



# **2023 Annual Docket – Map Amendments**

Planning Commission Public Hearing – August 18, 2023

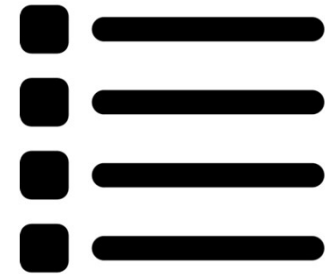
# Overview



Review 2023 Docket  
Map Amendment  
Requests



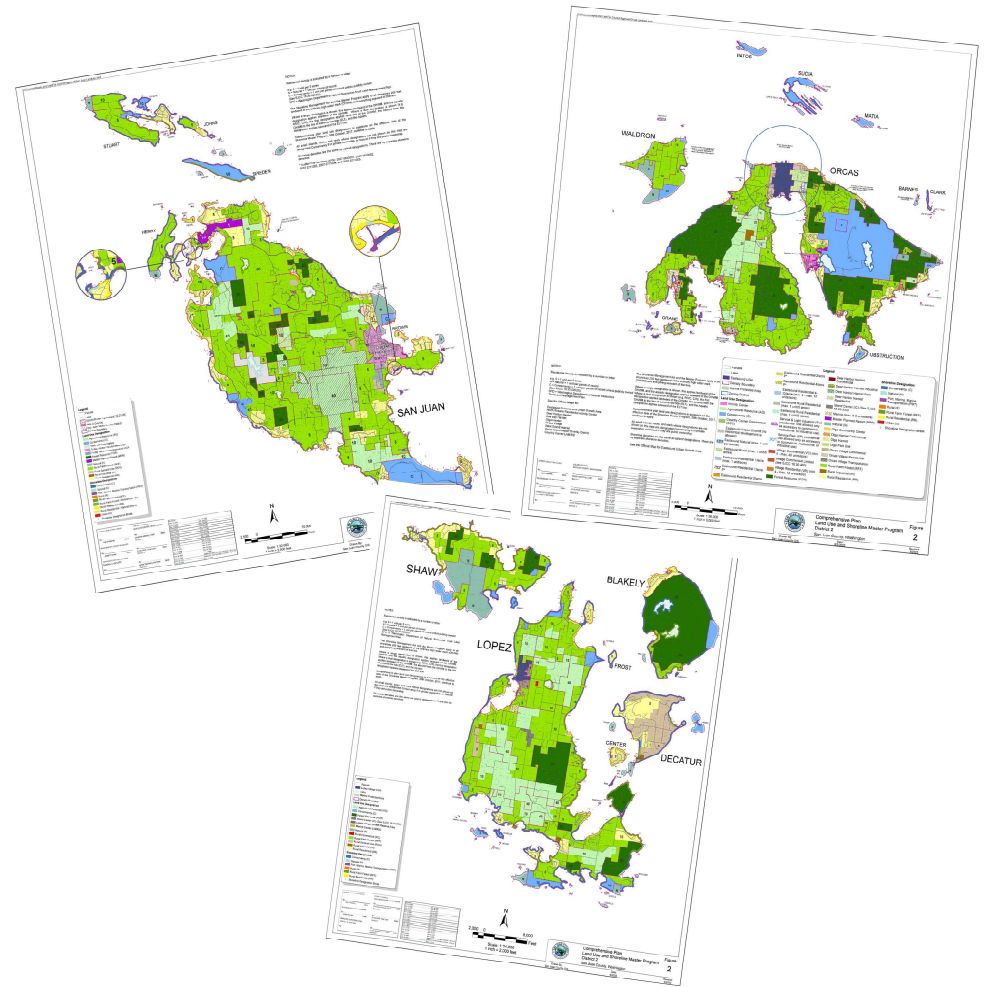
Hear Public  
Testimony



Planning  
Commission  
Deliberation and  
Recommendations

# 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



# Criteria for amendments

## General Site-specific Redesignations

San Juan County Code (SJCC)  
18.90.030(F)

Benefit to public health, safety, or welfare;

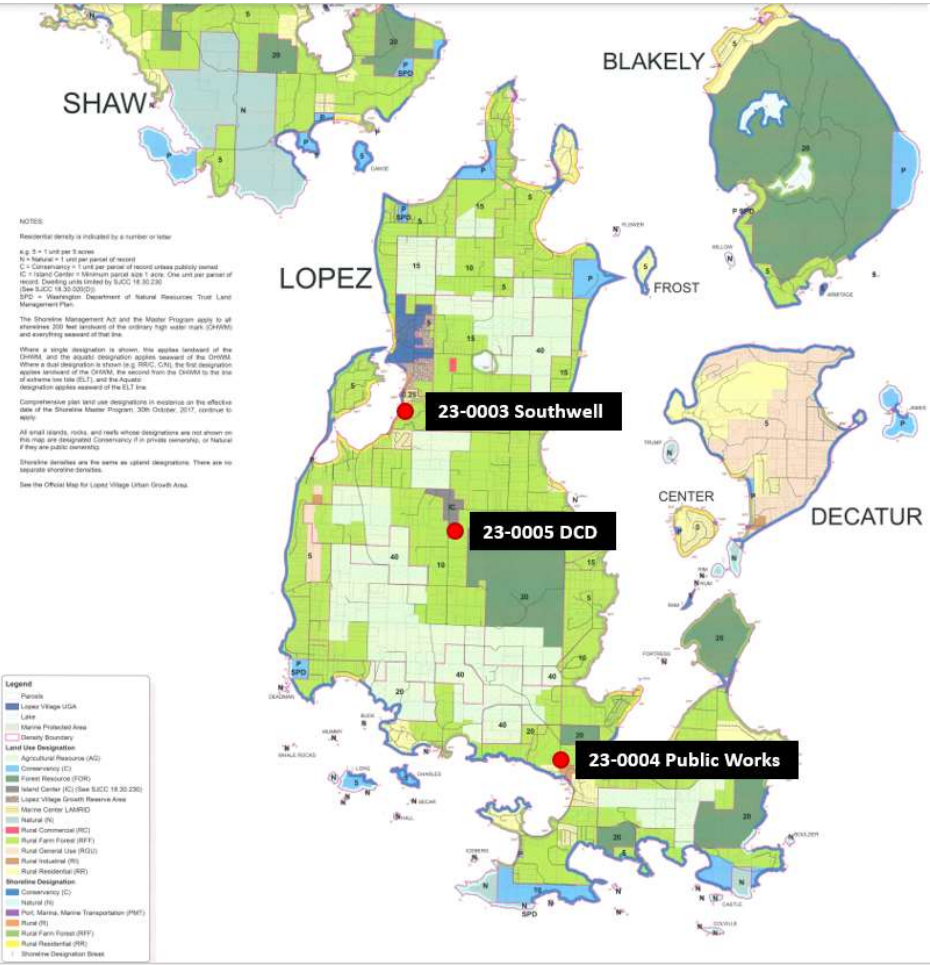
Change is warranted because of changed circumstance, need for additional land in the proposed designation, to correct an error, or new information is available;

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.

# 2023 Comp Plan Official Map Amendment Requests



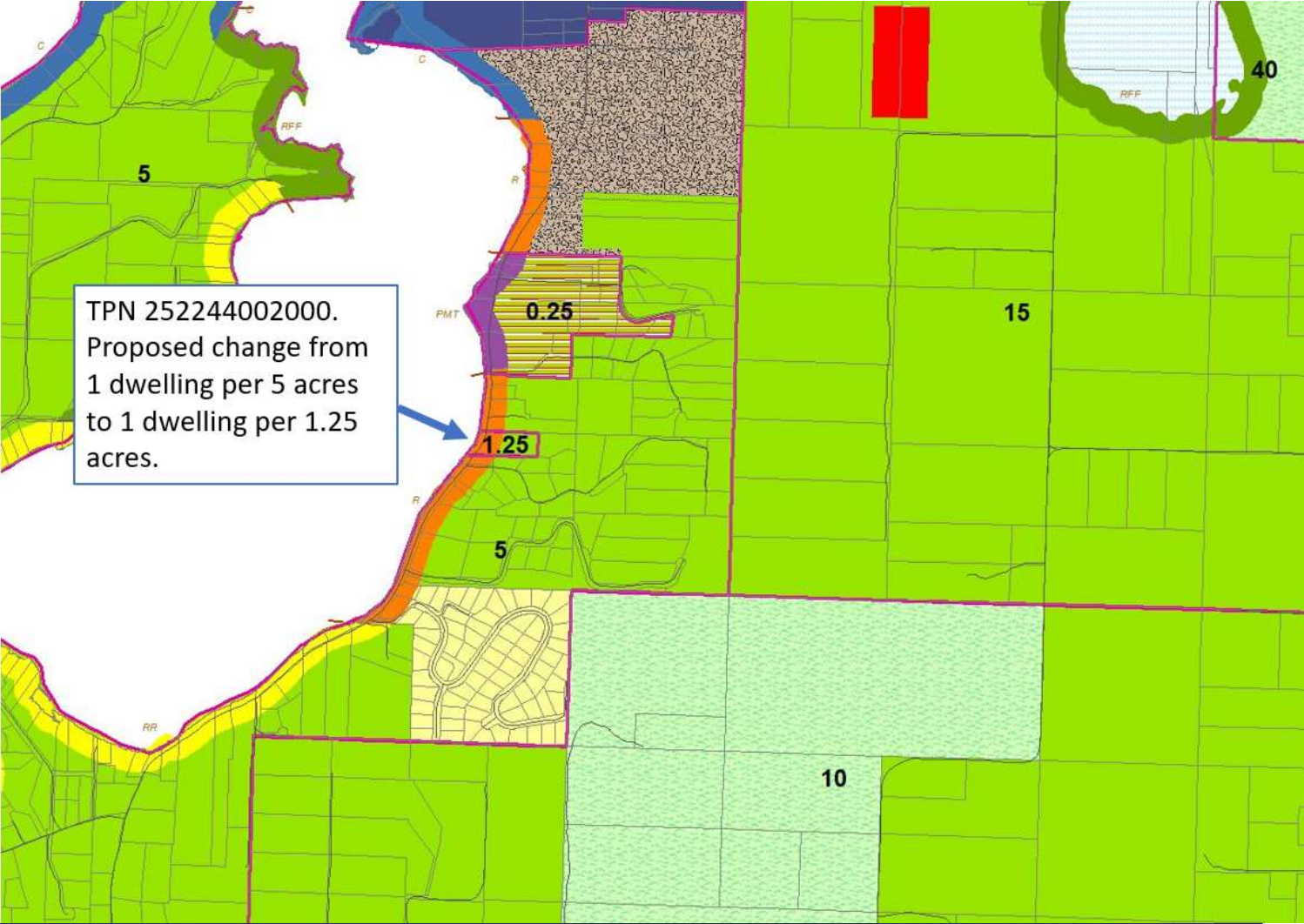


# Request 23-0003



Photos provided by the applicant

# Draft Official Map



# Recommendation

The proposal is inconsistent with

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

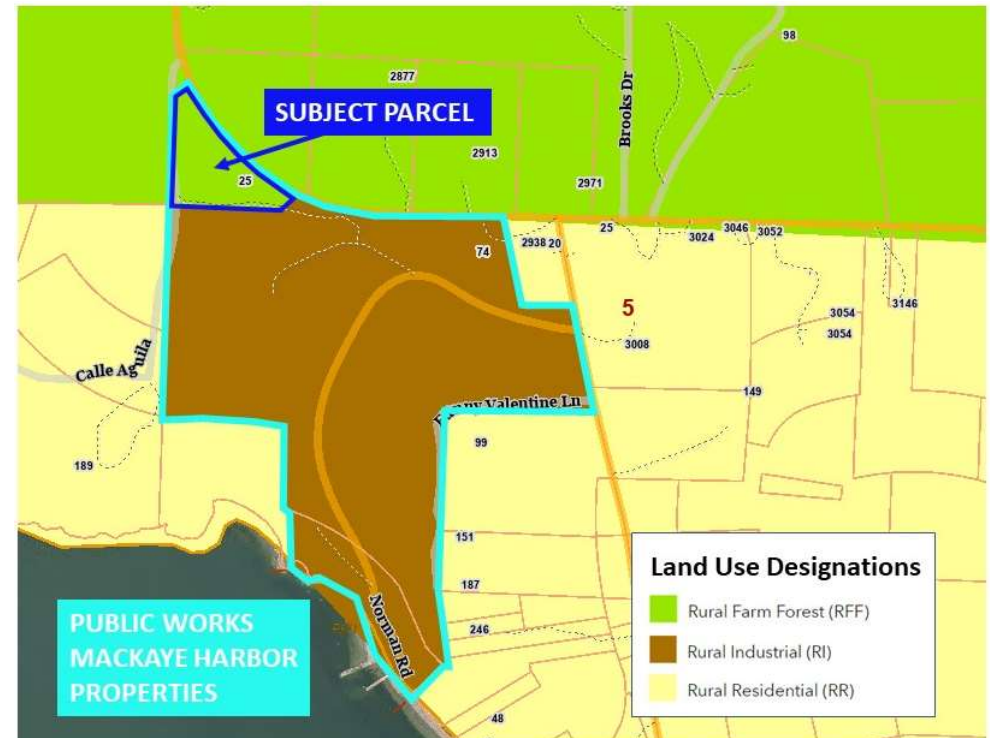
**Staff Recommendation:** no amendment to the Comprehensive Plan Official Maps based on this request.

# Request 23-0004

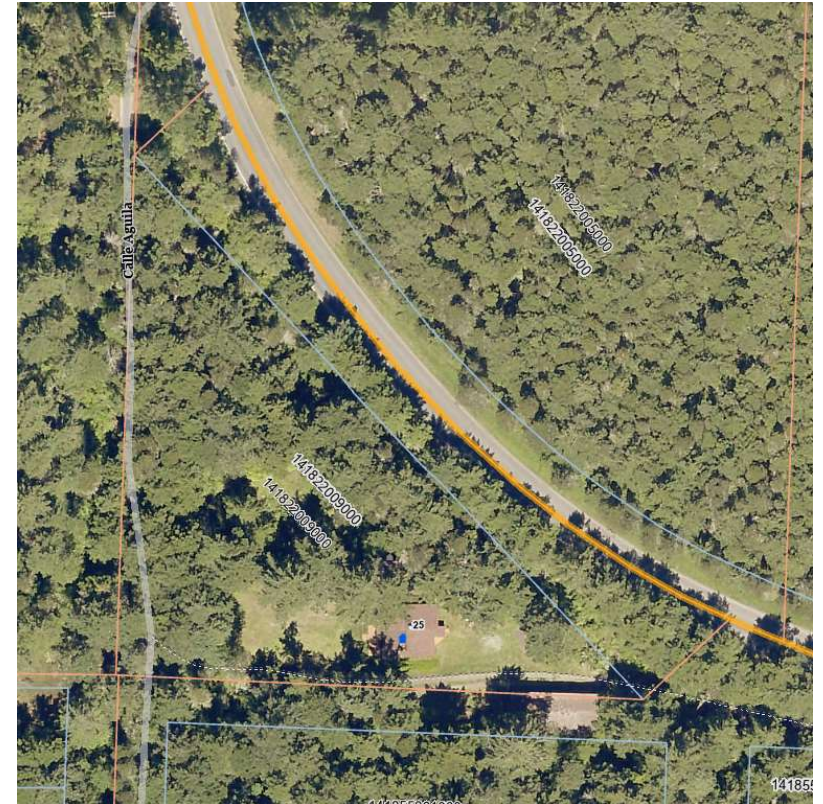
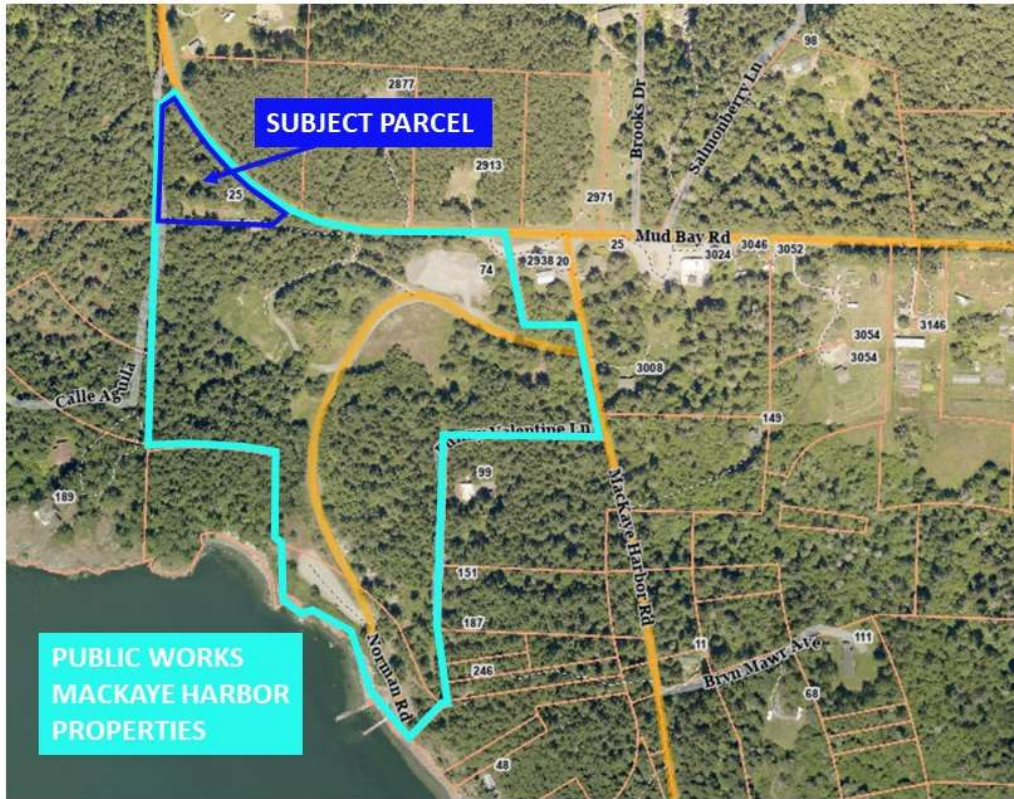
**Applicant:** SJC Public Works

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

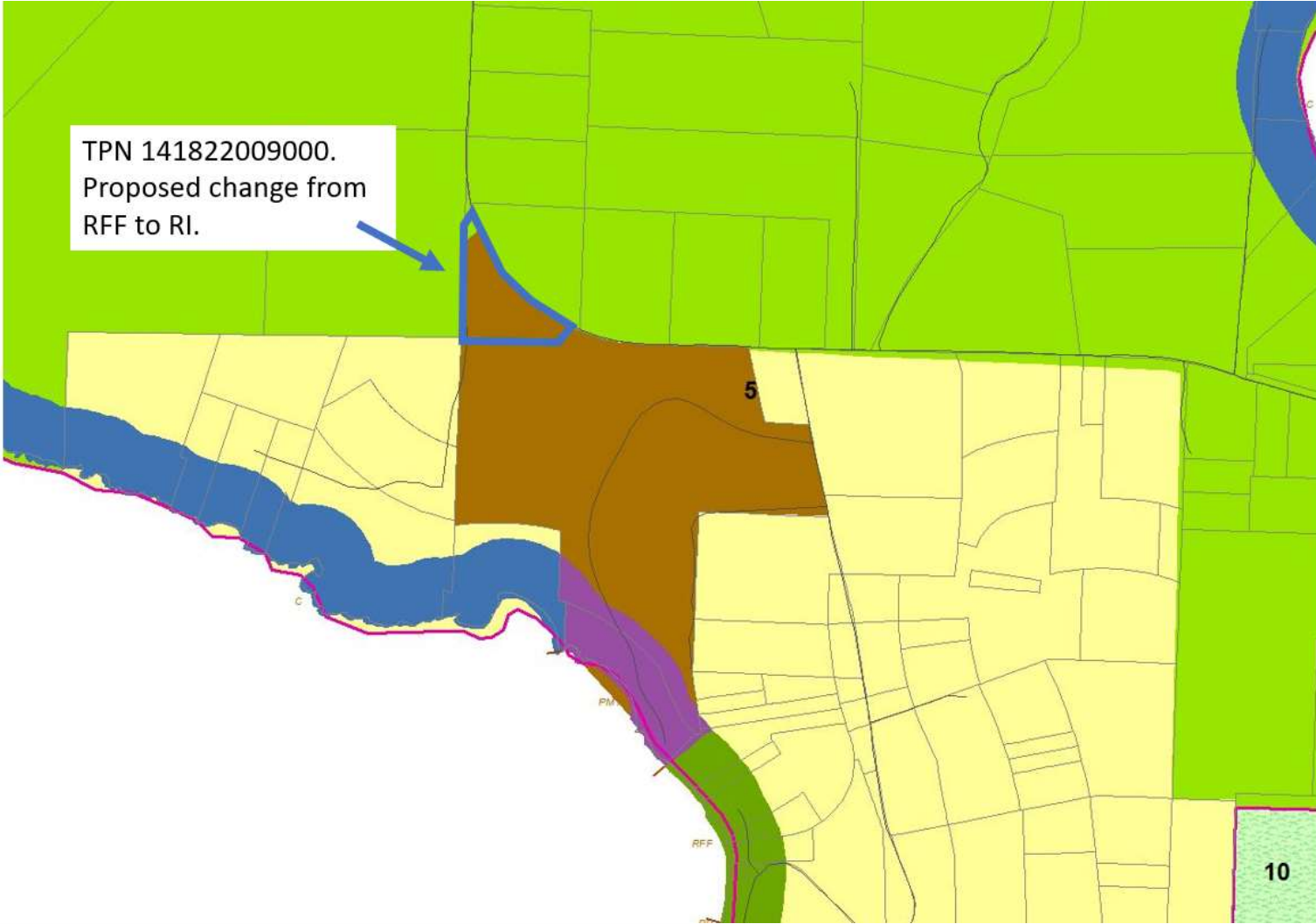
**Request:** Change land use designation to  
Rural Industrial



# Request 23-0004



# Draft Official Map



# 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

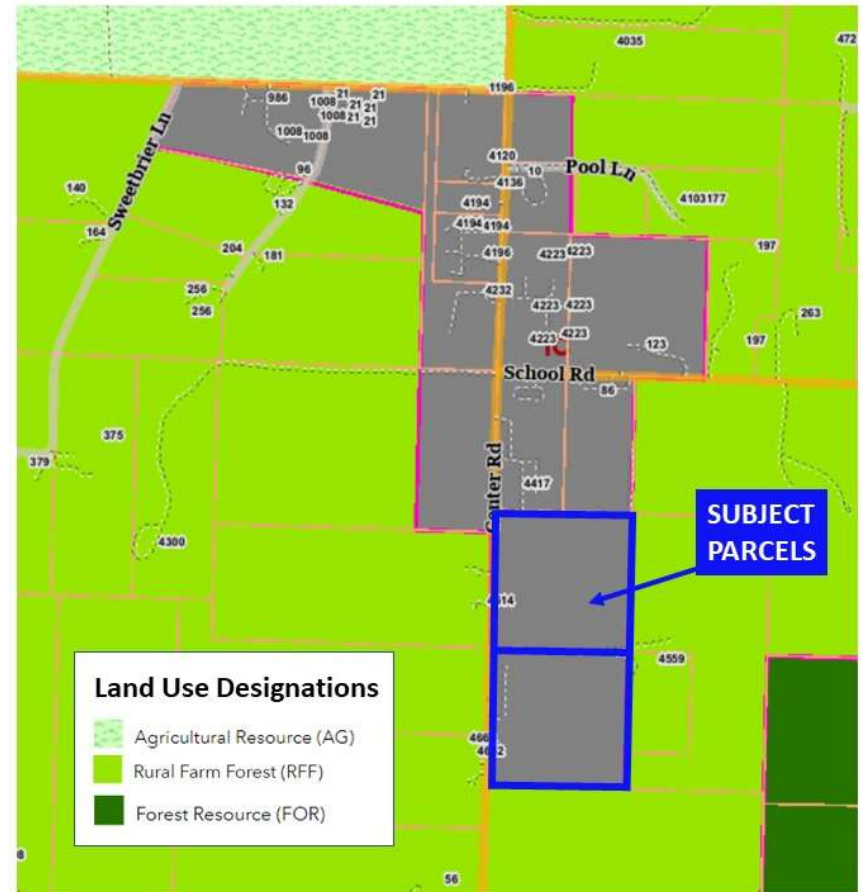
# Request 23-0005

**Applicant:** SJC Department of Community Development

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

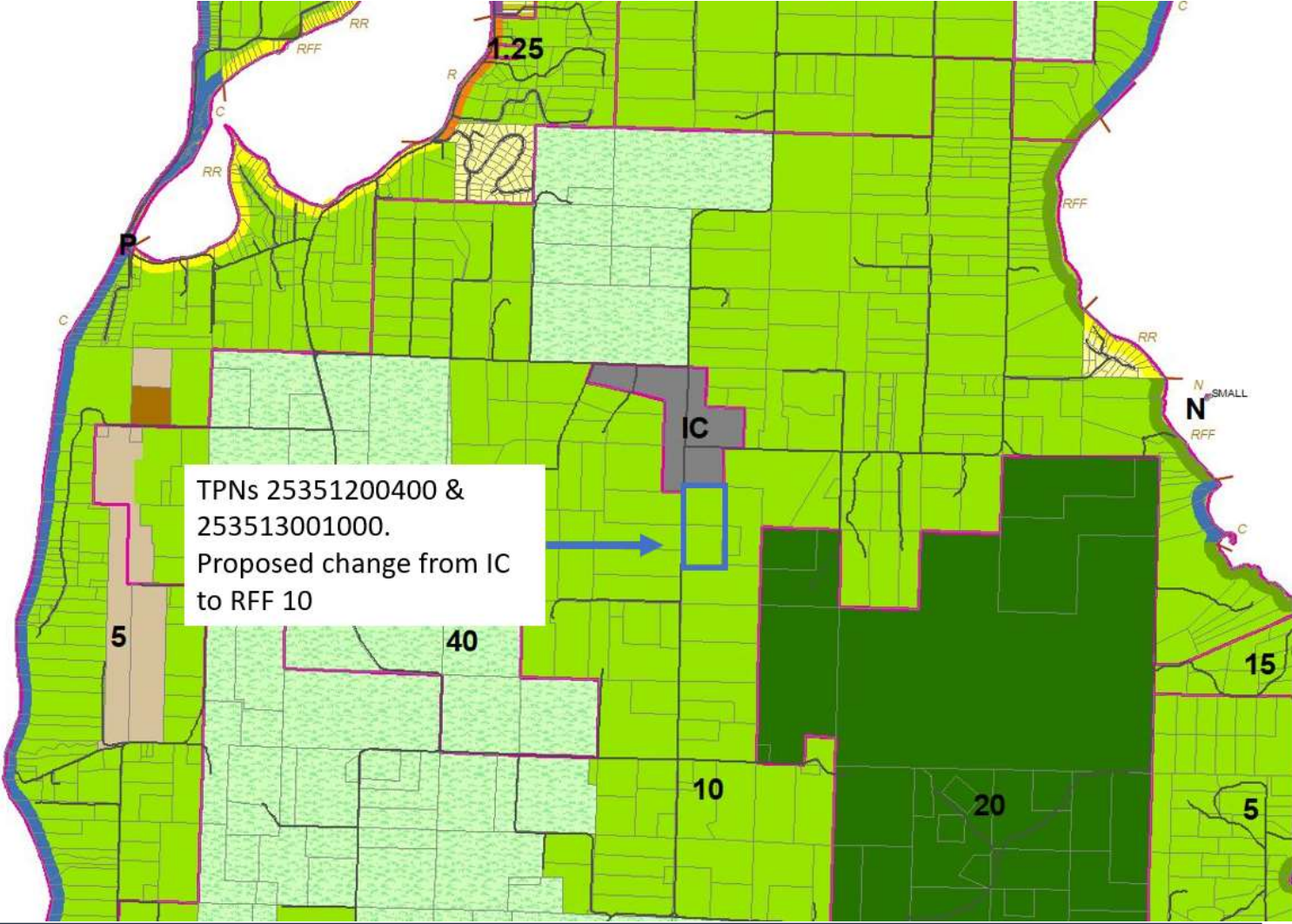
Owned by Lopez Island School District  
Island Center LAMIRD

**Request:** Change land use designation to Rural Farm Forest





# Draft Official Map




# 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 18	Planning Commission public hearing
Early 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>