



# **2023 Annual Docket – Map Amendments**

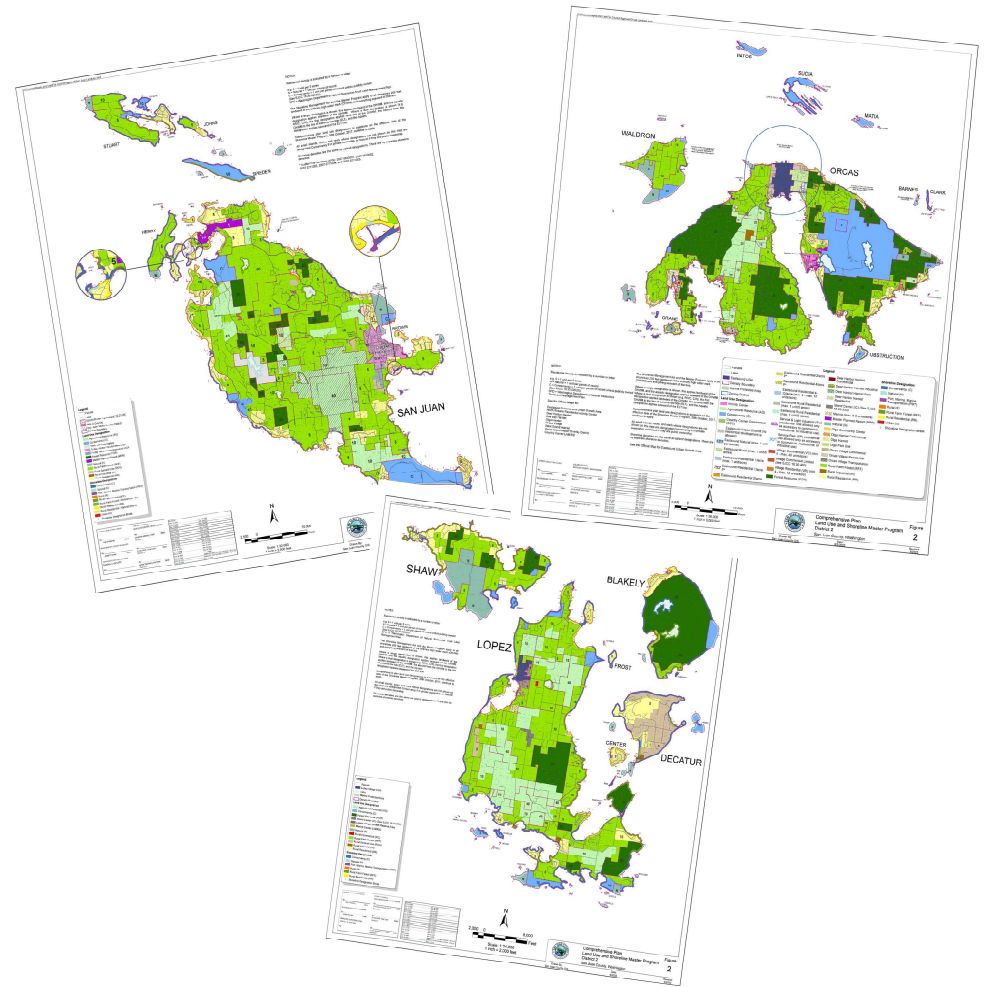
County Council, August 8, 2023

# Purpose

- Brief the County Council on the staff recommendations regarding the 2023 Docket Comprehensive Plan Official Map amendment requests
- Revisit map amendment process and key considerations
- Answer questions

# 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

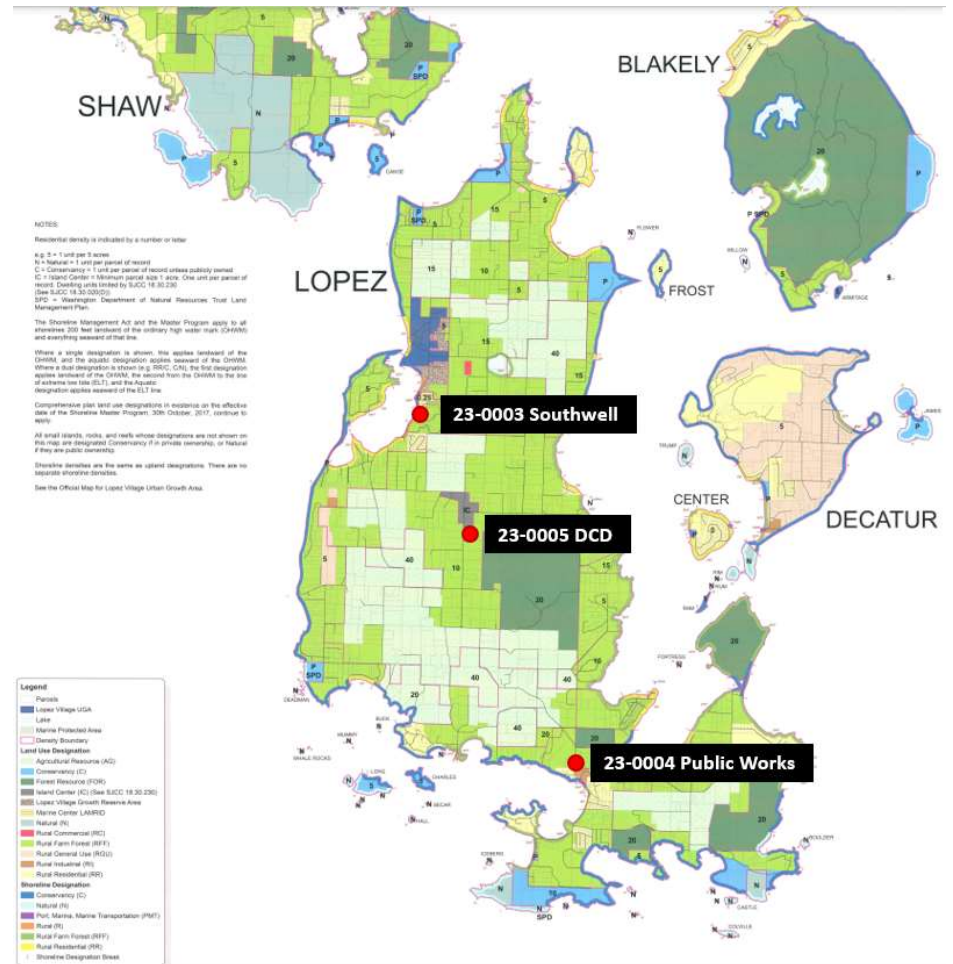
General Policies

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. Density: 1 dwelling per 5  
acres

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



# Request 23-0003



Photos provided by the applicant

# Mapped Fish and Wildlife Habitat Conservation Areas



- ✓ National Wetland Inventory 2018
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
- ✓ Dept of Fish and Wildlife Priority Habitats
  - Wetlands
- ✓ Shoreline Management Act Jurisdiction Shoreline Buffer 200ft
  -

# Mapped Geologically Hazardous Areas



- Slope Greater Than 50% ■
- Slope Greater Than 30% ■
- Slope Greater Than 15% ■

# 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.

# SJCC 18.90.030(F) Criteria For Approval

- a. The changes would benefit the public health, safety, or welfare
  - Would provide benefit only to the private property owners
  - Would allow additional development capacity for owners of one private property

# SJCC 18.90.030(F) Criteria For Approval

- b. The change is warranted because of 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.
- Changed circumstance for applicant: partition action where court will order either division of property or sale of property with division of proceeds

# SJCC 18.90.030(F) Criteria For Approval

- c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.
- Proposal is inconsistent with the Comprehensive Plan criteria for Rural Farm Forest land
    - 2.5.1.4 General Rural Goals and Policies: Prohibit sprawling, low-density development in rural lands. Establish rural densities at a maximum of one dwelling per five acres outside of Activity Centers, LAMIRD, and Master Planned Resorts, where density may be higher.
    - 2.5.3.b(1)(ii) Parcels are generally five or more acres in size

# SJCC 18.90.030(F) Criteria For Approval

d. The change, 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.

- Would increase density on a single parcel
- Would allow additional development capacity for the property owners where other owners of similarly sized or larger parcels would not be allowed additional development

# SJCC 18.90.030(F) Criteria For Approval

- e. The benefits of the change will outweigh any significant adverse impacts of the change.
- Would allow more intense development than the current density allows.
  - In a rural land use designation, further conversion of rural land to higher density development is an adverse impact.
    - RCW 36.70A.020 Planning Goals: (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

# Recommendation

The proposal is inconsistent with

- the criteria established in SJCC 18.90.030(F)
- the policies of the Comprehensive Plan Land Use Element.

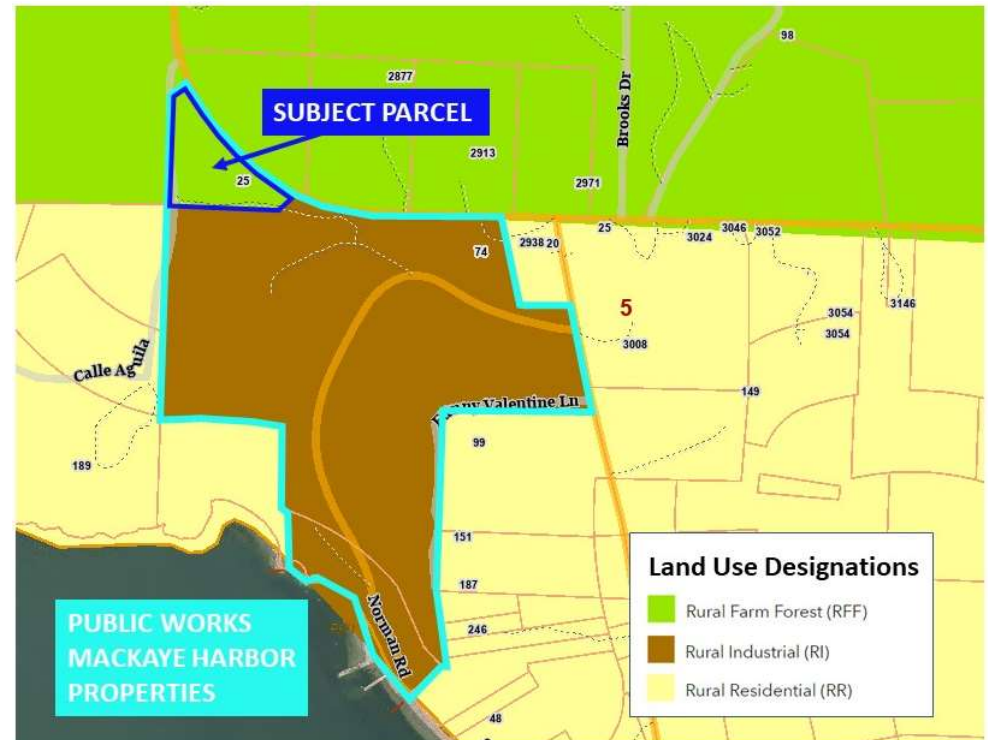
**Staff Recommendation:** no amendment to the Comprehensive Plan Official Maps based on this request.

# Request 23-0004

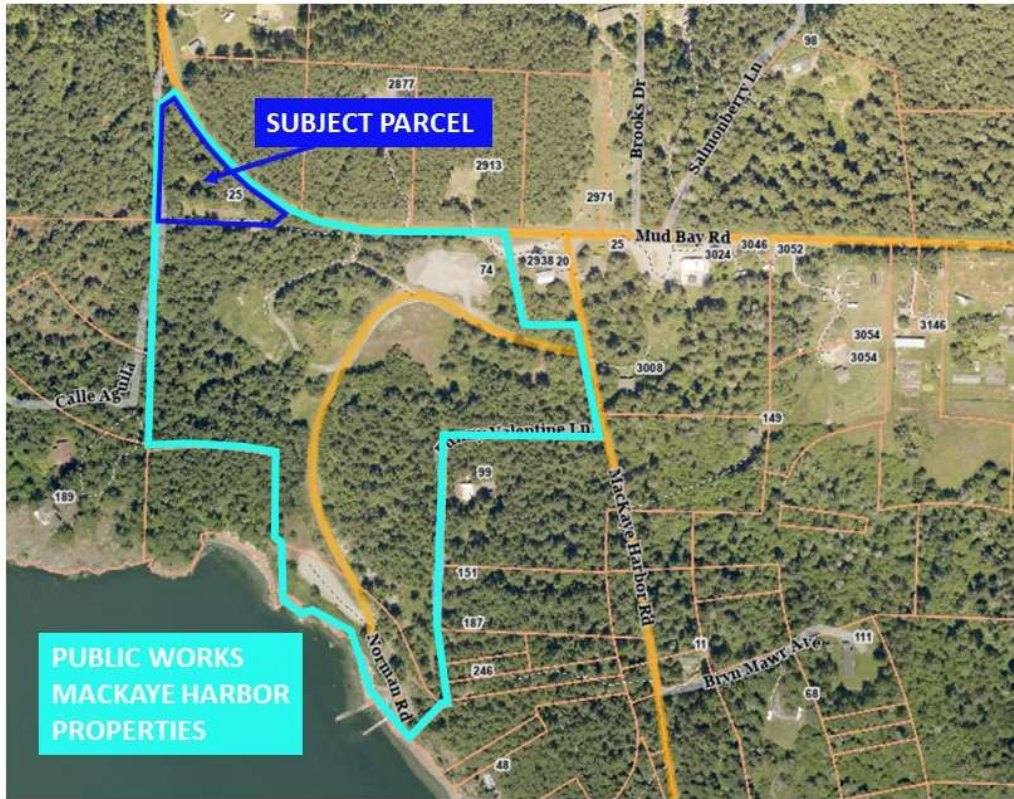
**Applicant:** SJC Public Works

**Property:** TPN 141822009000, 1.3 acres,  
Rural Farm Forest

**Request:** Change land use designation to  
Rural Industrial



# Request 23-0004



# Allowed Uses

18.30.040 Land use table – Rural, resource, and special land use designations.

Land Uses	Classification of Uses by Land Use Designation									
	Rural Designations					Resource Lands		Special Lands <sup>(4)</sup>		
	RGU	RR	RFF	RI	RC	AG	FOR	C	N	
Construction yards	C	N	N	P/C	P/C	N	N	N	N	
Outdoor storage yards	C	N	N	P	N	N	N	N	N	
Government offices	Y <sup>(19)</sup> /C	C	C	Y <sup>(19)</sup> /C	Y <sup>(19)</sup> /C	C	C	C	N	

# SJCC 18.90.030(F) Criteria For Approval

- a. The changes would benefit the public health, safety, or welfare
  - Would benefit public safety and welfare
    - Enables Public Works to serve the public's transportation needs, including road maintenance
    - Would allow Public Works to operate seamlessly between parcels at MacKaye Harbor site

# SJCC 18.90.030(F) Criteria For Approval

b. The change is warranted because of 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.

- Demonstrable need for additional RI land on Lopez
- Three properties designated RI on Lopez (10 acre private property, MacKaye Harbor properties)
- Essential Public Works activities prohibited on most other land use designations

# SJCC 18.90.030(F) Criteria For Approval

c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.

## Policy 2.5.3.d(1)

- i. Lands with an existing or historical commitment to rural industrial uses;
- ii. Lands with direct access to a public roadway classified as a minor or major arterial;
- iii. Lands where on-site physical features can be used to protect surrounding lands from negative impacts; and
- iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve several new uses in a concentrated area.

# SJCC 18.90.030(F) Criteria For Approval

d. The change, 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.

- Adjacent properties already designated RI
- Would allow Public Works opportunities not enjoyed by surrounding private RFF property owners
  - For a public purpose

# SJCC 18.90.030(F) Criteria For Approval

- e. The benefits of the change will outweigh any significant adverse impacts of the change.
- Benefits public by allowing Public Works to utilize this parcel to the full extent necessary to support their operations at the MacKaye Harbor site.
  - Potential adverse impacts:
    - additional traffic down Calle Aguila
    - noise and more intensive use of this land attributed to activities supporting the construction yard
  - Potential public benefits outweigh potential adverse impacts

# Recommendation

The proposal is consistent with

- the criteria established in SJCC 18.90.030(F)
- the policies of the Comprehensive Plan Land Use Element.

**Staff Recommendation:** Amend land use designation of TPN 141822009000 to Rural Industrial





# Allowed Uses

## 18.30.040 Land use table – Rural, resource, and special land use designations.

Land Uses	Classification of Uses by Land Use Designation									
	Rural Designations					Resource Lands		Special Lands <sup>(4)</sup>		
	RGU	RR	RFF	RI	RC	AG	FOR	C	N	
Rural residential cluster development	N	P/C	P/C	N	N	N	N	N	N	N

## 18.30.230 Residential development standards in island centers, rural industrial and rural commercial designations.

1. One dwelling unit per parcel is allowed.
  - a. The unit must be an accessory to a commercial, institutional, or industrial use, and must be subordinate to the commercial, institutional, or industrial structure.

# SJCC 18.90.030(F) Criteria For Approval

a. The changes would benefit the public health, safety, or welfare

- Would benefit public safety and welfare
  - Public benefit of opportunity to construct additional affordable housing on Lopez
  - Could promote public education by improving Lopez Island School District's ability to hire and retain teachers

# SJCC 18.90.030(F) Criteria For Approval

b. The change is warranted because of 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.

- Information not previously considered: IC established to allow commercial and industrial uses in a limited area outside UGAs. School properties not expected to be used for commercial/industrial activities
- Change in circumstance: lack of housing affordable to staff affects the school district's ability to provide educational services. Issue increasing.
- IC not serving its purpose here. RFF could provide public benefits.

# SJCC 18.90.030(F) Criteria For Approval

c. The change is consistent with the criteria for land use designations specified in the Comprehensive Plan.

## Policy 2.5.3.b(1)

- i. The predominant land use is farming and forestry mixed with residential development;
- ii. Parcels are generally five or more acres in size; and
- iii. Soils are suitable for small-scale agricultural or forestry uses.

# SJCC 18.90.030(F) Criteria For Approval

d. The change, 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.

- The parcels are surrounded to the east, south, and west by RFF land
- Proposal would not give the Lopez Island School District greater privileges or opportunities than those enjoyed by other property owners in the vicinity

# SJCC 18.90.030(F) Criteria For Approval

- e. The benefits of the change will outweigh any significant adverse impacts of the change.
- Would decrease the amount of land in the Island Center LAMIRD, hypothetically reducing opportunities for commercial and/or industrial businesses in an area set aside for such activities. *Parcels unlikely to develop with commercial or industrial activities*
  - Public benefit of creating an opportunity for school employee housing. *Could address an immediate and longstanding need.*


# Recommendation

The proposal is consistent with

- the criteria established in SJCC 18.90.030(F)
- the policies of the Comprehensive Plan Land Use Element.

**Staff Recommendation:** Amend land use designation of TPNs 253513001000 and 253512004000 to Rural Farm Forest

# Next Steps



Date	Step
August 8	Briefing to Council on staff analysis and recommendation regarding proposed map amendments
August 18	Planning Commission public hearing
September	Briefing to Council on Planning Commission recommendation
October	Council public hearing

# Questions?

Please send comments to: [sophiac@sanjuanco.com](mailto:sophiac@sanjuanco.com)

**Annual Docket Website:**

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