

# 2020 Annual Docket

Planning Commission Public Hearing

July 17, 2020

Department of Community Development

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# Purpose

*Prior to the Planning Commission public hearing and recommendation to County Council:*

- Provide background on the annual docket and docket process
  - Initial Planning Commission briefing: June 19, 2020
  
- Summarize the 7 docket requests and explain staff recommendation included in the May 11 staff report

# 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<br>Subarea Plan Map and<br>development regulations | Consider these requests during the <i>Plan</i> update.               |
| 20-0002   | Homes for<br>Islanders      | Rural Residential Cluster<br>Development                              | Consider these requests during the <i>Plan</i> update.               |
| 20-0003   | Janet Alderton              | Port of Entry   | Consider as a public comment on the draft Transportation<br>Element. |
| 20-0004   | John Campbell               | Affordable Housing<br>Definition                                      | Consider during the <i>Plan</i> update.                              |
| 20-0005   | Shanks,<br>Alderton, et al. | Port of Entry   | Consider as a public comment on the draft Transportation<br>Element. |
| 20-0006   | Jennifer De<br>Groot        | Coastal Cutthroat Trout   | Consider during the critical area code update.                       |
| 20-0007   | SJC DCD                     | UGA Map Corrections   | Incorporate corrections into the <i>Plan</i> 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.

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| 20-0002   | Homes for Islanders      | Rural Residential Cluster Development                           | Consider during the <i>Plan</i> update.                           |
| 20-0004   | John Campbell            | Affordable Housing Definition                                   | Consider during the <i>Plan</i> update.                           |
| 20-0007   | SJC DCD                  | UGA Map Corrections   | Incorporate corrections into the <i>Plan</i> update.              |
| 20-0003   | Janet Alderton           | Port of Entry   | Consider as a public comment on the draft Transportation Element. |
| 20-0005   | Shanks, Alderton, et al. | Port of Entry   | Consider as a public comment on the draft Transportation Element. |
| 20-0006   | Jennifer De Groot        | Coastal Cutthroat Trout   | Consider during the critical area code update.                    |

# Next Steps



# Questions?

**Annual Docket Website:**

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