

Sophia Cassam

From: Lisa Burt <lmburt@yahoo.com>
Sent: Monday, November 28, 2022 9:10 PM
To: San Juan County Council; Christine Minney; Cindy Wolf; Jamie Stephens; Ingrid Gabriel; Sophia Cassam
Cc: Marianne Karuza; Loren Burt
Subject: Council Meeting 11/29/22 - Request 19-0003 DCD Supported
Attachments: DCD_support_19-0003-1.pdf

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To Council and County Council Members,

Due to family illnesses, we did not have an opportunity to listen to the October 3rd Council Meeting until this evening (11/28/22). In listening to it, there was some confusion whether the county supported this request for re-designation. We are submitting the attached document showing that the Department of Community Development is in support of request 19-0003.

I hope I will be able to speak at the meeting on 11/29/22.

Thank you for time and consideration.

Lisa Burt
Loren Burt
Marianne Burt Karuza
(Robert and Vivian Burt Family Trust)

Attachment 1: DCD Summary (continued)

Table 18. Request 19-0003 Summary.

Request Number	Island	TPN	Address	Applicant Name
19-0003	Lopez	241021002000	N/A	Loren Burt and Marianne Karuza

Summary of Request

The density boundary now splits TPN 241021002000 between a maximum density of 5 and 20 acres per dwelling unit. Adjust density boundary line to follow the western border of the subject parcel to remove the split density. Make the whole parcel one dwelling unit per five acres.

Part of the parcel is in the shoreline with the Conservancy shoreline designation.

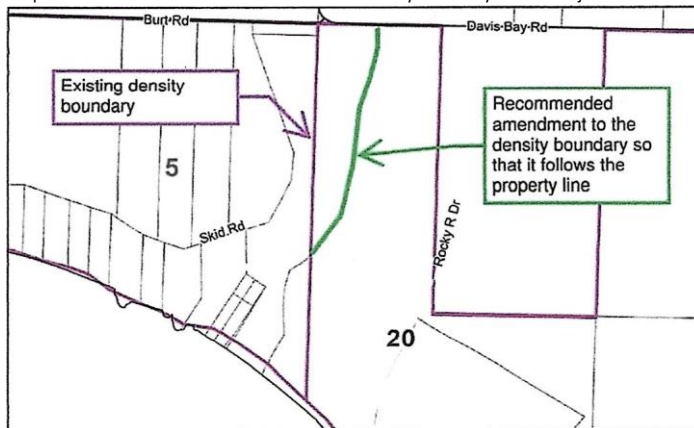
Surrounding land uses and designations

North: Residential, RFF and AG
 South: water East: Undeveloped, AG
 West: Residential, RFF

Link to Request: <https://www.sanjuanco.com/.DocumentCenter/View/18151/>.

Staff Recommendation: Amend the density boundary follow the property line but do not reduce density on the neighboring property to the east. The recommended amendment to the density boundary is shown in Map 18.A. The recommended changes would resolve the issue for the applicant without impacting density on neighboring properties.

Map 18.A. Recommended Amendment to the Density Boundary on the Subject Parcel.



Attachment 1: DCD Summary (continued)

Table 18.A summarizes how the proposal meets the criteria of approval for amendments to the Plan Official Maps established in SJCC 18.90.030(F).

Table 18.A. Analysis of **JCC**18.90.030(F).

Section	Analysis
SJCC .90.030(F)(1)(a)	The proposed re-designation benefits the public by clarifying what residential density is allowed on the subject property.
SJCC .90.030(F)(1)(b)	The proposed change is warranted because it corrects an error on the Official Maps. Though the density boundary is not required to follow property lines, the density boundary that bisects the subject property is not clearly defined. Without a clear and explicit explanation of where the density boundary sits on the property, the density boundary in this instance is unclear. Clarifying that the boundary follows the property boundary resolves this lack of clarity on the Official Maps.
SJCC .90.030(F)(1)(c)	<p>The subject parcel is designated RFF. The Plan policies for RFF do not specify a required residential density in the land use designation. RFF designation criteria Policy 2.3.C.10.b.1.ii states:</p> <p style="text-align: center;">ji. Parcels are general five or more acres in size</p> <p>Because the change in density would not increase maximum density on the subject parcel beyond one dwelling unit per five acres, the proposed change is consistent with this Plan policy.</p>
SJCC .90.030(F)(1)(d)	The area proposed for changes would not create an enclave of property owners enjoying greater privileges than surrounding property owners. The subject parcel is contiguous with an area designated for one dwelling per five acres. The majority of the subject parcel is already designated for one dwelling per five acres.
SJCC .90.030(F)(1)(e)	No adverse impacts are expected from adjusting the density boundary as proposed. Most of the subject parcel is already designated for one dwelling unit per five acres.