



2024 Annual Docket

Planning Commission Public Hearing – June 21, 2024

Purpose

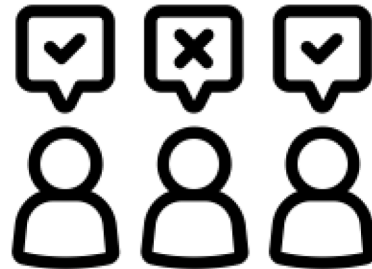
- Hear public testimony on the 2024 Docket
- Planning Commission makes official recommendation to the County Council
- Recommendation includes:
 - Which, if any, requests should be added to the future DCD work program
 - Prioritization of recommended requests



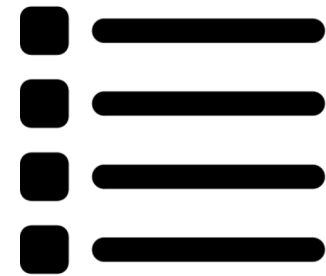
Overview



Requests and Staff
Recommendations



Public
Testimony



Planning Commission
Deliberation and
Recommendation

What is the Annual Docket?

- List of requests to amend the Comprehensive Plan (*Plan*), Unified Development Code (UDC) and Official Maps.
- Any interested party may apply January 1 – March 1
- Council decides whether to approve Official Map amendment requests and/or add text amendment requests as projects on the Department of Community Development work plan

Process

- Planning Commission's Role: recommend a draft resolution regarding which requests to add as projects on the DCD work plan.
- Text amendment requests are NOT adopted through the docket
- Requests added to DCD work plan become future projects and will go through a public process
- Changes often not required—local choice

Request 24-0001

Applicant: Port of Friday Harbor

Request: Redesignate the underlying land use designations of two parcels (351341006000 and 351341008000) at Jensen's Marina and Shipyard Cove from Rural Residential (RR) to Rural Industrial (RI) through an Official Map amendment. The proposal includes a list of adjacent property owners, a Warranty Deed, SEPA Checklist, a supplemental narrative, and a map of the proposed changes.

Recommendation:

Staff recommends adopting an Official Map Amendment to support this request. The parcels are and have been serving essential functions in the public interest consistent with the Rural Industrial Land Use Designation and meets the approval criteria for a Comprehensive Plan Official Map Change.

Request 24-0002

Applicant: Joe Symons

Request: Add an executive summary and ‘build-out analysis’ to the Introduction of the Comprehensive Plan (CP).

Recommendation: This request is obsolete, as it has been previously resolved in docket resolutions from 2018, 2019 and 2021. Council has not added this to the DCD work plan in past years. The applicant could be encouraged to resolve their ongoing concerns through participation in other relevant community planning projects and committees.

Request 24-0003

Applicant: Fred Klein

Request: Reduce habitat buffer protections commensurate with water quality buffer reductions associated with wetlands in UGAs.

Recommendation: This request is obsolete because it was previously addressed in Docket request #19-0003 and was added to the DCD work plan by resolution 29-2019. DCD is planning to address the 2019 request during the next Critical Areas Ordinance update.

Request 24-0004

Applicant: Lopez Village Plan Review Committee

Request: The LVPRC is asking for a series of very specific code updates to SJCC Title 18, in reference to the Lopez Village UGA, that the LVPRC feels will better implement the intent of the Lopez Village Plan. The request includes amendments pertaining to design review, pedestrian circulation, landscaping, parking lots, roads and driveways.

Recommendation: This request should be approved. Requested amendments are needed by the LVPRC to provide clarity and certainty to the UDC or Plan by removing inconsistencies and/or ambiguities the Lopez Village Plan as adopted October 14, 2019.

Request 24-0005

Applicant: Friends of the San Juans Islands

Request: This proposal is to adopt UDC code prohibiting new commercial power-generation facilities that use fossil fuels as a primary source of fuel, and to limit permitting for commercial power-generation facilities to facilities that use renewable energy.

Recommendation: Reject. Staff do not currently recommend putting this project on the DCD work plan. Staff recommend adopting code prohibiting non-renewable power generation only after specific goals and policies have addressed this issue as part of a Plan update and a full review of the impacts to the community, if any, can be evaluated.

Request 24-0006

Applicant: Friends of the San Juan Islands

Request: Update the Plan to encourage location of solar generation facilities on or over existing impervious surfaces when feasible and update the UDC to allow conditional use permits for commercial power-generation facilities in Rural Farm Forest (RFF) land use designations and to add special conditions for any such use on Resource Lands.

Recommendation: Staff recommend approving this request and adding a project to DCD's work plan, as clarity on siting commercial power generation facilities is needed in the comprehensive plan and in the UDC to achieve important public policy objectives of a countywide nature.

Request 24-0007

Applicant: OPALCO

Request: The applicant requests a new Land use “agri-solar generation” be added to the Agricultural and Forestry Uses and allowed in all rural land use designations, with the exception of Special Lands.

Recommendation: Approve. Staff recommend approving this request and putting a project on DCD’s workplan to investigate the opportunities and constraints associated with the use of Rural and Resource Lands for ‘agri-solar’ or ‘agri-voltaic’ cooperative power generation in San Juan County. A project reviewing the best available science and relevant land use implications for ‘agri-solar’ and ‘agri-voltaic’ projects is needed to ensure rural lands, critical areas, resource lands and shorelines are adequately protected and preserved for future generations as we transition towards energy independence.

Request 24-0008

Applicant: OPALCO

Request: Add a new Land Use, “Utility renewable power-generation facilities” to the Utilities Uses section of Table 18.30.040.

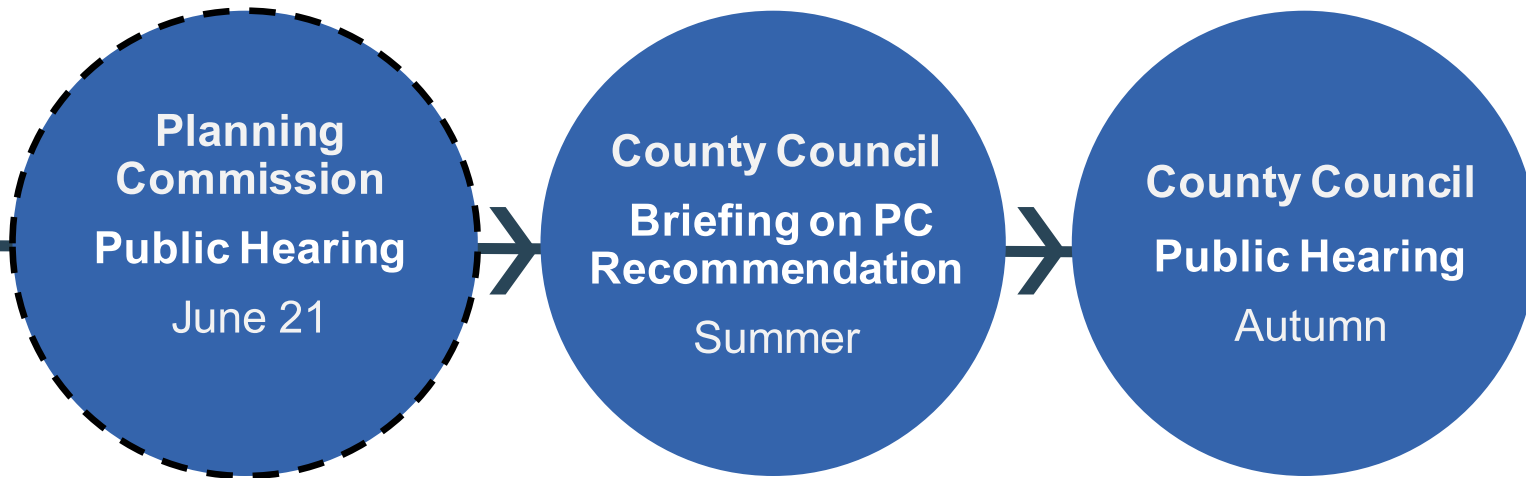
Recommendation: Reject. Staff do not recommend this request be added to the DCD workplan at this time. The code already allows for this use and unnamed utility uses. It is a lower priority item that could be considered in a future year’s work plan. In addition, work on other docket requests recommended by staff may provide clarity on whether there is a need to differentiate between power generation facilities in terms of land use.

Docket Queue

The County Council has passed resolutions directing staff to work on past docket items in the following order.

Docket #	Request	Applicant
18-0005, 20-0006	Coastal Cutthroat Trout	Jenny DeGroot
19-0003	Habitat Buffer	Fred Klein
21-0008	Stormwater	Alexandra Gayek
21-0001	Composting	Thomas Bennett
21-0006	Eastsound Subarea Plan	EPRC
21-0005	Trees	Miles Becker
21-0002	Indoor Tennis	Orcas Tennis Club
22-0005	Agritourism and Rural Land Use Designations (alternative to a proposed map amendment)	Glad Acres Farm
23-0001	Bed and Breakfasts units and meals	Friends of the San Juan Islands
23-0002	MRLO criteria require reports from qualified professional	Nina Connally and Richard Oettinger

Next Steps



Sample Motion Language

I move that the Planning Commission recommend that the County Council add the following requests to the Department of Community Development future work program in the following order of priority:

1. 24-000X
2. 24-000X

No further action is needed for requests 24-000X and 24-000X.

Questions?

Please send comments to:

brookes@sanjuancountywa.gov

Annual Docket Website:

<https://www.sanjuancountywa.gov/1658/Annual-Docket>