



SAN JUAN COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

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STAFF REPORT

DATE: October 25, 2016
TO: San Juan County Council
CC: Mike Thomas, County Manager;
Erika Shook, AICP, Director, DCD;
Linda Kuller, AICP, Deputy Director, DCD; and *gle*
Deer Harbor Plan Review Committee.
FROM: Colin Maycock, AICP, Planner IV *cm*
SUBJECT: Deer Harbor Plan Update
PUBLIC HEARING: November 8, 2016

ISSUE: Public hearing and deliberations on the attached ordinance.

ACTION: Public hearings are scheduled for the 2016 docket ordinances on Tuesday, November 8, 2016. After both of the docket hearings and deliberations, Council should consider the cumulative impacts of the docket ordinances. Action may then be taken on the docket ordinances.

LEGAL REVIEW: The attached ordinance has been approved as to form by the Prosecuting Attorney.

BACKGROUND: In June, 2013, the Deer Harbor Hamlet Plan Review Committee (DHHPRC) transmitted a document to the Department of Community Development (DCD), containing proposed amendments to the Deer Harbor Hamlet Plan (Hamlet Plan). Beginning in July, 2016, the DHHPRC, in conjunction with County staff, worked on proposals to amend the Hamlet Plan. Staff continued to meet with the DHHPRC at their regularly scheduled meeting dates. The draft plan is reorganized, updated and streamlined.

Currently, activity center plans that are components of the Comprehensive Plan, have not been assigned a specific location within the Comprehensive Plan. The attached draft ordinance proposes adoption in a new Appendix 12 of the Comprehensive Plan.

PLANNING COMMISSION RECOMMENDATION: On October 21, 2016, the Planning Commission recommended approval of the updated Hamlet Plan dated September 23, 2016, as written.

COUNTY COUNCIL QUESTION:

At the Council briefing on October 25, 2016, Council requested clarification of the last sentence of the following passage on pages 18-19 of Exhibit A:

The generalized current land cover use map Figure 2-3, helps visualize displays the current variety and spatial distribution of Deer Harbor Hamlet land-uses and activities. The map may appear misleading because agricultural land with scattered seasonal units is displayed as residential use. A large percentage of the study area remains significant part of the Hamlet is forested, but some relatively large tracts of land have been clear-cut or substantially thinned out in recent years. This, e-Combined with the sizable areas of substantial blowdown due to the major storms, of the early 1990s, results in a continuing decline in the area of forested lands has declined. In those areas that were cleared for agriculture in the past or on those lands with soil types and depths unsuitable or unable to support forest cover grasses predominate.

Staff recommends the following amendments:

The generalized current land cover use map Figure 2-3, helps visualize displays the current variety and spatial distribution of Deer Harbor Hamlet land-uses and activities. The map may appear misleading because agricultural land with scattered seasonal residential units is displayed as residential use. A large percentage of the study area remains significant part of the Hamlet is forested, but some relatively large tracts of land have been clear-cut or substantially thinned out in recent years. This, e-Combined with the sizable areas of substantial blowdown due to the major storms, of the early 1990s, results in a continuing decline in the area of forested lands has declined. Grasses predominate in cleared areas. In those areas that were cleared for agriculture in the past or on those lands with soil types and depths unsuitable or unable to support forest cover grasses predominate.

The purpose of this section is to provide an overview of the existing uses in the Hamlet. The proposed amendments clarify the reference to seasonal residential units and delete a description of past events that distract attention from the purpose of the paragraph.

TRANSMITTAL:

- Attachment A:** A 2016 docket ordinance amending the Deer Harbor Hamlet Plan, A Component of the Land Use Element of the San Juan County Comprehensive Plan with Exhibit A, the updated Deer Harbor Hamlet Plan
- Attachment B:** October 21, 2016, Planning Commission agenda
- Attachment C:** Draft minutes of the Planning Commission's October 21, 2016, public hearing
- Attachment D:** Draft Findings and Recommendations of the Planning Commission's October 21, 2016, Public Hearing