



2023 Annual Docket – Map Amendments

Planning Commission Initial Briefing– June 16, 2023

Purpose

- Brief the Planning Commission on the 2023 Docket Comprehensive Plan Official Map amendment requests
- Familiarize the Planning Commission with map amendment process and key considerations
- Answer questions
- Review timeline for this process

Overview



Map Amendment
Process



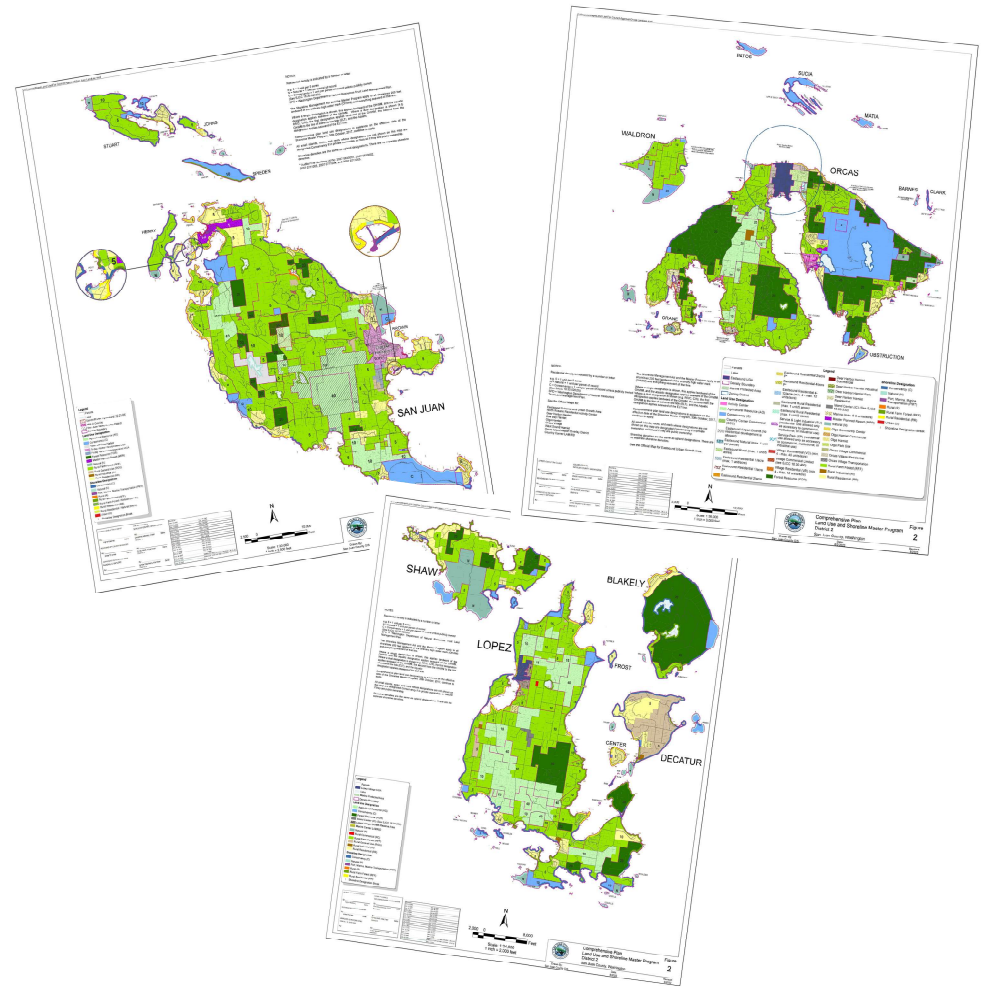
Map Amendment
Requests



Next Steps

Official Maps

- Establish land use designations and residential densities throughout the County
- Used in conjunction with the County's Unified Development Code (UDC) to determine:
 - Allowed development activities/permitting requirements
 - Density and dimensional requirements



Process

- Comprehensive Plan map amendments are adopted by ordinance
- SJCC 18.90.010 Legislative Decisions
- SJCC 18.90.020 Legislative Procedures
- SJCC 18.90.030 Amendments to Comprehensive Plan Official Maps

Initial briefings → PC Hearing → Council briefings → Council Hearing →
Adopt map amendments by ordinance

Criteria for amendments

General Site-specific Redesignations

San Juan County Code (SJCC)
18.90.030(F)

Benefit to public health, safety, or welfare;

Change is warranted because of changed circumstance, need for additional land in the proposed designation, to correct an error, or new information is available;

Consistent with land use designation criteria in the *Plan*;

Will not create an enclave of property owners enjoying greater privileges than those in the vicinity; and

Benefits outweigh significant adverse impacts.

Criteria for amendments

Comprehensive Plan
Section B, Element 2,
Land Use

2.5 Rural Lands

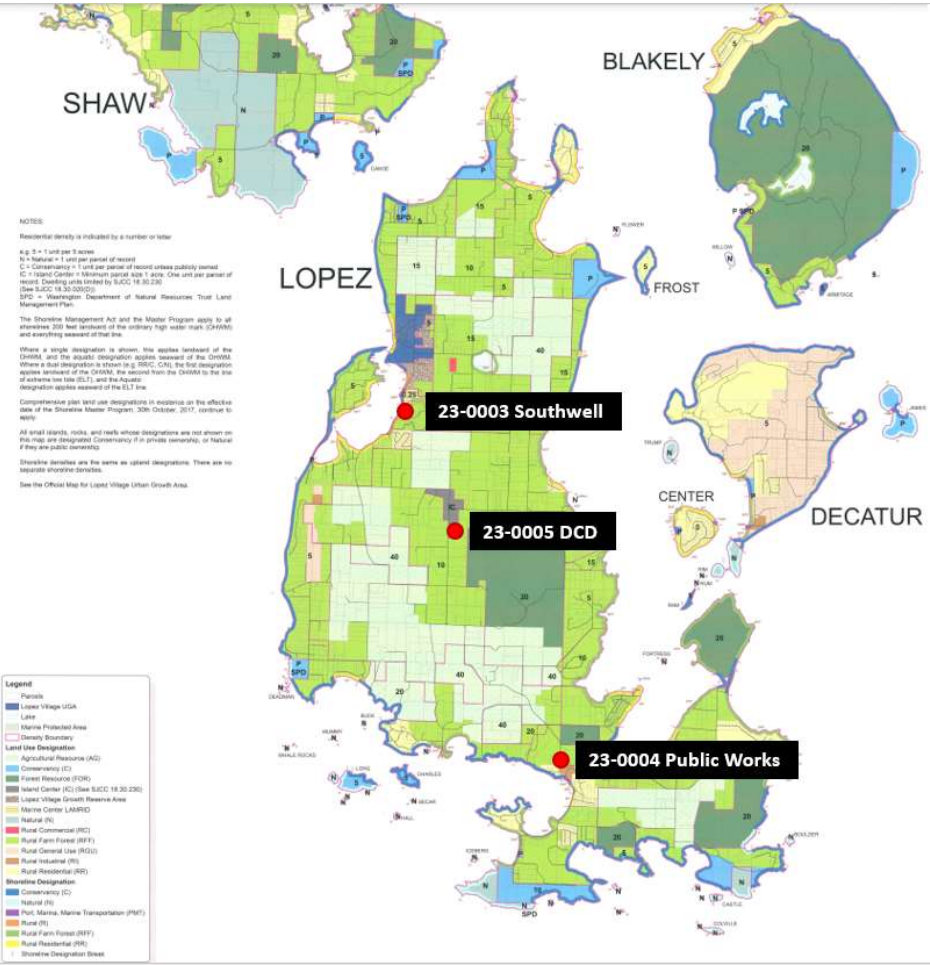
General Policies

Activity Centers (incl. LAMIRDs)

Rural Farm Forest

Rural Industrial

2023 Comp Plan Official Map Amendment Requests



Request 23-0003

Applicant: Linda Southwell (Agent Jamie Grifo)

Property: TPN 252244002000, 2.53 acres,
Rural Farm Forest

Request: Change residential density to 2
dwellings per 2.53 acres (1 per 1.25)

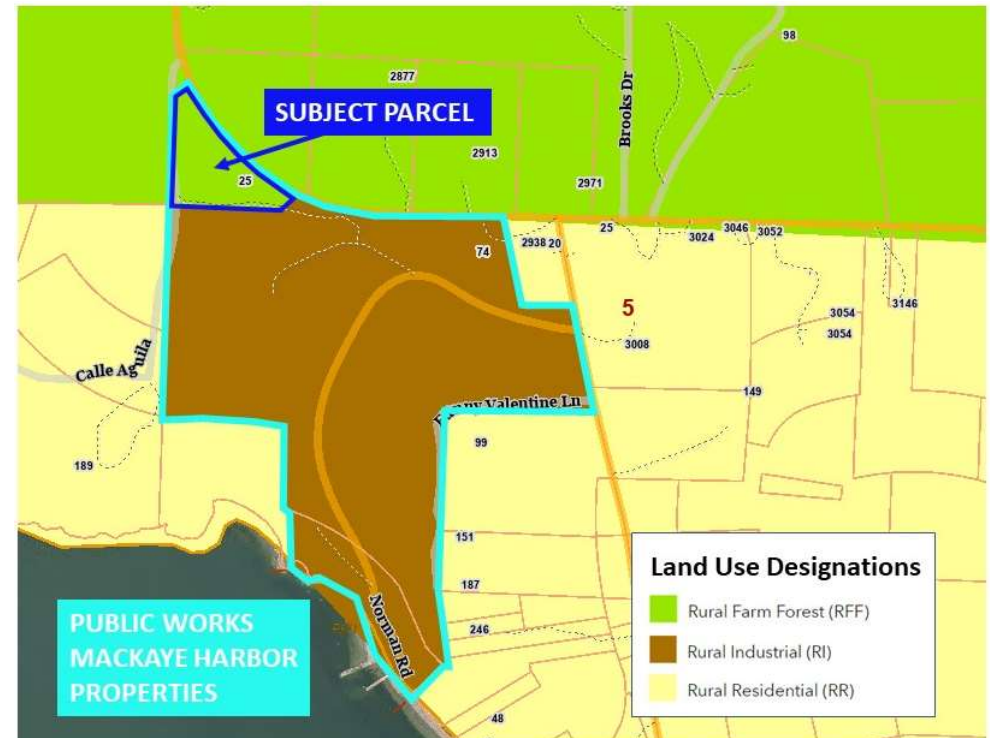


Request 23-0004

Applicant: SJC Public Works

Property: TPN 141822009000, 1.3 acres,
Rural Farm Forest

Request: Change land use designation to
Rural Industrial



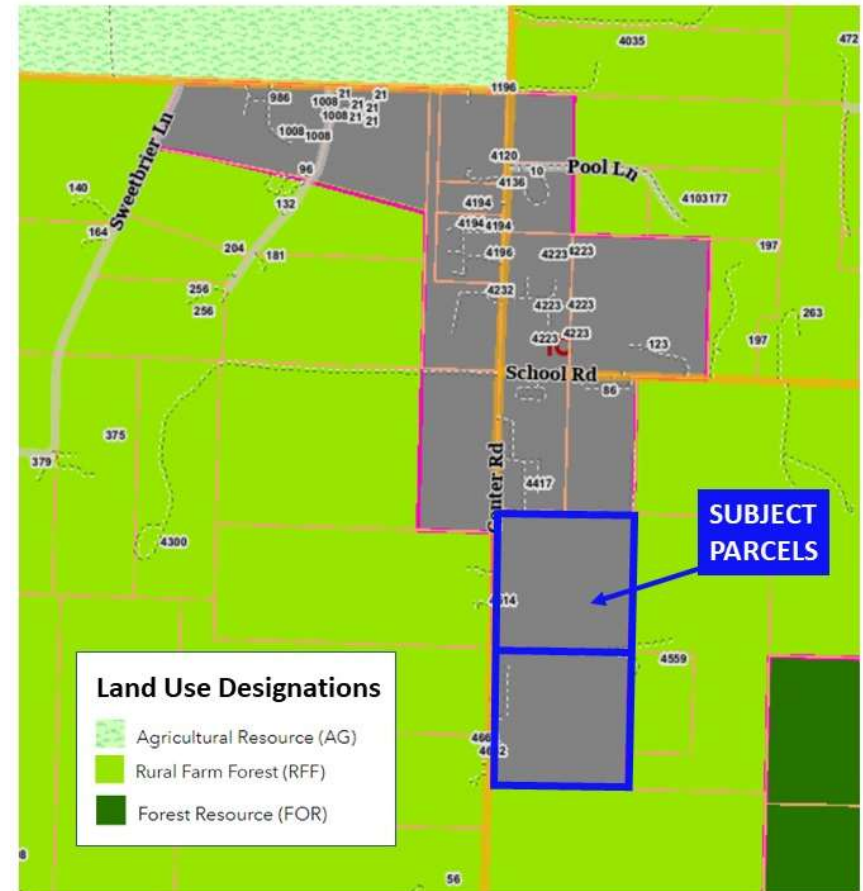
Request 23-0005

Applicant: SJC Department of Community Development

Properties: 253513001000 (9.90 acres) and 253512004000 (9.51 acres)

Owned by Lopez Island School District
Island Center LAMIRD

Request: Change land use designation to Rural Farm Forest



Next Steps

Date	Step
June 16	Initial briefing to Planning Commission on proposed Comprehensive Plan map amendments
June 27	Initial briefing to County Council on proposed Comprehensive Plan map amendments
July 11	Briefing to Council on staff analysis and recommendation regarding proposed map amendments
July 19	Applicant deadline to mail notices and post signs
July 21	Briefing to Planning Commission on staff analysis and recommendation regarding proposed map amendments
August 18	Planning Commission public hearing
Early September	Briefing to council on Planning Commission recommendation
Late Sept. or early Oct.	Council public hearing



Questions?

Please send comments to: sophiac@sanjuanco.com

Annual Docket Website:

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