



# SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250  
(360) 378-2354 | (360) 378-2116  
dcd@sanjuanco.com | www.sanjuanco.com

## MEMO

**REPORT DATE:**

**TO:**

**FROM:**

**SUBJECT:**

**DISCUSSION:**

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### PURPOSE

To get the Planning Commission's preliminary recommendation on land use review request 22-0001, a request submitted by the Public Works Department.

### PUBLIC COMMENTS

Please send all public comments to [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com). Please do not copy the County Council, Planning Commission members, or County Staff. Written public comments received by 12pm on March 17 will be provided to the Planning Commission prior to the meeting. Please focus public comments on the issues and options contemplated in this report.

### BACKGROUND

The Planning Commission has been working on a list of preliminary recommendations for changes to the Comprehensive Plan (*Plan*) Official Maps as part of the *Plan* update. The Official Map changes being considered originate from land use review requests submitted by property owners, San Juan County departments, and the Town of Friday Harbor. The requests include changes to land use designations, residential densities, and urban growth areas.

Most the Planning Commission's work on the list of proposed map changes took place between April and September 2021, when they reviewed the land use review requests and made preliminary recommendations. The Planning Commission reviewed their preliminary recommendations at the meeting on February 11, 2022. The preliminary recommendations are listed in the February 3, 2022, staff report here: <https://www.sanjuanco.com/DocumentCenter/View/25126/>. The purpose of making preliminary recommendations is to prepare a list of proposed changes to the *Plan* Official Maps. After the list and the *Plan* elements are refined, the Planning Commission will hold a public hearing on the *Plan* update, which will include these map changes.

DCD received an additional land use review request from the Department of Public Works on January 19, 2022. The Planning Commission was originally scheduled to review the request and make a preliminary

recommendation at the meeting on February 11, 2022. The review of this request was postponed for the March 18 meeting to allow DCD staff the time needed to notify neighboring property owners within 300 feet of the subject parcels of the proposed change.

**LANDUSE REVIEW REQUEST 22-0001**

The Public Works Department submitted land use review request 22-0001 below. At the March 18, 2022, meeting the Planning Commission will make a preliminary recommendation on the request to prepare their list of Official Map changes for the *Plan* public hearing. Table 1 below provides a summary of the request and a DCD recommendation.

**Table 1. Request 22-0001 Summary.**

Request Number	Island	TPN	Address	Applicant Name
22-0001	Lopez	141855001000 141880005000	74 Norman Road	SJC Dept. of Public Works

**Summary of Request**

Change land use designation from Rural Residential (RR) to Rural Industrial (RI).

The Department of Public Works is requesting this re-designation to maintain consistency with historic and current uses. The application lists the following historic and existing uses of these County properties:

- Equipment Staging;
- Material Stockpiling;
- Construction staging
- Barge Landing; and
- General Storage.

Since 1952, the subject parcels have been used continuously for a variety of Public Works purposes, such as the activities listed above. Map 1 below shows 2019 aerial imagery of the subject parcels. Map 2 shows the land use designation of the subject parcels and surrounding area. The shoreline designation is Port, Marina, and Marine Transportation (PMT).

Public Works intends to continue to use these parcels to store materials and for maintenance and construction equipment staging. These parcels will continue to be accessible to the public via Norman Road. The boat launch and shoreline access are available for public enjoyment.

Surrounding Land Uses and Designations

- North: Residential, RFF
- South: Shore, County dock and boat launch
- East: Residential, Fire Station, and Grocery, RR
- West: Residential, RR

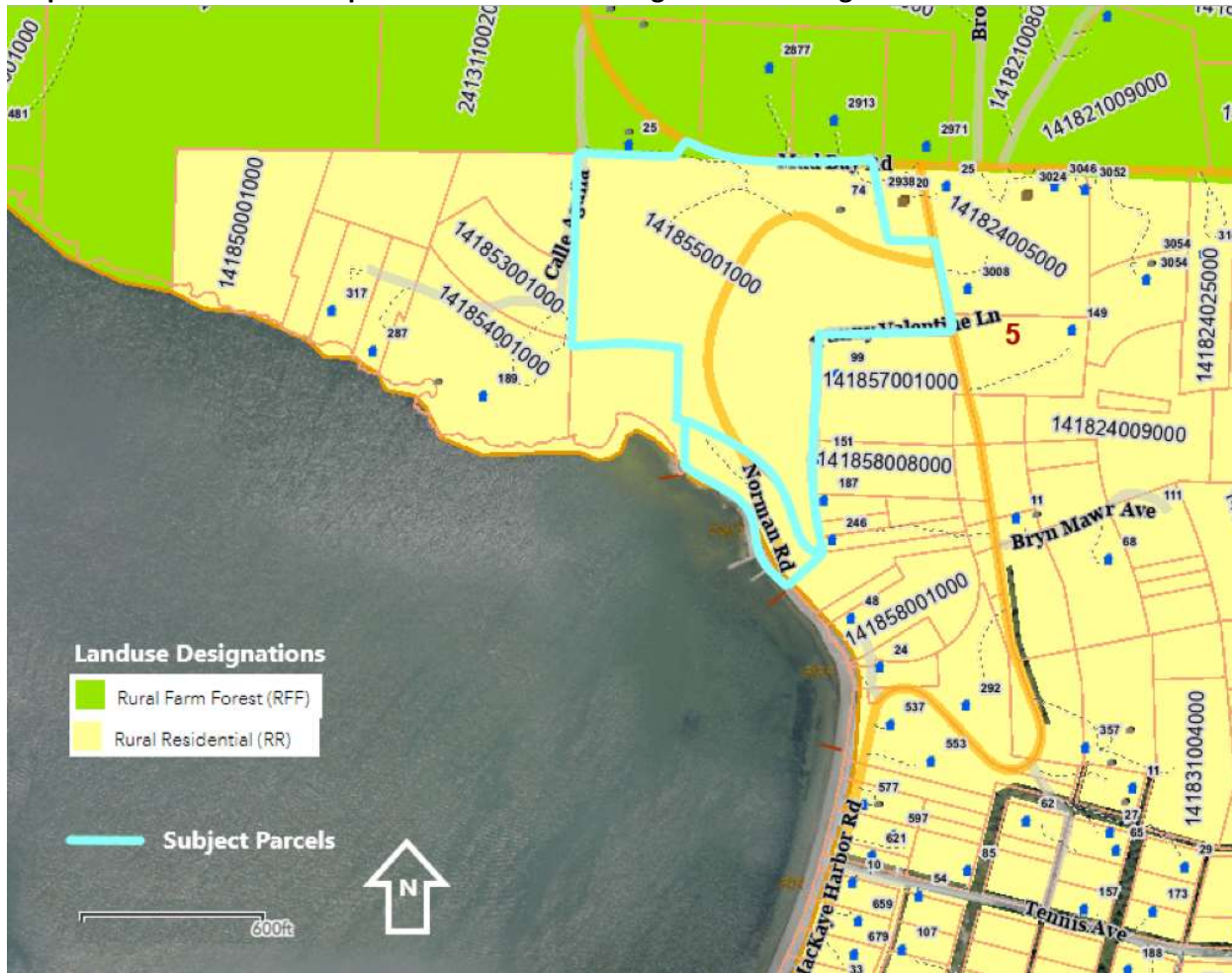
**Link to Request:** <https://www.sanjuanco.com/DocumentCenter/View/25107/>

**DCD Recommendation:** Change the land use designation of parcels 141855001000 and 14188000500 from Rural Residential (RR) to Rural Industrial (RI). The historic and existing uses of the subject parcels are nonconforming to the current Rural Residential land use designation, limiting Public Works' ability to adapt to Lopez Island's service needs as they evolve. Redesignating the subject parcels to Rural Industrial positions this land to be more readily available for Public Works when transportation and other service improvement opportunities arise. This land use designation change is critical to Public Works' long-term success in providing necessary services to Lopez Island.

**Map 1. Land Use Review Request 22-0001 Subject Parcels.**



Map 2. Land Use Review Request 22-0001 Surrounding Land Use Designations.



## NEXT STEPS

After the Planning Commission makes a recommendation on land use review request 22-0001 at the March 18 meeting, the Planning Commission's list of preliminary recommendations for Official Map changes will be complete. The Planning Commission will hold a public hearing on the *Plan* in the summer of 2022. The public hearing will be a final opportunity for the Planning Commission to address changes to the *Plan* Official Maps. At the public hearing, they will hear public testimony, make any final edits during deliberations, and recommend a draft of the *Plan*, including the Official Maps, to the County Council. After the Planning Commission public hearing, the County Council will be briefed on the Planning Commission's recommended draft *Plan* and will make any final changes as they see fit before holding a public hearing and adopting the *Plan*.