

2022 Annual Docket

Planning Commission Briefing: May 20, 2022

Department of Community Development

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Purpose

- Brief the Planning Commission on the 2022 Docket requests
- Provide staff recommendations
- Answer questions
- Prepare Planning Commission to make a recommendation to Council after the upcoming public hearing



Overview



**What is the
Annual Docket?**



**Requests and Staff
Recommendations**



**Next Steps in the
Docket Process**

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 plan
- Any interested party may apply January 1 – March 1

Process

- Planning Commission's Role: make a recommendation to the County Council on whether to add these requests as projects on the DCD work plan.
- Requests are NOT adopted through the docket
- Requests added to DCD work plan become future projects and will go through a public process
- Changes not required—local choice

2022 Requests

Request #	Applicant	Keyword
22-0001	Port of Friday Harbor	Boathouses and covered moorages
22-0002	Sunflower Properties LLC	Transfer of Development Rights
22-0003	OPAL Community Land Trust	ADU ownership
22-0004	New RH LLC	Map Change: Master Planned Resort
22-0005	GTB Farms	Map Change: Rural Commercial

Request 22-0001

Applicant: Port of Friday Harbor

Request: Change SJCC 18.50.240(B)(6) to allow boathouses and covered moorages to be reoriented or adjusted within marinas to cover less environmentally sensitive areas.

Recommendation: Staff do not recommend further consideration. In order to act on over-water structures, the County will need to update the SMP. County could inform applicant of the proper process for SMP updates, currently scheduled for 2028.

Request 22-0002

Applicant: Sunflower Properties LLC

Request: Allow the transfer of development rights. The applicant proposes this as a method of clustering development and promoting open space within UGAs.

Recommendation: Staff recognizes the importance of transfer of development rights (TDR) policies as a planning tool that may increase opportunities to conserve open space and promote other desired outcomes from the comprehensive plan. However, to accomplish this, staff recommend developing an inclusive TDR code (SJCC 18.60.40) that will provide applicants with clear guidance for implementing TDR throughout the county and in a variety of circumstances.

Request 22-0003

Applicant: OPAL Community Land Trust

Request: Change SJCC 18.40.240(F)(4) to allow ADUs to be owned by the owner of the principal residence, or the owner of the land if the owner is providing perpetual affordable housing (as defined in SJC 2.27). Currently, ADUs must be owned by the owner of the principal residence. This proposal is to allow landowners to develop ADUs for affordable housing when they are not the owner of the principal residence.

Recommendation: Staff do not recommend further consideration. This change may impact the definition and intent of ADUs. Additionally, there is an existing process for developing housing clusters, planned unit developments (PUDs), condominiums and other binding site plans where the landowners and homeowners may be different entities.

Request 22-0004

Applicant: New RH LLC

Request: Expand the Roche Harbor Master Planned Resort Activity Center to include five parcels currently designated Rural Residential for resort development.

Recommendation: Staff do not recommend further consideration of this request. The applicant does not provide enough detail to demonstrate the need to consider a substantial change to development rights and activities in the Roche Harbor Master Plan (RHMP). The described change is expressly forbidden in the RHMP and as such may be expected to receive substantial public comment, requiring considerable staff time to prepare and evaluate. In addition, the benefit to the landowner may be disproportionate to the effort the County would need to put into making this change to the comprehensive plan. The County could recommend the applicant pursue changes to the RHMP through the next Comprehensive Plan update process scheduled for 2024.

WITHDRAWN
05/13/2022

Request 22-0005

Applicant: GTB Farms LLC

Request: Change the land use designation of this parcel from Rural Farm Forest to Rural Commercial.

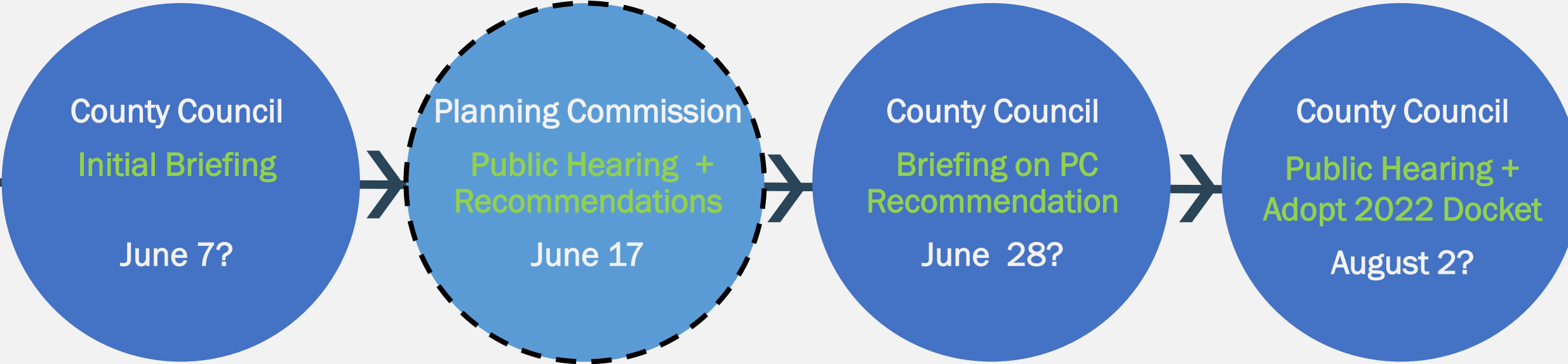
Recommendation: While staff recognize the importance and value of agritourism, Staff do not recommend further consideration of this application. This change will result in a significant benefit/added value to the landowner and may expand allowable uses beyond forestry and farming related activity. Staff does see value in broadly considering how RFF and agricultural land allowable uses could be updated to increase opportunities for agritourism without broadly converting farms and forests to commercial properties.

Current Project Implementation Timeline

* The county council has directed staff to work on past docket items in the following order.
Docket requests that are recommended for addition to the DCD work plan are presented in orange.

Docket #	Request	Applicant	Year (Quarter)
18-0005, 20-0006	Coastal Cutthroat Trout	Jenny DeGroot	2022 (Q3)
19-0003	Habitat Buffer	Fred Klein	2022 (Q3)
21-0008	Stormwater	Alexandra Gayek	2023 - 2024
21-0001	Composting	Thomas Bennett	2023 - 2024
21-0006	Eastsound Subarea Plan	EPRC	2024-2025
21-0005	Trees	Miles Becker	2024, and with next CAO and SMP updates
21-0002	Indoor Tennis	Orcas Tennis Club	2025
22-0002	Transfer of Development Rights Code	Sunflower Properties LLC	2025

Next Steps



Questions?

Please send comments to
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Annual Docket Website: <https://www.sanjuanco.com/1658/Annual-Docket>