

2036 Comprehensive Plan Update

Land Use Review Request 22-0001

San Juan County Planning Commission

March 18, 2022

Sophia Cassam, Planner II

Department of Community Development

Purpose

To review and establish the Planning Commission's preliminary recommendation on:

Land Use Review Request 22-0001

Land Use Review Requests

- Requests for changes to the Comprehensive Plan Official Maps submitted by property owners
- Proposed changes to land use designations or residential density
- Requests have been submitted throughout *Plan* update process
- Most of the Planning Commission's work on land use review requests occurred in Spring and Summer 2021
- The Planning Commission has prepared a list of preliminary recommendations to include in the *Plan* update

Criteria

San Juan County Code
(SJCC) 18.90.030(F)

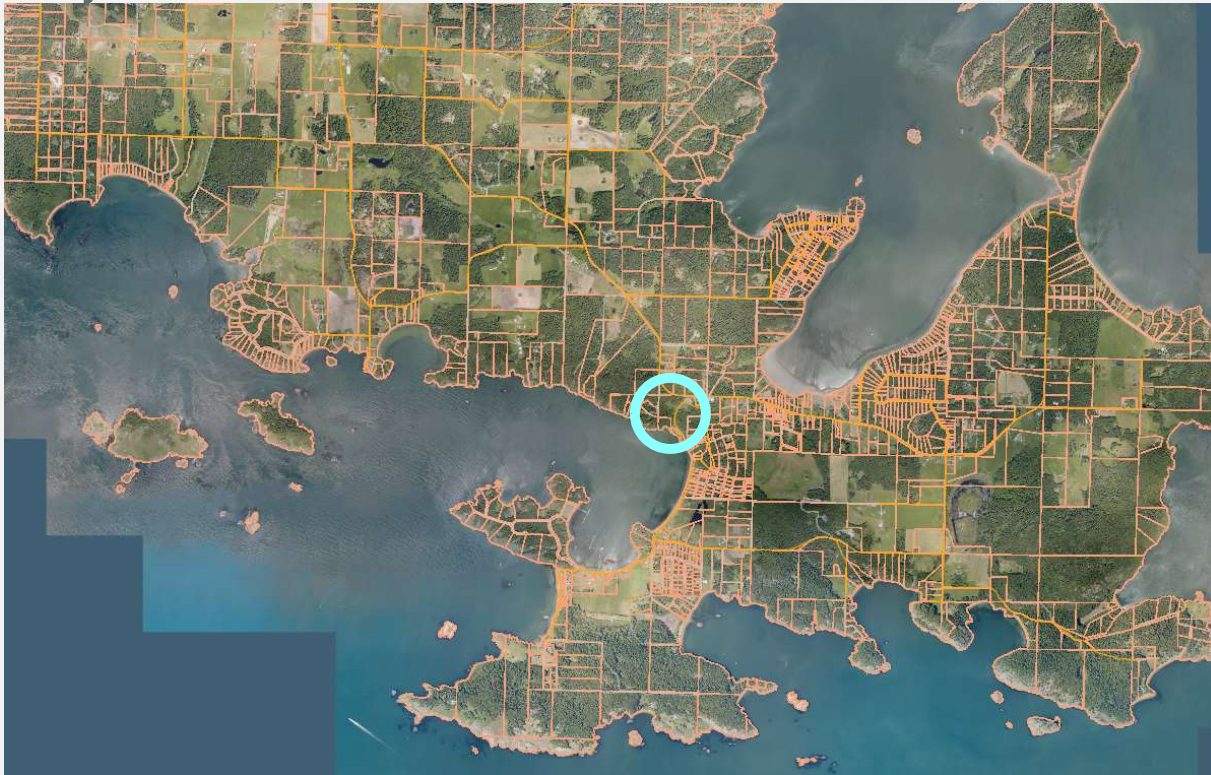
- Benefit to public health, safety, or welfare;
- Change is warranted because of changed circumstance, need for additional land in the proposed designation, to correct an error, or new information is available;
- Consistent with land use designation criteria in the Plan;
- Will not create an enclave of property owners enjoying greater privileges than those in the vicinity; and
- Benefits outweigh significant adverse impacts.

Land Use Review Request 22-0001

- **Applicant:** SJC Public Works
- **Location:** Lopez Island, MacKaye Harbor
- **Request:** Change parcels 141855001000 and 141880005000 from Rural Residential to Rural Industrial
- **Purpose:** Establish consistency between the land use designation and the historic and current uses
- **Historic and current uses:** equipment staging, material stockpiling, construction staging, barge landing, general Public Works storage

Land Use Review Request 22-0001

Subject area



Subject parcels



Rural Industrial Land Designation Criteria

Element B.2 Section 2.3.C.d

(1) Areas which are characterized by the following criteria may be designated as Rural Industrial on the Comprehensive Plan Official Maps:

- 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 18.40.280 establishes standards for industrial uses to protect neighboring property owners from potential impacts

DCD Analysis and Recommendation

- This change aligns with the Rural Industrial land use designation criteria established in the Comprehensive Plan and development code
- Public Works uses this site to provide critical services to Lopez Island
- Existing uses are nonconforming to the existing land use designation
- The proposed change would make this land more readily available for use when transportation and other vital public service improvement needs and opportunities arise
- DCD Recommendation: Support request 22-0001. Change parcels 141855001000 and 141880005000 from Rural Residential to Rural Industrial

Planning Commission Recommendation Needed



22-0001 TPNs 141855001000 and 141880005000

Request: re-designate these parcels from Rural Residential (RR) to Rural Industrial (RI).

Options:

- A. Designate parcels RI
- B. No change

DCD Recommendation: Option A

Next Steps for Land Use Review Requests

	Step	Purpose	Estimated timeline (2022)
1	Final review	Prepare PC draft for public hearing on the <i>Plan</i>	June
2	PC <i>Plan</i> public hearing	Hear public testimony. Recommend draft <i>Plan</i> , including official map changes, to the County Council	July
3	Council briefings	Review PC recommended draft and consider additional public input	Late summer/ early fall
4	Council <i>Plan</i> public hearing	Hear public testimony. Adopt <i>Plan</i> , including Official Map changes	Late fall

Public Comments

Email:

compplancomments@sanjuanco.com

Mail:

Department of Community Development
PO Box 947
Friday Harbor WA 98250

View all comments:

<https://www.sanjuanco.com/1306/>

Select "Land Use & Rural"

Thank You