC Land Use Table 18.30.040, recreational use table, Change Indoor Recreational Use from a No to a Yes (or Provisional or Conditional Use) just like was modified for indoor swimming pools for the Lopez Pool.

3. Why is the amendment being proposed?

This change would allow this specific club and other public and private organizations to be able to build structures for athletic activity year round. This would help improve the health and well-being of the club members and guests at this specific location and allow other groups to consider construction of indoor recreational facilities, like swimming pools, basketball gyms and tennis courts.

The Orcas Tennis Club request is simple, there is a desire to use the parcel year round as a place to play tennis and that is restricted by weather conditions. This is a private club, so there will not be more than the 41 memberships and a few guests. Monthly numbers will be down versus summer use, because less people are on the island to use the facility and the new court would be used mostly in the winter only. Monthly traffic levels will not be increased more than summer months and it may spread out use across the entire year.

There is very limited parcels outside the UGA's/Village/Hamlet areas that allow for indoor recreational facilities. Not sure why an indoor pool is a conditional use in RFF and an indoor tennis court is not allowed. If memory serves, the allowance of a conditional use was changed for the Lopez pool, just recently.

The Orcas Tennis Club Association has been an active recreational facility for over 40 years and this simple request would be a positive impact for the club and for Tennis and pickle ball on Orcas Island as there are not any covered tennis courts on the island.

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

This is not a huge change to the existing land use. All that is being asked is that the OTC be allowed to build a covered court. The club is currently allowed to have lighted courts, but doesn't have them, by covering a court, limited light will be seen by neighbors, which there are not many of, The club is nestled in a pocket of trees and hay fields.

RCW 36.70A

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

This request will fulfill RCW 36.70A by enhancing recreational opportunities.

The desired parcel change and construction will be done on already cleared land, it will not bring additional unique people to the facility and it will allow for year round recreation.

There will be no critical area impact and no shoreline impact.

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 on population, yes on employment capacity.



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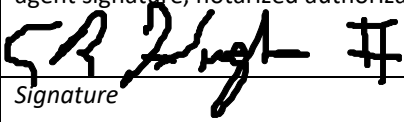
Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

APPLICANT AND AGENT INFORMATION:			
Name of Applicant:	<u>Orcas Tennis Club Association</u>	Name of Agent:	<u>Rick Hughes</u>
Address	<u>PO Box 267 (212 Club Lane)</u>	Address	<u>1573 Orcas RRoad</u>
City, State, Zip	<u>Orcas, WA, 98280</u>	City, State, Zip	<u>Eastsound, WA, 98245</u>
Phone Number	<u>360-472-0253</u>	Phone Number	<u>360-472-0253</u>
Email	<u>orcastc@gmail.com</u>	E-mail	<u>Stawave96@hotmail.com</u>

PROPERTY OWNER INFORMATION:			
Name of Owners:	<u>Orcas Tennis Club Association</u>	Phone Number	<u>360-472-0253</u>
Address	<u>PO Box 267 (212 Club Lane)</u>	E-mail	<u>orcastc@gmail.com</u>
City, State, Zip	<u>Orcas, WA 98280</u>		

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: <u>262214004000</u>	Land Use/Shoreline Designation: <u>RFF/NA</u>	Parcel size: <u>4.1 acres</u>
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Parcel size: _____

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.)		
	<u>Charles Richard Hughes II</u>	<u>02/23/2021</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
Signature	Printed Name	Date
For DCD Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Amt. Paid:	Date Received:	Receipt Number: 0000

DESCRIPTION OF PROPOSAL:

The Orcas Tennis Club would like to build a covered tennis court in a barn like structure that would allow for year round use of the club by the 41 membership units and guests. Curently, rural farm forest designation (RFF) allows outdoor recreational activities, but does not allow indoor recreational activities/facilities. OTC requests that the land use be changed to either Yes or provisional use or conditional. OTC preference would be yes, but any change would be appreciated.

CHECK ALL THAT APPLY:

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other LS Land Use Table Change in RFF

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: 262214004000	Land Use/Shoreline Designation: <u>RFF/NA</u>	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____
Tax Parcel Number: _____	Land Use/Shoreline Designation: _____/_____	Proposed Density: _____

General location of property:	Orcas, nea fery landing
Tax Parcel Number: <u>262214004000</u>	Land Use/Shoreline Designation: <u>RFF/NA</u> Proposed Density: _____

Island: Orcas Island	Total acres of proposal: 4.1
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List all existing use(s) on property:	Orcas Tennis Club has a small club house with a kitchen, bathroom and club room. This is a tennis and social club.
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List any special tax categories that apply to the property, such as Open Space or Designated Forest Land	NA
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Describe existing and proposed method of sewage disposal	Septic.
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PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL

1. Why is the amendment being proposed?				
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? _____

2. How would the map amendment benefit the public health, safety, or welfare?

This change would allow this specific club and other public and private organizations to be able to build structures for athletic Activity year round. This would help improve the health and well-being of the club members and guests at this specific location and allow other groups to consider construction of indoor recreational facilities, like swimming pools, basketball gyms and tennis courts

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.

The Orcas Tennis Club request is simple, there is a desire to use the parcel year round as a place to play tennis and that is restricted by weather conditions. This is a private club, so there will not be more than the 41 memberships and a few guests. Monthly numbers will be down versus summer use, because less people are on the island to use the facility and the new court would be used mostly in the winter only. Monthly traffic levels will not be increased more than summer months and it may spread out use across the entire year.

There is very limited parcels outside the UGA's/Village/Hamlet areas that allow for indoor recreational facilities. Not sure why an indoor pools a conditional use in RFF and an indoor tennis court is not allowed. If memory serves, the allowance of a conditional use was changed for the Lopez pool, just recently.

The Orcas Tennis Club Association has been an active recreational facility for over 40 years and this simple request would be a positive impact for the club and for Tennis and pickle ball on Orcas Island as there are not any covered tennis courts on the island.

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

This is not a huge change to the existing land use. All that is being asked is that the OTC be allowed to build a covered court. The club is currently allowed to have lighted courts, but doesn't have them, by covering a court, limited light will be seen by neighbors, which there are not many of, The club is nestled in a pocket of tees and hay fields.

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.

OTC is the only tennis club on the island. OTC is not owned exclusively by neighboring property owners, but by 41 different members across Orcas Island. Tennis on this parcel is an allowed use in RFF and it has been for over 40 years. The activity will still be tennis, but tennis will be able to be played regardless of the weather.

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

I do not see any adverse impacts of the requested change as this is a tennis club and it will remain a tennis club. There will be incremental use in the winter and fall, but the use will never exceed the current summer use. The property is accessed by a Private road, so limited impact on neighbors, noise and light will be reduced by the fact that the activity will be inside and insulated.

The benefits will be that this activity will be available year round.

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

RCW 36.70A

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

This request will fulfill RCW 36.70A by enhancing recreational opportunities.

The desired parcel change and construction will be done on already cleared land, it will not bring additional unique people to the facility and it will allow for year round recreation.

There will be no critical area impact and no shoreline impact.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA?

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.)

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)

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.



262214004000

176

Club Ln

000

LAND DESCRIPTION

ORCAS TENNIS CLUB ASSOCIATION - REVISED PARCEL B

That portion of the North 460.00 feet of the Southeast Quarter of the Northeast Quarter of Section 22, Township 36 North, Range 2 West, W.M., in San Juan County, Washington, described as follows:

Commencing at the Southeast corner of said North 460.00 feet, which point is on the Section line common to said Section 22 and Section 23, said township and range, from which point the Northeast Corner of said Section 22 bears North 01 degrees 36 minutes 37 seconds East 1794.50 feet;

THENCE along the South line of said North 460.00 feet North 88 degrees 19 minutes 14 seconds West for a distance of 111.96 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 88 degrees 19 minutes 14 seconds West for a distance of 562.61 feet;

THENCE North 02 degrees 06 minutes 16 seconds East for a distance of 163.55 feet;

THENCE North 29 degrees 49 minutes 37 seconds East for a distance of 218.78 feet;

THENCE South 84 degrees 34 minutes 57 seconds East for a distance of 309.71 feet;

THENCE South 61 degrees 44 minutes 43 seconds East for a distance of 163.36 feet;

THENCE South 00 degrees 05 minutes 59 seconds West for a distance of 204.80 feet;

THENCE South 04 degrees 14 minutes 17 seconds West for a distance of 58.51 feet to the Point of Beginning.

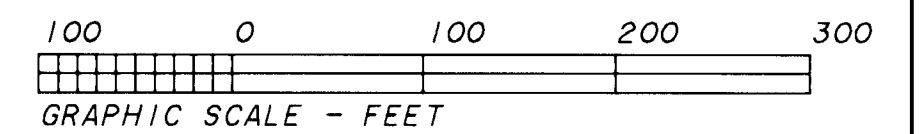
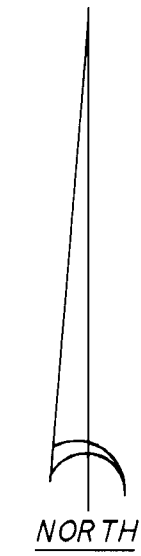
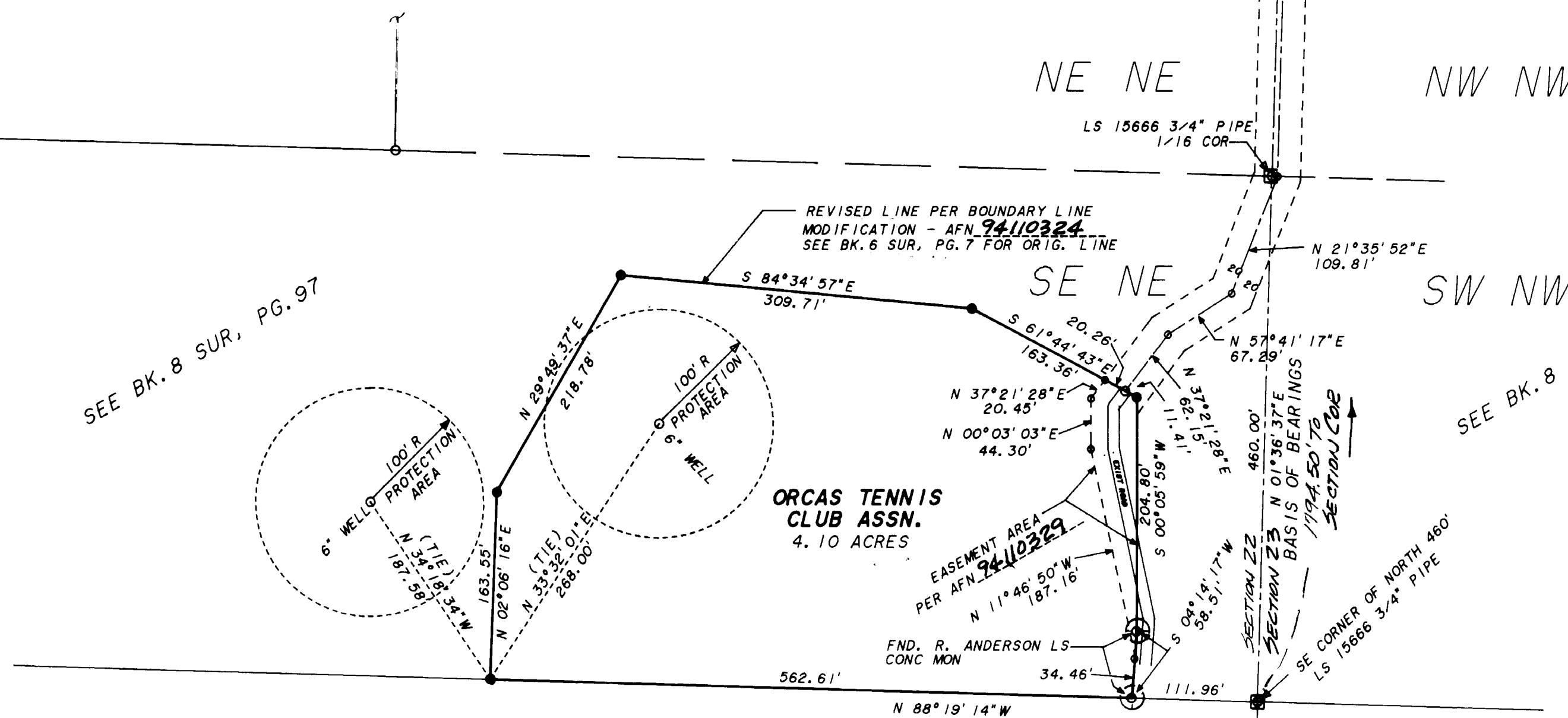
Together with and subject to covenants, easements, and restrictions of record.

Said property contains 4.10 acres.

SEE BK. 9 SUR, PG. 6

SEE BK. 8 SUR, PG. 97

SEE BK. 8 SUR, PG. 97



LEGEND

- CONC MONUMENT AS NOTED
SET 5/8\"/>

AUDITORS CERTIFICATE
FILED FOR RECORD THIS 4TH DAY OF APRIL, 1995 AT 3:18 PM. IN BOOK 12 OF SURVEYS, PAGE 182 AT THE REQUEST OF JEFFREY A. IVERSON.

95040424 [Signature] COUNTY AUDITOR

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION BASED ON A CLOSED FIELD TRAVERSE USING A 5 SECOND ELECTRONIC TOTAL STATION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF J. A. IVERSON IN FEB, 1995.

JEFFREY A. IVERSON, CERTIFICATE NO. 18905



RECORD OF SURVEY

ORCAS TENNIS CLUB ASSN.

PTN. OF SE-NE SEC. 22 T. 36 N., R. 2 W., W.M.

Table with columns for Surveyor Name (Jeffrey A. Iverson), License No. (18905), Date (Sept. 94), and other details.

Parcels within 300 feet of Orcas Tennis Club Association

<u>Number</u>	<u>Parcel</u>	<u>Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	<u>Physical Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
1	262212009000	Bay Head Point Home Owners Association	PO Box 110997	Tacoma	WA	98411-0997	1010 Killebew Lake Road	Orcas	WA	98280
2	262350010000	Randi's Farm Home Owners Association	PO Box 395	Orcas	WA	98280	PO Box 395	Orcas	WA	98280
3	262323003000	James H Zukin TTEE & Helen Zukin TTEE & Their Successors TTEES	800 Torcate Way	Los Angeles	CA	90077-3216	245 Double Cove Road	Orcas	WA	98280
4	262214009000	James H Zukin TTEE & Helen Zukin TTEE & Their Successors TTEES	800 Torcate Way	Los Angeles	CA	90077-3216	245 Double Cove Road	Orcas	WA	98280
5	262214006000	Don F & Debrra J Bashear	PO Box 25	Orcas	WA	98280	125 Mossy Wood Lane	Orcas	WA	98280

OTC Adjacent Property Owners

