

2020 Annual Docket

Planning Commission Briefing: June 19, 2020

Department of Community Development

Sophia Cassam, Planner I

Overview



What is the
Annual Docket?



Requests and Staff
Recommendations



Next Steps in the
Docket Process

What is the Annual Docket?

- List of requested text amendments to the Comprehensive Plan (*Plan*), Unified Development Code (UDC) and Official Map amendments
- Approved requests added to the Department of Community Development work plan
- The Growth Management Act (GMA) allows any interested party to request *Plan* and development code amendments once per year
- Request Deadline: March 1, 2020

Summary of Requests

Request #	Applicant	Keyword	Recommendation
20-0001	DHPRC	Deer Harbor Hamlet Subarea Plan Map and development regulations	Consider these requests during the <i>Plan</i> update.
20-0002	Homes for Islanders	Rural Residential Cluster Development	Consider the four requests during the <i>Plan</i> update. Discuss related affordable housing and rural residential cluster development policies and code changes with County Council and Planning Commission at a later date as part of the <i>Plan</i> update.
20-0003	Janet Alderton	Port of Entry	Consider this request as a public comment on the draft Transportation Element.
20-0004	John Campbell	Affordable Housing Definition	Consider during the Plan update. Analyze amendment of SJCC 18.60.260 and make affordable housing definition consistent with definition in SJCC 2.27.030.
20-0005	Shanks, Alderton, et al.	Port of Entry	Consider this request as a public comment on the draft Transportation Element.
20-0006	Jennifer De Groot	Coastal Cutthroat Trout	Per Resolution 31-2018 (Attachment C), consider this request during the critical area code update following the <i>Plan</i> update.
20-0007	SJC DCD	UGA Map Corrections	Incorporate these corrections into the Plan update.

Request 20-0001

Applicant: Deer Harbor Planning and Review Committee

Requests:

1. Remove Community Center Overlay
2. Amend various parts of Deer Harbor UDC land use tables
3. Add “and its environs” to DHPRC’s defined area of oversight

Recommendation: Consider requests 1 and 2 during the Plan update. Request 3 has been addressed by the DCD director.

Request 20-0002

Applicant: Homes for Islanders

Requests:

1. Delete SJCC 18.60.230(C)(3)(b) in the Rural residential cluster development code limiting cluster developments to one of the four methods of assuring affordability listed in the affordable housing code.
2. Implement the 2009 Housing Element policy allowing 12 dwelling units in rural residential cluster developments, rather than the 8 currently allowed in SJCC 18.60.230(C)5b.
3. Increase the floor area limitation for dwelling units to 1,750 sq. ft. to allow for more bedrooms to accommodate larger families.
4. Allow more middle income affordable units by deleting SJCC 18.60.260(G)

Recommendation: Consider these requests during the Plan update. Discuss related affordable housing and rural residential cluster development policies and code changes.

Request 20-0003

Applicant: Janet Alderton

Request: Remove text in draft Element 6, Transportation, about exploring Lopez and Orcas as ports of entry.

Recommendation: This request was sent to Public Works and considered as a public comment on the draft Transportation Element.

Request 20-0004

Applicant: John Campbell

Request: Amend affordable housing definition in SJCC 18.60.260:

“Affordable housing is housing where the occupants pay no more than 30 percent of gross monthly income for rent or mortgage ~~total housing costs, including the cost of property taxes and insurance for homeowners and monthly utilities, excluding telephone, for owners and renters.~~”

Recommendation: Analyze amendment of SJCC 18.60.260 during the *Plan* update and make affordable housing definition consistent with definition in SJCC 2.27.030.

Request 20-0005

Applicant: Alderton, Shanks, Cooper, Hoague, Eherlichman, Johnson, Oaksen, Mayer, Scott, Kass – Orcas Island residents

Request: Remove text in draft Element 6, Transportation, about exploring Lopez and Orcas as ports of entry.

Recommendation: This request was sent to Public Works and considered as a public comment on the draft Transportation Element.

Request 20-0006

Applicant: Jennifer De Groot

Request: Add Coastal Cutthroat Trout to the list of species of local importance under SJCC 18.35.115.

Recommendation: Consider this request during the critical areas update.

Request 20-0007

Applicant: SJC Department of Community Development

Request: Correct two scrivener's errors in the Friday Harbor Urban Growth Area on the *Plan* Official Maps for consistency with Ordinance 47-2007.

Recommendation: Incorporate these two *Plan* Official Map corrections in the *Plan* update.

Consider During the *Plan* Update (4)

Request #	Applicant	Keyword	Recommendation
20-0001	DHPRC	Deer Harbor Hamlet Subarea Plan Map and development regulations	Consider these requests during the <i>Plan</i> update.
20-0002	Homes for Islanders	Rural Residential Cluster Development	Consider the four requests during the <i>Plan</i> update. Discuss related affordable housing and rural residential cluster development policies and code changes with County Council and Planning Commission at a later date as part of the <i>Plan</i> update.
20-0003	Janet Alderton	Port of Entry	This request was sent to Public Works and considered as a public comment on the draft Transportation Element.
20-0004	John Campbell	Affordable Housing Definition	Analyze amendment of SJCC 18.60.260 during the Plan update and make affordable housing definition consistent with definition in SJCC 2.27.030.
20-0005	Shanks, Alderton, et al.	Port of Entry	This request was sent to Public Works and considered as a public comment on the draft Transportation Element.
20-0006	Jennifer De Groot	Coastal Cutthroat Trout	Per Resolution 31-2018 (Attachment C), consider this request during the critical area update following the <i>Plan</i> update.
20-0007	SJC DCD	UGA Map Corrections	Incorporate these corrections into the Plan update.

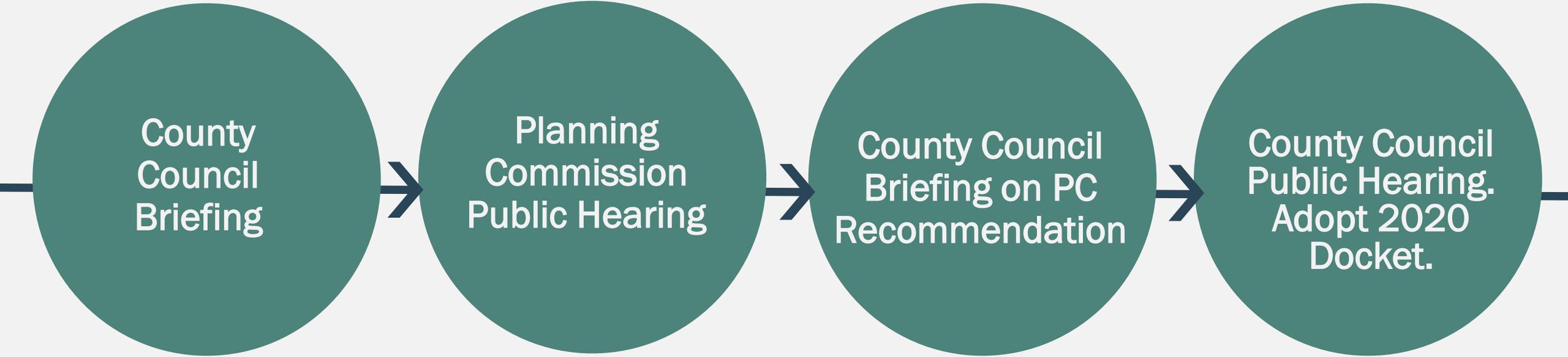
Consider as a Public Comment (2)

Request #	Applicant	Keyword	Recommendation
20-0001	DHPRC	Deer Harbor Hamlet Subarea Plan Map and development regulations	Consider these requests during the <i>Plan</i> update.
20-0002	Homes for Islanders	Rural Residential Cluster Development	Consider the four requests during the <i>Plan</i> update. Discuss related affordable housing and rural residential cluster development policies and code changes with County Council and Planning Commission at a later date as part of the <i>Plan</i> update.
20-0003	Janet Alderton	Port of Entry	This request was sent to Public Works and considered as a public comment on the draft Transportation Element.
20-0004	John Campbell	Affordable Housing Definition	Analyze amendment of SJCC 18.60.260 during the Plan update and make affordable housing definition consistent with definition in SJCC 2.27.030.
20-0005	Shanks, Alderton, et al.	Port of Entry	This request was sent to Public Works and considered as a public comment on the draft Transportation Element.
20-0006	Jennifer De Groot	Coastal Cutthroat Trout	Per Resolution 31-2018 (Attachment C), consider this request during the critical area update following the <i>Plan</i> update.
20-0007	SJC DCD	UGA Map Corrections	Incorporate these corrections into the Plan update.

Critical Area Code Update After *Plan* Update (1)

Request #	Applicant	Keyword	Recommendation
20-0001	DHPRC	Deer Harbor Hamlet Subarea Plan Map and development regulations	Consider these requests during the <i>Plan</i> update.
20-0002	Homes for Islanders	Rural Residential Cluster Development	Consider the four requests during the <i>Plan</i> update. Discuss related affordable housing and rural residential cluster development policies and code changes with County Council and Planning Commission at a later date as part of the <i>Plan</i> update.
20-0003	Janet Alderton	Port of Entry	This request was sent to Public Works and considered as a public comment on the draft Transportation Element.
20-0004	John Campbell	Affordable Housing Definition	Analyze amendment of SJCC 18.60.260 during the Plan update and make affordable housing definition consistent with definition in SJCC 2.27.030.
20-0005	Shanks, Alderton, et al.	Port of Entry	This request was sent to Public Works and considered as a public comment on the draft Transportation Element.
20-0006	Jennifer De Groot	Coastal Cutthroat Trout	Per Resolution 31-2018 (Attachment C), consider this request during the critical area update following the <i>Plan</i> update.
20-0007	SJC DCD	UGA Map Corrections	Incorporate these corrections into the Plan update.

Next Steps



Questions?

Please send comments to
sophiac@sanjuanco.com

Annual Docket Website: <https://www.sanjuanco.com/1658/2020-Annual-Docket>