



Comprehensive Plan Update

# Deer Harbor Subarea Plan Changes

August 20, 2021

Planning Commission

SCJ Dept. of Community  
Development

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# Purpose

To get the Planning Commission's preliminary recommendation on the proposed changes prior to the Orcas land use town hall

# Background

- Changes requested by the Deer Harbor Plan Review Committee (DHPRC) through the 2020 Docket
- County Council directed staff to incorporate the requests into the Comprehensive Plan update in Resolution 30-2020
- DCD worked with DHPRC in fall of 2020 to explore options for the requests
- DHPRC made map and code change recommendations in November 2020

# DHPRC Docket Requests



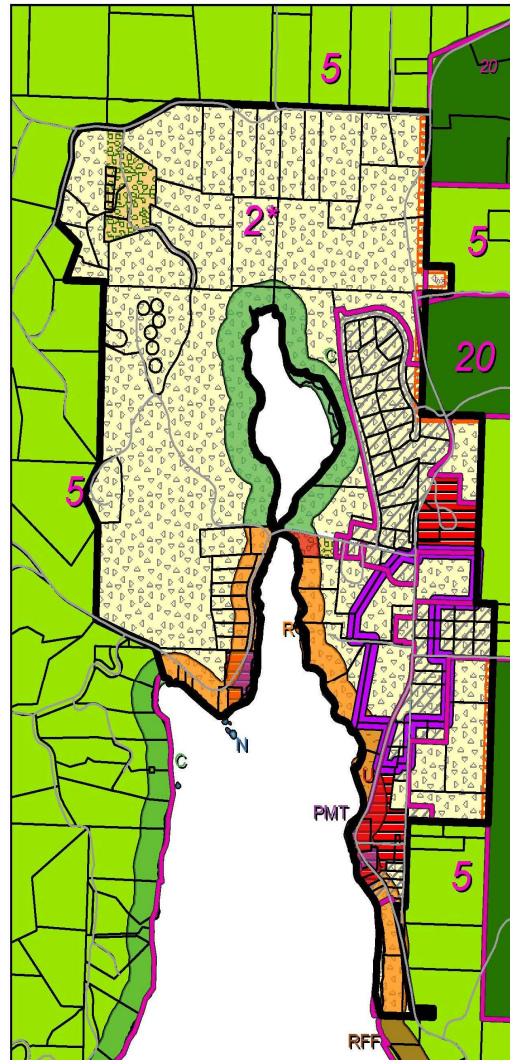
1. Remove Community Center Overlay District
2. Various changes to the Deer Harbor Hamlet land use tables in the development code

# 1. Remove Community Center Overlay District (DHCCO)

- DHCCO allows commercial development as part of a Planned Unit Development (PUD)
- All property owners must agree to a PUD
- Underlying land is designated Hamlet Residential

# Deer Harbor Hamlet Land Use Plan

## Existing



Number indicates maximum residential density, acres per dwelling unit.

Density Boundary

Additional residential units will be permitted as a planned unit development, up to a maximum density of one unit per half acre, as a bonus for the provision of long-term affordable housing as defined in SJCC 18.60.260(D).

\* Density Boundary

Deer Harbor Hamlet Boundary

Parcel Boundary

### Zoning District

Community Center Overlay

Resource Land Buffer

Density District - 0.5 ac/du

### Proposed shoreline designation

C - Conservancy

N - Natural

PMT - Ports, Marinas and Marine Transportation

R - Rural

RFF - Rural Farm Forest

U - Urban

### Land Use Designation

Forest Resource (FOR)

Deer Harbor Hamlet Commercial

See Ordinance 26-2007

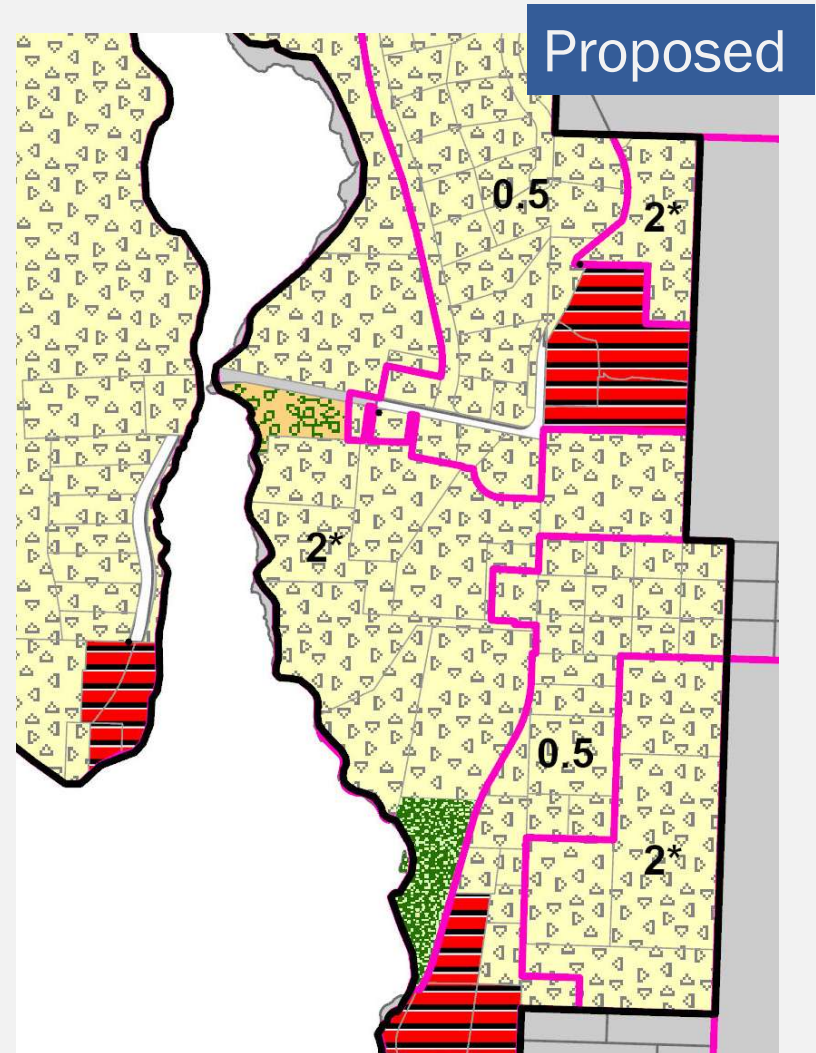
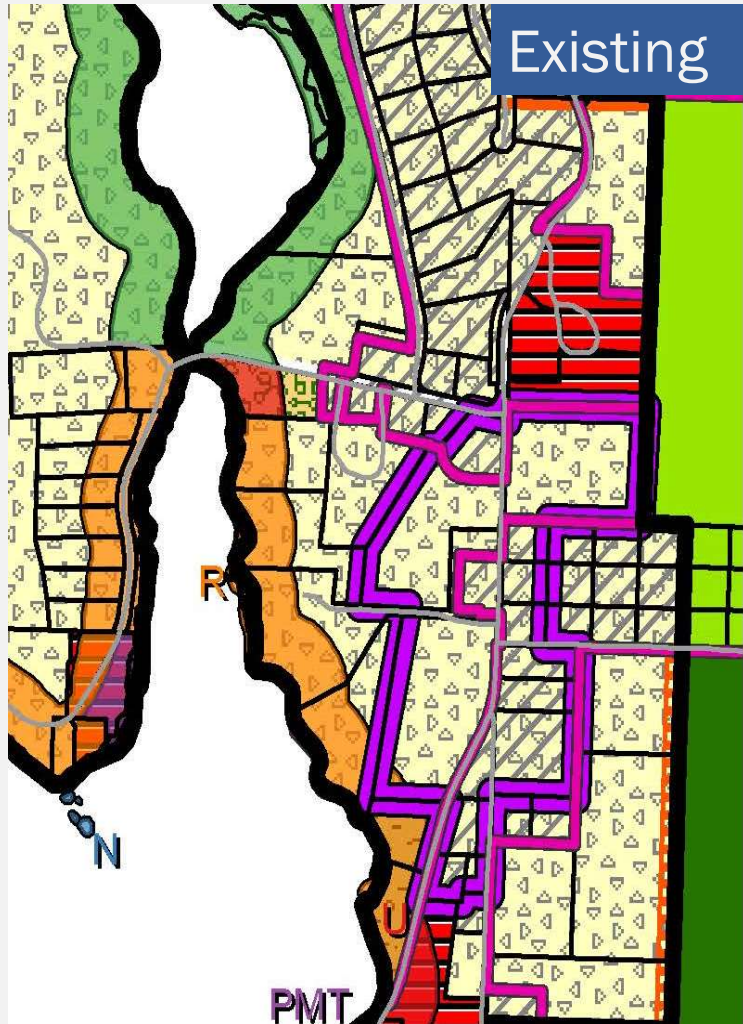
Deer Harbor Hamlet Industrial

See Ordinance 26-2007

Deer Harbor Hamlet Park

Deer Harbor Hamlet Residential

Rural Farm Forest (RFF)



# Effects of removing the DHCCO

- Underlying land use designation remains Hamlet Residential
- No commercial development activities allowed
- Simplifies Deer Harbor development code by removing PUD requirements
- Some references to the DHCCO in the Hamlet Plan and development code will need to be changed

# Planning Commission Preliminary Recommendation

Option A: Remove the DHCCO from the Deer Harbor Hamlet  
Official Map

Option B: No change

## 2. Various changes to the Deer Harbor subarea land use tables

### Process:

- Review all DHPRC recommended changes to the land use table
- Discuss any Planning Commission alternatives
- Agree to changes by consensus

# DHPRC Recommendation

## Commercial Uses

LAND USES	HR	HC	HI-A	HI-B
Animal Shelters and Kennels	N	<del>N</del> <u>Y</u>	N	N
Automotive Service and Repairs	N	<del>N</del> <u>Y</u>	C	N
Bed and Breakfast Inn	C	<del>C</del> <u>Y</u>	N	N
Bed and Breakfast Residence	P	<del>P/C</del> <u>Y</u>	N	N
Camping Facilities	N	<del>C</del> <u>N</u>	N	N
Day Care with 1 – 6 Children	P/C	<del>P/C</del> <u>Y</u>	N	N

# DHPRC Recommendation

## Commercial Uses

LAND USES	HR	HC	HI-A	HI-B
Day Care with 7+ Children	C	<del>C</del> <u>Y</u>	N	N
Drinking Establishment	N	<del>P</del> <u>Y</u>	N	N
Eating Establishment	N	<del>P</del> <u>Y</u>	C	N
Indoor Entertainment Facility Theater	N	<del>C</del> <u>Y</u>	N	N
Residential Care Facilities [1 – 6 persons]	C	<del>P</del> / <del>C</del> <u>Y</u>	N	N
Residential Care Facilities [7 – 15 persons]	N	<del>C</del> <u>Y</u>	N	N
<del>Vacation Rental of Residence or ADU</del>	<del>C</del> <u>N</u>	<del>C</del> <u>Y</u>	<del>N</del>	<del>N</del>

# DHPRC Recommendation

## Institutional Uses

LAND USES	HR	HC	HI-A	HI-B
College	N	<del>N</del> <u>Y</u>	N	N
Community Club or Community Organization Assembly Facility	C	<del>P/G</del> <u>Y</u>	N	N
Library	N	<del>P/G</del> <u>Y</u>	N	N
Museum	C	<del>P/G</del> <u>Y</u>	C	N
Post Office	C <sup>6</sup>	<del>G</del> <u>Y</u>	N	N

# DHPRC Recommendation

## Recreational Uses

LAND USES	HR	HC	HI-A	HI-B
Indoor Recreation Facilities	N	<del>C</del> <u>Y</u>	N	N
Parks <u>and child's playgrounds</u>	C	<del>C</del> <u>Y</u>	C	N

# DHPRC Recommendation

## Residential Uses

LAND USES	HR	HC	HI-A	HI-B
Cottage Enterprise	<u>PC</u>	P	P	P
Multifamily Residential Units (3+ units), if Density Permits	C	<u>G-Y</u>	N	N
Vacation Rental of Residential or Accessory Dwelling Unit	<u>G-N</u>	<u>P-C</u>	N	N

# DHPRC Recommendation

## Transportation Uses

LAND USES	HR	HC	HI-A	HI-B
<u>Charging stations for electric vehicles</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
Parking Lots, Commercial	C	€ <u>Y</u>	C	N

# Planning Commission Preliminary Recommendation

Option A: Recommend DHPRC recommendation

Option B: Recommend DHPRC recommendation as amended by the  
Planning Commission

Option C: No change

# Next Steps

1. Hold Orcas Island town hall on land use issues to gather public feedback
2. Incorporate public feedback at Planning Commission workshops to generate public hearing draft