



# SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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## MEMO

**REPORT DATE:** September 3, 2020

**TO:** Deer Harbor Plan Review Committee (DHPRC)

**CC:** Erika Shook, AICP, DCD Director

**FROM:** Adam Zack, Planner III  
Sophia Cassam, Planner I

**SUBJECT:** 2036 Comprehensive Plan Update  
Deer Harbor Hamlet Plan and Development Code

**BRIEFING:** DHPRC Meeting: September 9, 2020

**ATTACHMENT:** A. Draft Deer Harbor Hamlet Plan, September 3, 2020  
B. Draft Ordinance Amending the Deer Harbor Subarea Plan; San Juan County Comprehensive Plan Official Land Use Map, and Unified Development Code  
C. 2020 Docket Request 20-0001 from the Deer Harbor Plan Review Committee

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**Purpose:** To discuss and get feedback on the updates to the Deer Harbor Hamlet Plan and development regulations to implement Docket Request 20-0001.

### Feedback Requested

Staff would like to know:

- Do the proposed changes shown in the drafts accomplish the DHPRC's intended outcomes?
- Should any new Hamlet Commercial be designated in areas where the DHCCO is proposed to be removed?
- Do Deer Harbor community members have photos to add to or to replace photos in this draft?

**How to comment:** DHPRC comments may be provided at the September 9, 2020 DHPRC meeting. Instructions for joining this virtual meeting can be found on the September DHPRC agenda, posted at <https://www.sanjuanco.com/AgendaCenter/Deer-Harbor-Plan-Review-Committee-10>.

Please submit any written comments on the Draft Deer Harbor Hamlet Plan and draft code sections by 4:00 pm on September 8, 2020. Your comments can be sent to [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com) with the subject line: Deer Harbor Plan. Please provide your contact information for the record and identify the page and line number pertaining to the comment. If possible, provide specific alternatives or additional language. Comments may also be submitted to the SJC Department of Community Development at PO Box 947, 935 Rhone Street, Friday Harbor, WA 98250, attn. Sophia Cassam.

**Background:** The DHPRC submitted a 2020 Docket request for several changes to the Hamlet Plan and development regulations (Attachment C). During the Docket process County Council approved a resolution to address the second and third DHPRC requests during the *Comprehensive Plan (Plan)* update. The first request was resolved by the DCD director. The requests are summarized below:

1. Add the words “and its environs” to DHPRC’s designated area of oversight;
2. Remove the Community Center Overlay District from the *Plan* Official Maps and the development code; and
3. Make various changes to the Deer Harbor subarea land use tables in SJCC 18.30.310.

Changes made to the draft Hamlet Plan and code are shown in strikeout/underline format.

### **Docket Requests**

#### **1. Add the words “and its environs” to DHPRC’s designated area of oversight.**

DHPRC reviews permit applications for properties in the Deer Harbor Hamlet activity center. Because the geography of the Deer Harbor area is such that activities near the Hamlet affect the Hamlet itself, DHPRC requested to have the “environs” added to its designated area of oversight in the development code. In 2019, the DCD director showed DHPRC how to view the permit status map. Adding “and its environs” to DHPRC’s area of oversight is unnecessary because DHPRC can find and review permits in the area around the Hamlet on their own. Staff does not recommend changes to the Hamlet Plan or development code based on this request.

#### **2. Remove the Community Center Overlay District from the *Plan* Official Maps and the development code.**

About 21 acres of land in the core of Deer Harbor Hamlet is designated Deer Harbor Community Center Overlay District (DHCCO). The DHCCO requires commercial development within the overlay district to occur as a planned unit development (PUD), which requires an agreement between all property owners within the PUD overlay. The DHCCO occurs in an area where there are many different property owners. PUDs are meant to ensure development happens in an orderly, intentional manner; however, they can also prevent development from occurring naturally over time if property owners do not agree. This inhibits the establishment of new small, independent businesses in the overlay.

DHPRC proposed removing the DHCCO to reduce roadblocks to commercial development for small businesses. Currently, the designation beneath the overlay district is Deer Harbor Hamlet Residential. Removing the overlay would not change the underlying land use designation. In order to allow commercial activity, the land will need to be re-designated Deer Harbor Hamlet Commercial. There are several options for moving forward after removing the DHCCO:

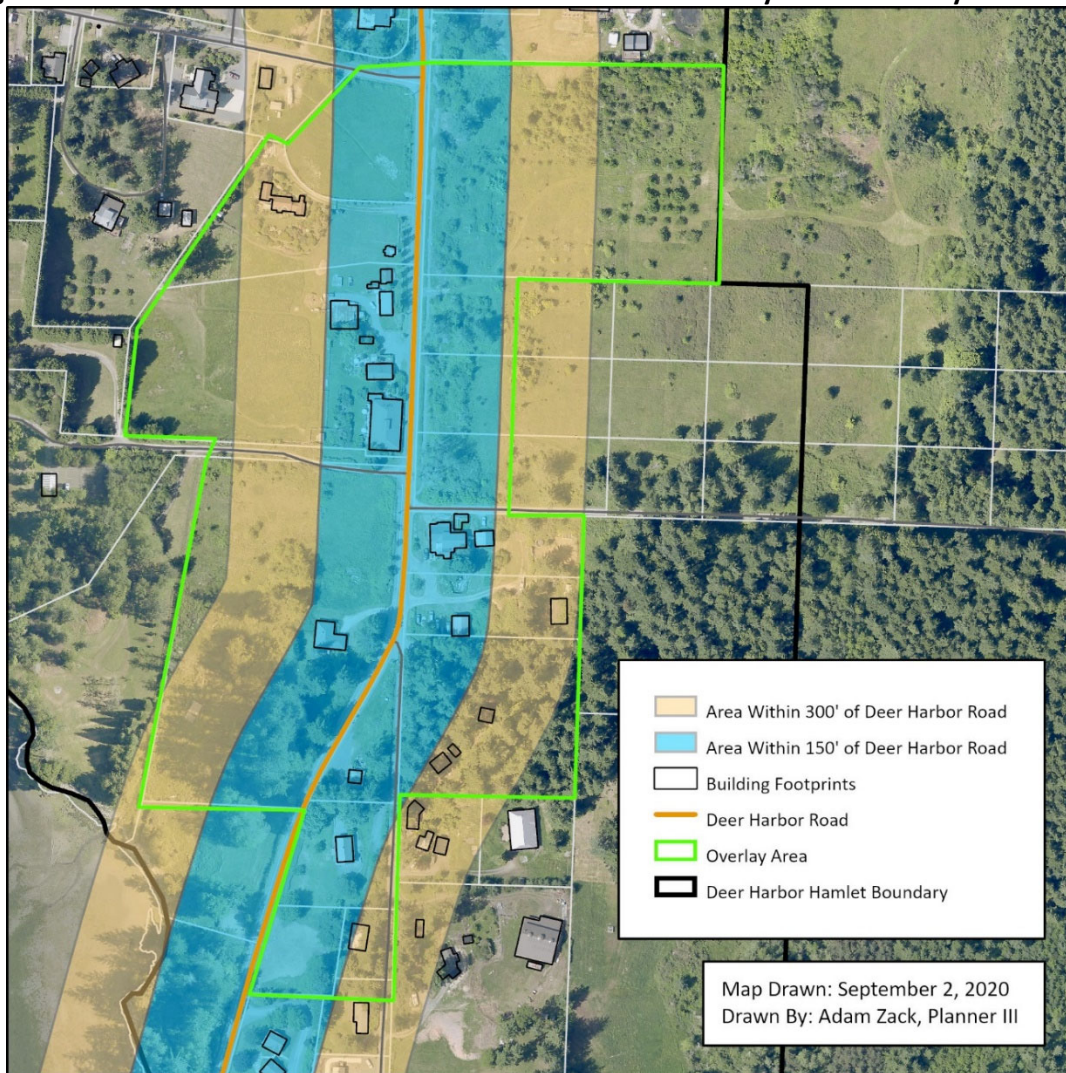
- A. **Leave the underlying land use designation as-is (Hamlet Residential).** This would do little to help encourage commercial development because most commercial uses are not allowed in Hamlet Residential. This option would not increase the amount of commercial development possible in Deer Harbor. The SJC Land Capacity Analysis shows that there are few developable Hamlet Commercial parcels in the hamlet.
- B. **Re-designate all underlying land to Hamlet Commercial** [shown in Figure 2]. This would allow for commercial activity on all the parcels previously underlying the DHCCO and would greatly increase the capacity for more commercial activity in the Hamlet. Designating the entire DHCCO area Hamlet Commercial would increase the amount of commercially developable land by roughly twenty-one

acres. This option could be controversial due to the expansiveness of new Hamlet Commercial land. Some property owners could be opposed to having their land use designation changed from residential to commercial.

- C. **Re-designate some but not all underlying land to Hamlet Commercial.** This option would allow more commercial activity in select areas of the Hamlet in places that were once part of the DHCCO overlay. DHPRC would need to recommend specific parcels for conversion to Hamlet Commercial. This could be done in three different ways:
- i. Select parcels in the DHCCO to be re-designated to Hamlet Commercial;
  - ii. Re-designate only some parcels to Hamlet Commercial and establish locational standards that confine commercial activity in the area to a certain distance from Deer Harbor Road (i.e. 300 ft.); or
  - iii. Split designate parcels within a certain distance along Deer Harbor Road (i.e. 300 ft.). Larger parcels would have more than one land use designation: Hamlet Commercial along Deer Harbor Road, and Hamlet Residential in the remainder of the parcel. This would allow parcels to retain some of their residential land use designation while allowing commercial activities near the road.

Figure 1 below helps visualize options C.ii. and C.iii. DHPRC could choose to recommend locational standards or split designation to confine new commercial activity to the area along Deer Harbor Road. This would apply to parcels in the DHCCO, shown in green outline. The area in blue shows 150' on either side of the road, and the yellow area shows up to 300' from the road.

**Figure 1. Deer Harbor Road 150- and 300-ft. Buffers at Community Center Overlay Area.**



In order to remove the DHCCO and re-designate the underlying land from Hamlet Residential to Hamlet Commercial, changes will need to be made to the Deer Harbor Hamlet Plan, the Deer Harbor development regulations and the *Plan* official maps. The DHCCO has been struck out of the draft Deer Harbor Hamlet Plan (Attachment A) in the following places:

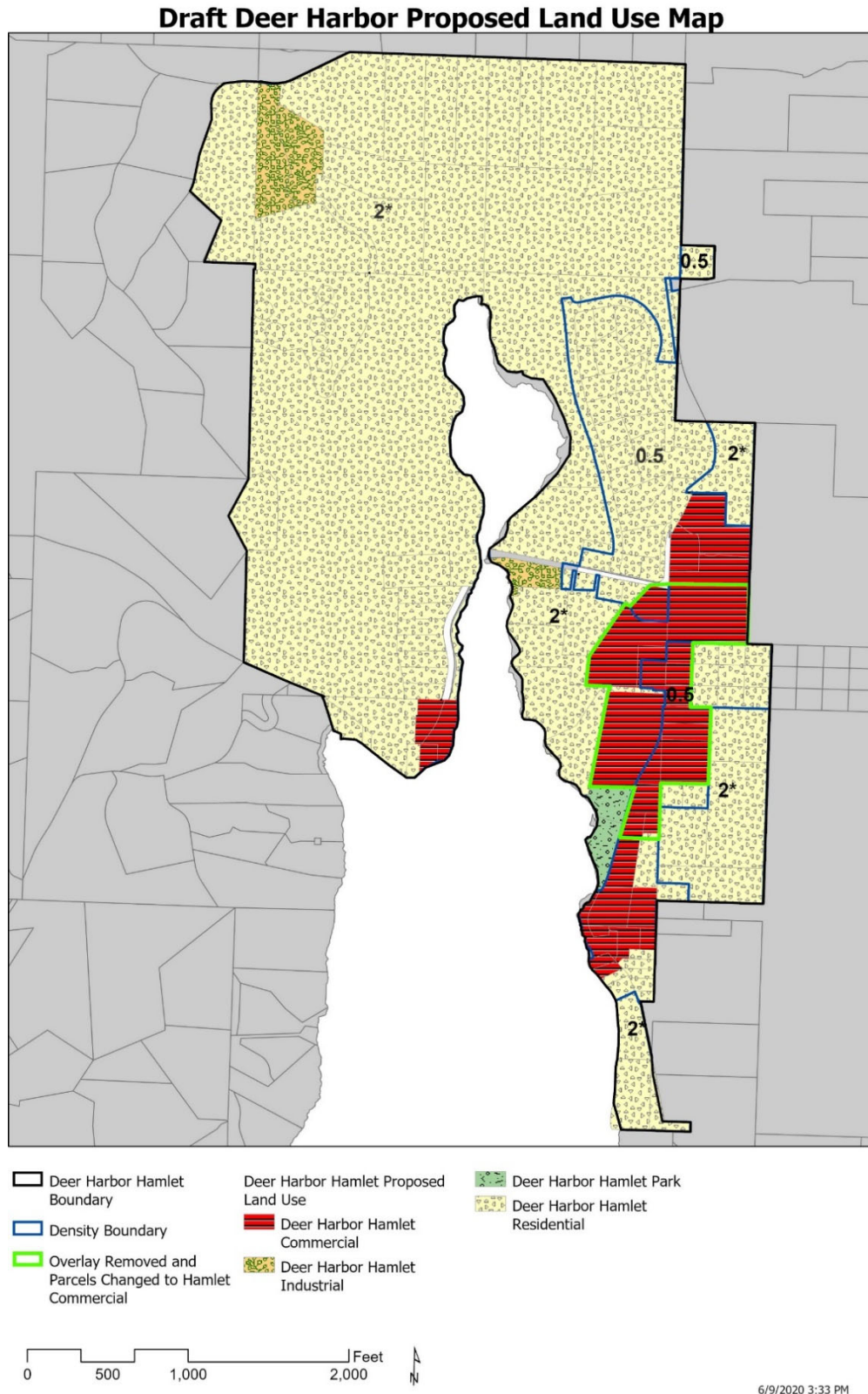
- Section 11.3 Issue 5, page 19, line 6
- Section 11.3 Issue 6, page 19, line 15; and
- Original goal 7, page 24, line 20.

In addition to changing the Hamlet Plan, the DHCCO must be removed from the development code. This proposal would eliminate the DHCCO entirely from the development regulations and amend SJCC 18.30.310 Permitted land uses. The DHCCO should be repealed from SJCC 18.30.260 Commercial zoning requirements. The proposed changes are shown in Attachment B. Staff recommends changing these regulations to say that future commercial development must take place in the Hamlet Commercial land use designation unless otherwise allowed. The code currently states that such development must take place in the DHCCO.

The *Plan* official maps will need to be changed to show the removal of the DHCCO and any re-designation of the underlying land use. Figure 2, following, shows a proposed land use map for Deer Harbor Hamlet with

the removal of the DHCCO (outlined in green) and the underlying land re-designated to Hamlet Commercial. This reflects option B above.

**Figure 2. Draft Deer Harbor Proposed Land Use Map (showing Option B, above).**



### 3. Make various changes to the Deer Harbor subarea land use tables in SJCC 18.30.310.

DHPRC's docket request included changes to the land use tables in SJCC 18.30.310. Overall, the proposed changes are meant to encourage the development of small businesses, provide opportunities for affordable housing, and to protect and preserve both the sense of community and the Hamlet's natural resources. Proposed changes are shown in Attachment B. Some key changes include:

- Allowing more commercial, institutional, and recreational uses outright in the Hamlet Commercial land use designation
- Prohibiting vacation rental of residences or ADUs in Hamlet Residential but allowing them in Hamlet Commercial.
- Allowing multifamily residential units in Hamlet Residential and Hamlet Commercial when the density permits.

DPRHC did not propose any changes to the allowed uses in the Hamlet Industrial land use designations.

#### Issue: Vacation Rentals

DHPRC proposes different regulations for vacation rentals in two places in the land use tables (Attachment B). Under Commercial Land Uses, vacation rentals (page 2) are proposed to not be allowed in Hamlet Residential and to be allowed outright in Hamlet Commercial. Vacation rentals are listed again under Residential Uses (page 5) and are proposed to not be allowed in Hamlet Residential and to be allowed by conditional use permit in Hamlet Commercial.

Any land uses should be listed only once in the Deer Harbor Hamlet Code to avoid redundancy and the possibility of future contradictions between multiple listings. Vacation Rentals should be listed in the Residential Land Uses table to be consistent with the Land Use Element. The Land Use Element states that vacation rentals are a residential use that should be regulated like a commercial use.

If DHPRC would like to prohibit vacation rentals in Hamlet Residential and allow them in Hamlet Commercial, staff recommends allowing them in Hamlet Commercial either outright or by provisional use permit. Staff does not recommend allowing vacation rentals by conditional use permit. The primary difference between provisional and conditional use permits is that conditional use permits require a public hearing. The vacation rental regulations are detailed and specific enough that there are not many additional conditions the County can require for a conditional use permit.

#### Issue: Camping, Hotels/Motels and Cottage Enterprises

The docket request (Attachment C) for these items was unclear as to where these uses would be allowed or not allowed. Camping (page 8 of docket request) is currently allowed by conditional use permit in Hamlet Commercial. The docket request shows the "C" for conditional use permit struck out and replaced by a struck out "N" for No. Hotels/Motels (page 8) in Hamlet Commercial are currently allowed by conditional use permit. In the request, the "C" is struck out but no alternative is suggested. Similarly, Cottage Enterprises (page 10) are currently allowed by provisional use permit in Hamlet Residential and Commercial, but the "P" for provisional use permit is struck out for both without a suggested alternative. At the September 9, 2020 meeting, staff will need clarification on DHPRC's requested changes for these three uses.

## Additional Recommendations from DCD Staff

### Hamlet Plan

After beginning review of the Hamlet Plan for the purpose of the 2020 Docket requests, staff found that changes would be needed throughout the Hamlet Plan in order make the plan's information current. Recommended changes outside the scope of DHPRC's requests include:

- Adding information about the Hamlet Plan's relationship to the *Plan* and Growth Management Act;
- Updating population projections with the latest data;
- Deleting Table 1. Existing and Potential Development;
- Rewording goals and policies to be more action oriented; and
- Reformatting and updating style to match other *Plan* sections.

Staff recommends adding Map 3, Deer Harbor Hamlet Existing Land Use by San Juan County Assessor's Use Codes, 2020, to the Hamlet Plan (page 13). Map 2, included in the current adopted plan, is the Deer Harbor Current Use Map, showing land uses in the Hamlet as verified by DHPRC at the time of initial adoption. Map 3 uses more general and up to date information than Map 2. Including both in the plan provides a snapshot of land use on the ground in at this point in time.

### Photos

Staff recommends including photos in the Hamlet Plan to help communicate the character of Deer Harbor. The photos included in this draft were provided by the San Juan Islands Visitors Bureau. Including photos from Deer Harbor community members could make the plan more authentic. Staff is seeking photos to replace or add to the photos included in this draft. Credit will be given to the photographer. Photos can be emailed to [sophiac@sanjuanco.com](mailto:sophiac@sanjuanco.com) or [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com).

**Timeline:** Table 1, below, provides a chronological summary of events related to the DCPRC 2020 Docket requests.

**Table 1. DHPRC Docket Requests Timeline**

| Time Frame  | Action  |
|-------------|---|
| Winter 2020 | <ul style="list-style-type: none"><li>• DCD received Annual Docket application from DHPRC</li><li>• Representatives from DHPRC met with DCD in Friday Harbor to discuss requests</li></ul>  |
| Spring 2020 | <ul style="list-style-type: none"><li>• Staff briefed Planning Commission and County Council on Docket Requests</li><li>• Staff recommended to address requests during the <i>Plan</i> update</li></ul>   |
| Summer 2020 | <ul style="list-style-type: none"><li>• Planning Commission recommended at the Docket Public Hearing that DHPRC's requests be addressed during the <i>Plan</i> update</li><li>• County Council adopted the 2020 Annual Docket, adding DHPRC's requests to DCD's work plan for the <i>Plan</i> update.</li></ul> |

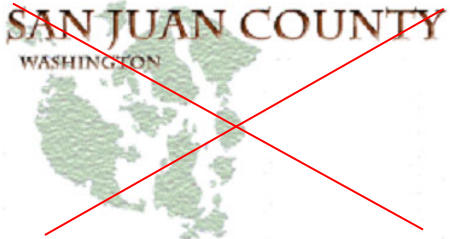
**Next Steps:** DCD staff will work with DHPRC to put together DHPRC's recommended drafts to the County Council. Then, the recommendations will be incorporated into the *Plan* update process.

Exhibit A

~~Deer Harbor Hamlet Plan  
2036~~



~~SEPTEMBER 23, 2016  
Adopted November 8, 2016~~



~~San Juan County  
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Department  
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# Deer Harbor Hamlet Plan 2036



Photo Credit: RFJ, San Juan Islands Visitors Bureau

X XX, 2020  
Adopted in Ordinance No. -20XX

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20

## 11.1 BACKGROUND AND INTRODUCTION

The Deer Harbor Hamlet Plan (DH-Hamlet Plan) establishes San Juan County's policy for the future development of the Deer Harbor Hamlet (Hamlet). This plan is a ~~component~~ subarea plan of the San Juan County Comprehensive Plan adopted pursuant to the Growth Management Act, Chapter 36.70 RCW (GMA). Like the Comprehensive Plan, it includes a twenty-year planning horizon. A boundary for Deer Harbor Hamlet was first established in the County's 1979 Comprehensive Plan.

In the 2009 San Juan County Comprehensive Plan, Policy **2.3.B.2 (policy number subject to change)** designated Deer Harbor as a Hamlet Activity Center, a limited area of more intensive rural development (LAMIRD).

The Deer Harbor Hamlet Plan was developed following a substantial community effort. A brief history of the Deer Harbor Hamlet Plan is included in Attachment A.

### Relationship to the San Juan County Comprehensive Plan (*Plan*) and Growth Management Act

The Comprehensive Plan (*Plan*) is San Juan County's principal planning document. It is adopted to comply with the Washington State Growth Management Act (GMA). The *Plan* aims to accomplish the GMA's fourteen planning goals (*Plan Section A, Introduction, Attachment A*). Implementation of the *Plan* prepares the County to manage future growth. It helps the County meet people's needs and maintain the high quality of life found in the Islands.

The goals and policies in the *Plan* are the framework within which the County creates and implements development regulations, programs, and other plans. The 2036 Vision, developed by the community, is the *Plan's* North Star, guiding the *Plan* elements and leading the County toward the future we strive for every day.

The Hamlet Plan is a detailed subarea plan consistent with but more specific than the *Plan*. It may be more or less restrictive than the Comprehensive Plan but must be consistent with the population projections, land capacity analysis and goals and policies in the *Plan* and other applicable subarea plans. The Hamlet Plan goals, policies and land use maps are based on Deer Harbor's community vision for the future and on assessments of current and predicted conditions.

### Relationship to SJC Unified Development Code and Shoreline Master Program

The Deer Harbor Hamlet Plan provides policy guidance for the creation and implementation of the Deer Harbor Hamlet development regulations adopted in the Unified Development Code (UDC), Title 18 of San Juan Count Code (SJCC). The San Juan County Code may be found at: <http://www.codepublishing.com/WA/SanJuanCounty/>

Specific Deer Harbor Hamlet development regulations in the UDC supersede other UDC development regulations (see SJCC 18.10.050 (G)). The Shoreline Master Program (SMP) (SJ Comprehensive Plan Section B, Element 3, SJCC 18.50) controls all shoreline development. It

1 supersedes the Deer Harbor Hamlet Plan. In addition, the County's shoreline regulations apply  
2 to development and activities in shoreline jurisdiction.

3  
4 **Amendments**

5  
6 All future amendments to this plan will follow the legislative procedures detailed in SJCC  
7 18.90.020.

8  
9 **Vision Statement**

10  
11 Purpose

12  
13 The Deer Harbor Hamlet Plan ~~has been~~ was produced by and for its citizens. The Hamlet citizens  
14 are looking ~~far~~ into the future through the year 2036 ~~and trying~~ to determine what the Hamlet  
15 will should look and feel like ~~if certain decisions are made now~~. This Plan integrates their  
16 community's ideas, concerns, and expressions of preference into statements about:

- 17  
18     ▪ ~~How~~ How the Hamlet should be developed,  
19     ▪ ~~What~~ What development regulations should accomplish,  
20     ▪ ~~What~~ What facilities and service levels are needed, and  
21     ▪ ~~How~~ How publicly funded improvements should support these objectives.

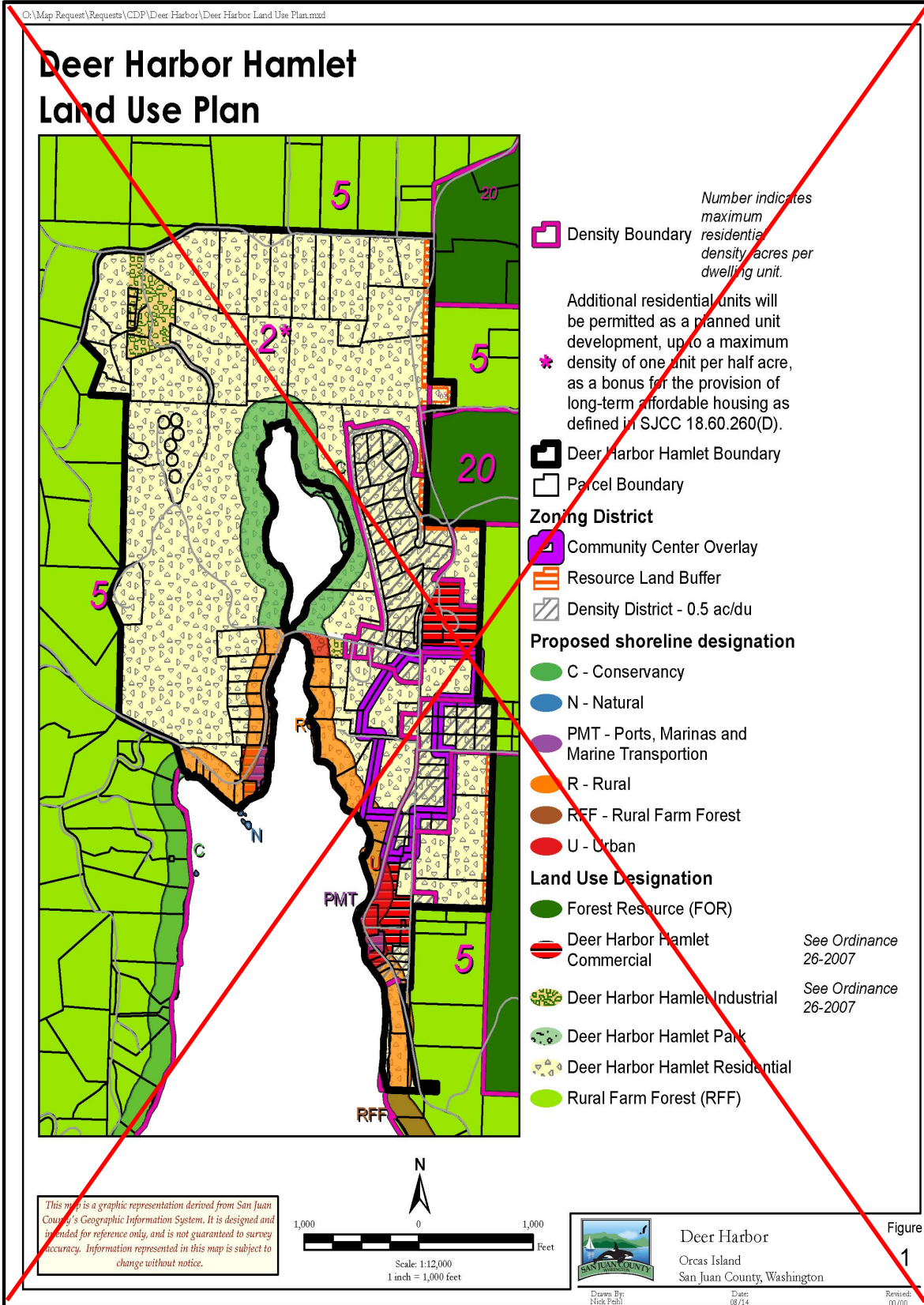
22  
23 Although ~~the this~~ this Hamlet Plan looks to 2036, the visions and values expressed in ~~this Plan~~ it  
24 extends beyond the twenty-year planning horizon to future generations. The Plan is to be  
25 reviewed regularly to consider changes in conditions or the vision of the Hamlet's citizens.

26  
27 Vision

28  
29 The Hamlet is quiet and predominantly residential. The dark rocky cliffs to the west overlook the  
30 boats jostling their moorings and the stippled waters of the bay. In the east there are rolling  
31 verdant fields and forests that sweep down towards the valley floor. The hillside, marked by  
32 graceful wood framed houses and cottages, well-tended gardens and tightly manicured hedges,  
33 is a blaze of spring colors and scents.

34  
35 By way of local roads, residents and visitors make their way to and from the community hub, a  
36 collection of buildings surrounded by well- screened parking spaces that houses the Post Office,  
37 one or two restaurants, the fire hall, a multi-purpose meeting room and some active retail.

38  
39 No single building dominates the skyline, rather the Hamlet is home to a variety of uses and  
40 activities that fall within a broad spectrum of context sensitive scales. In addition to people's  
41 houses, an assortment of businesses and institutions reside in the Hamlet. The overwhelming  
42 impression the visitor leaves with is of a kempt community that is careful to preserve its natural  
43 resources while maintaining a diverse economic base that enables residents to work, shop and  
44 play in place.



1

## 11.2 DEER HARBOR HAMLET DESCRIPTION

Deer Harbor Hamlet is located on the southwestern portion of Orcas Island. The center of the Hamlet is approximately four miles southwest of West Sound Hamlet and eleven miles southwest of Eastsound.

Deer Harbor Hamlet is located in a valley encircled by hills on three sides, with Wasp Passage to the south. The Hamlet is between two ridges that, west of Deer Harbor Bay, rise to 300 to 400 feet above sea level and to over 150 feet above sea level to the east.

The area designated as Deer Harbor Hamlet has a total area of approximately 299 acres. The Hamlet encompasses a large tidal marshland known as Deer Harbor slough. The higher elevations of the Hamlet offer magnificent southern vistas. The shoreline within the Hamlet is extensive with some sheer cliffs and the balance sandy or rock strewn beaches.

### The Harbor

The harbor and the saltwater lagoon (the slough) are Deer Harbor Hamlet's most prominent natural features and divide Deer Harbor Hamlet.

The lagoon at the north end of the harbor is a major collection point for the surrounding watersheds. Portions of the area are wetlands. The lagoon and nearby marsh areas provide habitat for oysters and wintering bird populations. Extending south from the lagoon, the shallow channel leading to the harbor is eelgrass habitat. This shallow trench extends southward along the eastern shore and supports eelgrass, shellfish, sea urchin, crab and herring populations. Midway on this shore is one of the few sizable sand beaches in the San Juan Islands.

The harbor provides adequate depth for navigation as well as a good bottom for anchoring. Along the west shore of the harbor, there are cliffs designated as bird habitat areas. At the north end of the harbor there is a submerged rock reef running in a north-south direction for several hundred feet.

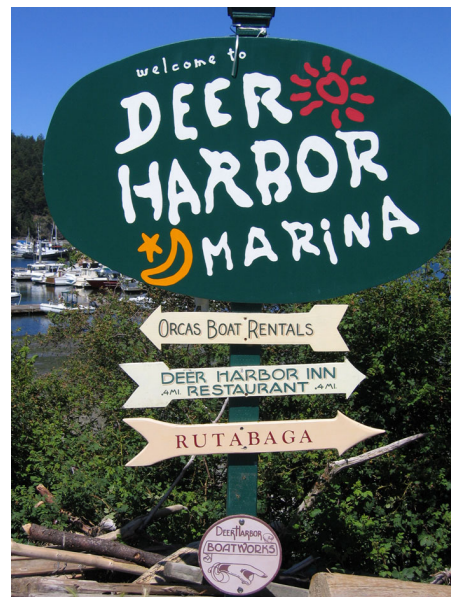
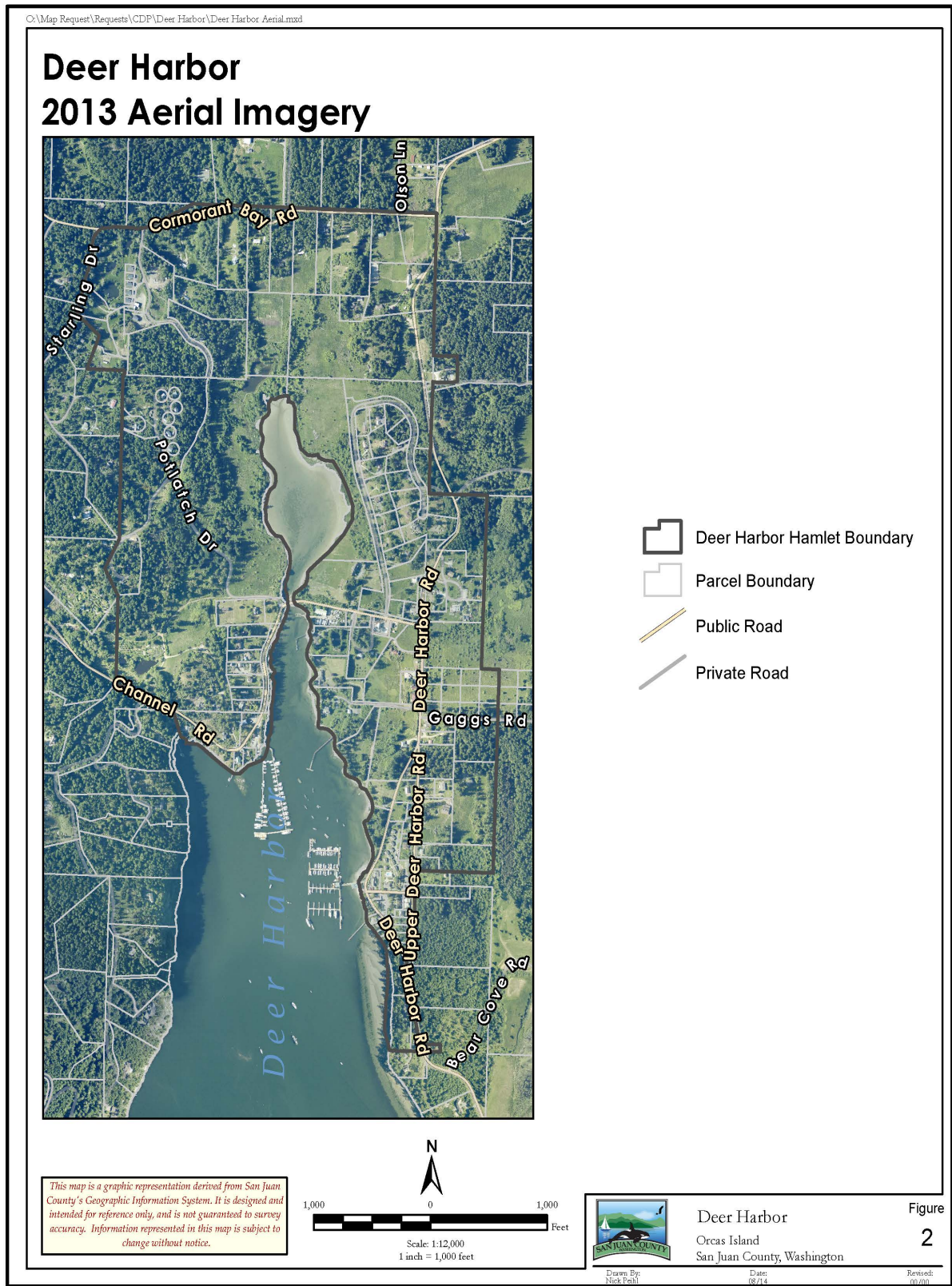


Photo: San Juan Islands Visitors Bureau

1 Map 1. Deer Harbor 2013 Aerial Imagery



2

## 1 Population

2 The 2010 census data for the Deer Harbor zip code shows that the population's median age,  
3 58.3 years overall (59.7 years for males and 56.1 years for females), was twenty one years  
4 higher than the median age for the state of Washington (and that household size was smaller  
5 (1.86), than the State average, (2.51).

6  
7 There are eighty seven residential units in the Hamlet. If each residential unit were home for an  
8 average household, then the total population for Deer Harbor Hamlet would be approximately  
9 162 people.

10  
11 The County's population may rise by 8.9 percent between 2010 and 2036, or approximately nine  
12 new residents of Deer Harbor Hamlet.<sup>4</sup>

13  
14 The County's population may decline by minus seventeen percent between 2010 and 2036 or  
15 approximately seventeen Deer Harbor Hamlet residents.

16  
17 The 2010 census shows that thirty five percent of the County's housing units are seasonally  
18 occupied, (second homes).

19  
20 Two implications of the strength of the second home market are:

- 21  
22 1. The population of Deer Harbor Hamlet is probably closer to 106<sup>2</sup> than 162 because  
23 residential development and home ownership is not necessarily linked with residency;  
24 and  
25  
26 2. Even if the County's population declines over the next twenty years, residential  
27 development Deer Harbor Hamlet is likely to continue.

28  
29 By the year 2036, San Juan County's population is projected to increase by nineteen percent.  
30 The County's population forecast predicts that the Orcas population will grow from 5,571  
31 persons in 2016 to 6,423 persons in 2036. This represents an increase of 852 Orcas Island  
32 residents.

33  
34 The County plans to accommodate fifty percent of the Orcas Island population growth in the  
35 Eastsound Urban Growth Area (UGA). The other half of the projected 2036 population on Orcas  
36 Island, 426 persons are expected to locate outside of the UGA. Deer Harbor Hamlet will  
37 accommodate some of the growth projected to occur outside of the Eastsound UGA. The  
38 number of new residents in the Hamlet is not projected.

## 40 Current Use

41 The current use map (Map 2), displays the spatial distribution of Deer Harbor Hamlet uses and  
42 activities. The map may appear misleading because agricultural land with scattered seasonal

---

<sup>1</sup> The County is required to use State population projections for planning. The small increase or decrease in the Hamlet's population reflects medium and low population projections for the County.

<sup>2</sup> 35% of 87 housing units = 30, 57 units x 1.86 = 106

1 residential units is displayed as residential use. A significant part of the Hamlet is forested, but  
2 some relatively large tracts have been clear-cut or substantially thinned. Combined with the  
3 substantial blowdown due to major storms, the area of forested lands has declined. Grasses  
4 predominate in cleared areas.

5  
6 The water-related businesses presently located in Deer Harbor Hamlet include:

- 7  
8 a. One fuel dock;  
9 b. One mail/freight boat serving Waldron Island;  
10 c. Three inter-island freight barge services which use the boat ramp located at the  
11 Cayou Quay Marina;  
12 d. The Deer Harbor Boatworks which includes a single ramp and a boat repair  
13 facility with space for approximately thirty boats in dry storage;  
14 e. One mobile marine emergency service; and  
15 f. Two marinas which, combined, have over 200 slips serving both transient and  
16 local boat owners.

17  
18 Overwater development of Deer Harbor includes:

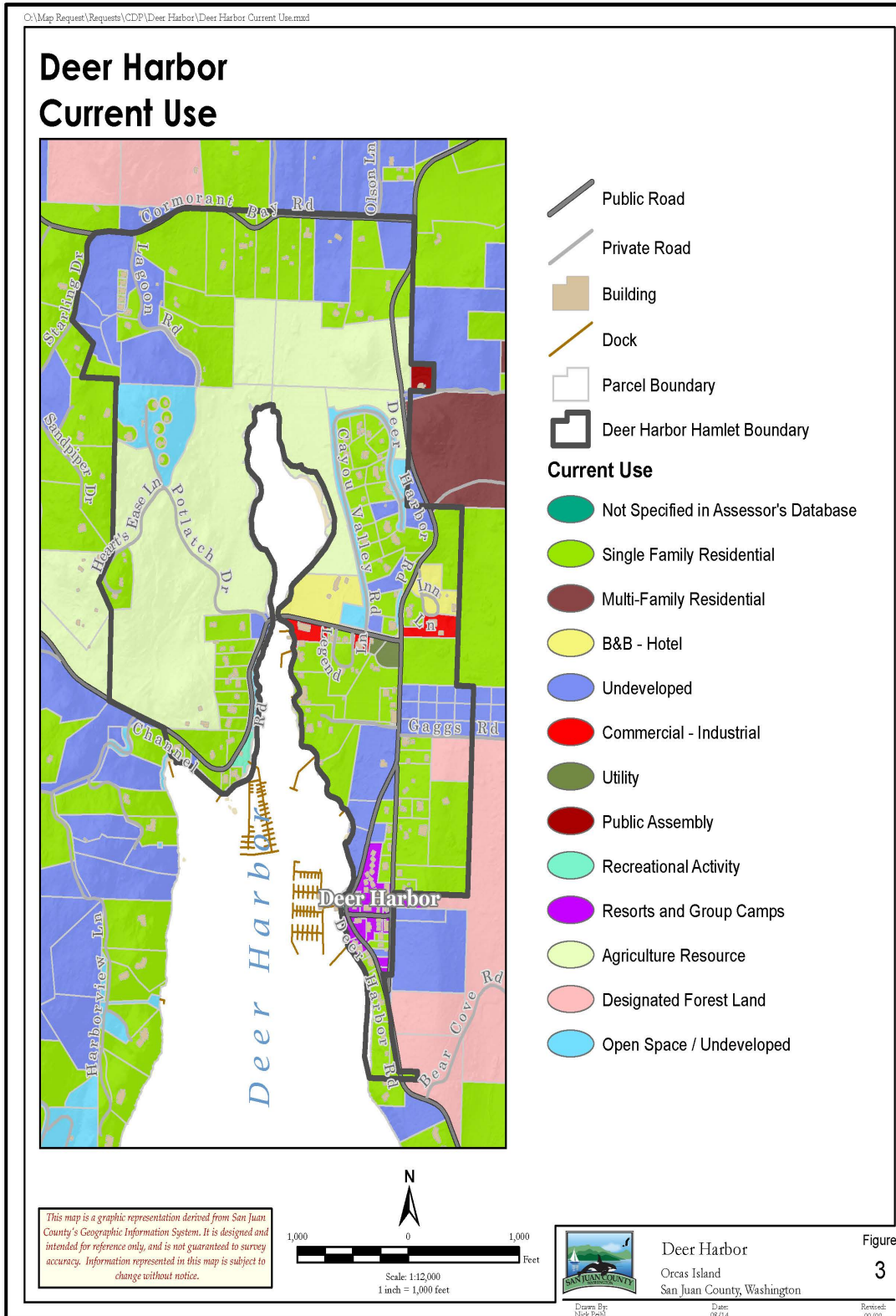
- 19  
20 a. Twenty-eight mooring buoys; and  
21 b. Ten docks, three of which are commercial.  
22 The docks range in size from six feet by thirty feet to 600 feet by 250 feet for the  
23 total area covered by the largest marina.

24  
25 There is development potential for nearly tripling the mooring buoys; however, the Shoreline  
26 Master Program and the Unified Development Code limit an increase in the number of docks  
27 and buoys.

28  
29 The harbor's current use, history, and environmental sensitivity should be a significant  
30 consideration for future uses.

31

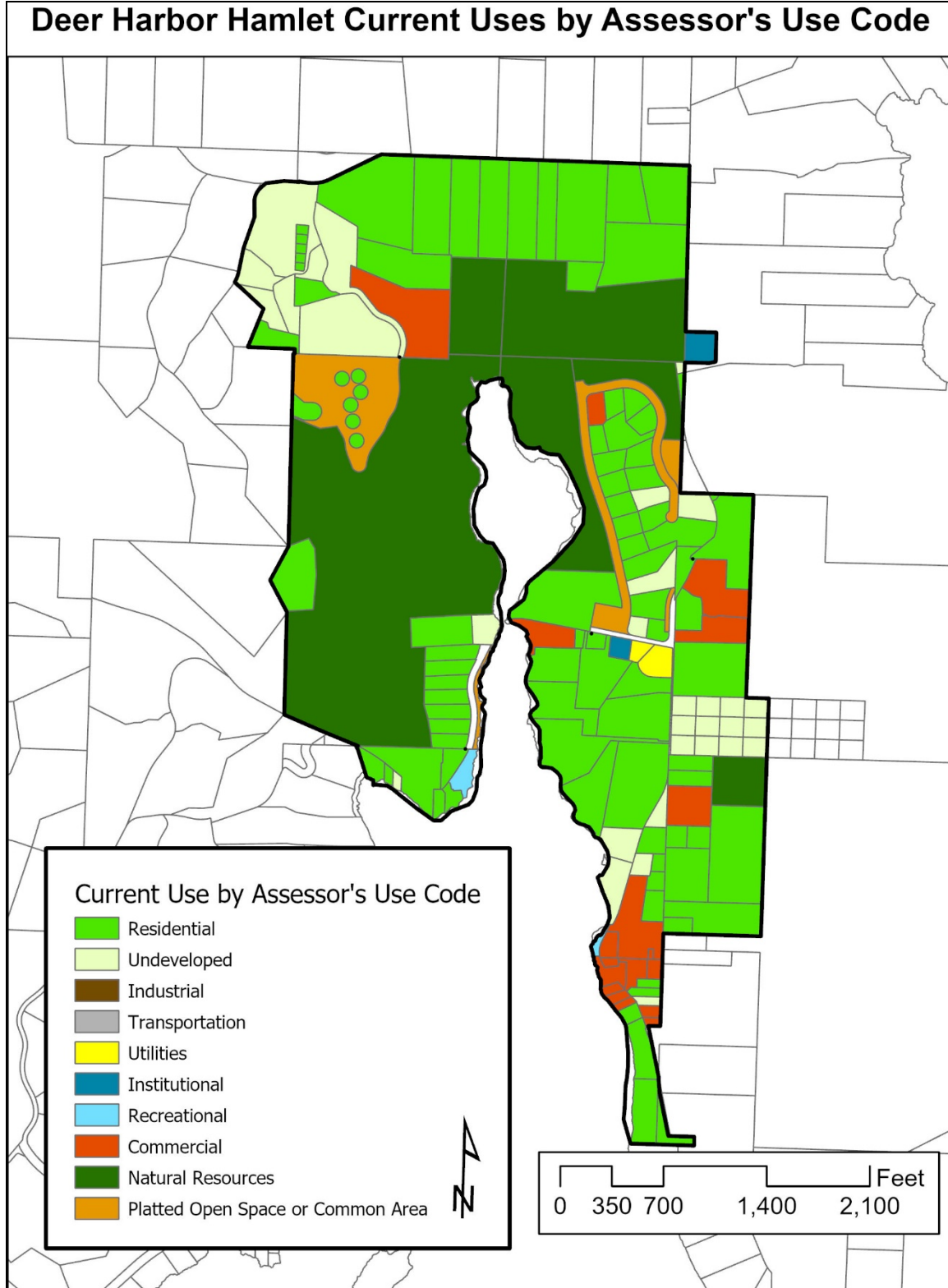
1 Map 2. Deer Harbor Current Use Map.



2  
3

1  
2

Map 3. Deer Harbor Hamlet Existing Land Use by San Juan County Assessor's Use Codes, 2020.



3  
4

Source: SJC GIS Parcel Data.

1

2 **Existing and potential development**

3

4 Under the County's current Comprehensive Plan, Deer Harbor Hamlet is classified as an Activity  
5 Center. Accessory dwelling units (ADUs) area allowed on all residential parcels. ~~Table 1~~  
6 ~~illustrates the residential build out for Deer Harbor based on the number of developed parcels~~  
7 ~~and the growth of the Hamlet if all residential parcels are fully developed.~~

8

9 Development of some of the largest undeveloped parcels in the Hamlet surrounding the estuary  
10 and directly west of the Deer Harbor Community Club are restricted by conservation easements  
11 that limit the location, type and number of units possible. These restrictions will remain in  
12 effect unless significantly changed by an agreement between landowners and San Juan County  
13 Land Bank. Map 4 below shows the distribution of partially developed and vacant land, as well  
14 as land subject to conservation easements.

15

16 There are 126 residential lots in Deer Harbor Hamlet. There are eighty-seven dwelling units in  
17 the Hamlet. If every residential parcel is developed to the maximum capacity, the Hamlet's  
18 build out would be 298 units including accessory dwelling units (ADUs).

19

20 Within the existing planned residential density, there is the potential for 209 additional units,  
21 including ADUs. This build out projection does not include additional affordable units.

22

23 A population increase of 8.9 percent in Deer Harbor Hamlet between 2016 and 2036 would raise  
24 the resident population by approximately nine people and five residential housing units. It is  
25 likely that a further two residences may be constructed as second homes.

26

27 A population decrease of ~~minus~~ seventeen percent will reduce the population by approximately  
28 seventeen fulltime residents. The strength of the second home market indicates that the eight  
29 homes left behind by the declining population will become second homes rather than  
30 permanent residences. Furthermore, in the case of a declining population, it is likely that  
31 additional seasonally occupied residences will be constructed.

32

33

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37

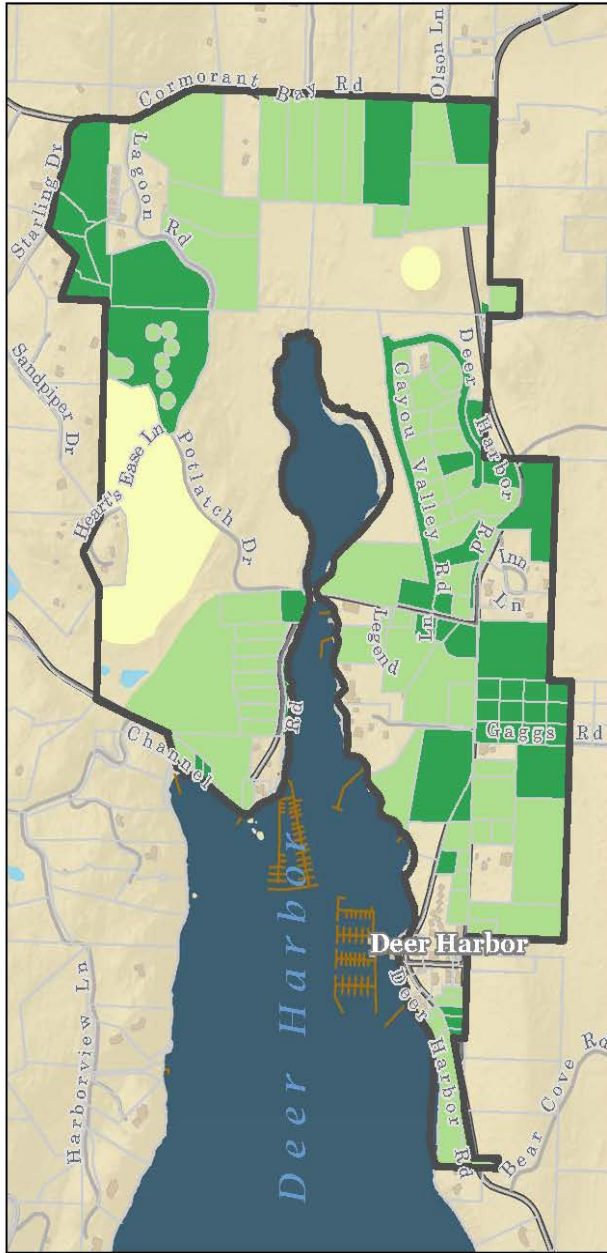
1  
2**Table 1. Existing and Potential Development Projections**



| <u>Land Use Designation</u>               | <u>Area (acres)</u> | <u>Number of Parcels</u> | <u>Existing Units</u> | <u>Potential New Units</u> | <u>Potential Growth (Existing and Potential)</u> |
|---|---------------------|--------------------------|-----------------------|----------------------------|--|
| Hamlet Residential<br>1 unit per 2 acres  | 232                 | 62                       | 49                    | 99                         | <b>148</b>                                       |
| Hamlet Residential 2 units per acre       | 43                  | 64                       | 38                    | 109                        | 149  |
| Total encumbered by Conservation Easement | 87                  | 6                        | 0                     | 10                         | 10   |
| Total Residential                         | 275                 | 126                      | 87                    | 209                        | <b>298</b>                                       |
| Hamlet Commercial                         | 13                  | 16                       | 34                    |                            | 34   |
| Hamlet Industrial A&B                     | 8                   | 9                        | 9                     |                            | 9  |
| Park                                      | 3                   | 2                        | 0                     |                            | 0  |
| Community Club                            | 0                   | 0                        | 0                     | 0                          | 0  |
| Total Hamlet Plan                         | 299                 | 153                      | 130                   | 209                        | <b>341</b>                                       |

3  
4  
5  
6  
7**Map 4. Deer Harbor Residential Land Capacity Analysis.**




O:\Map Request\Requests\CDP\Deer Harbor\Deer Harbor LCA.mxd

# Deer Harbor Residential Land Capacity Analysis



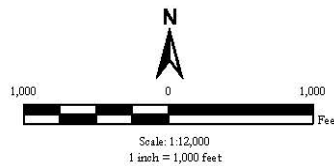
-  Deer Harbor Hamlet Boundary
-  Parcel Boundary

**Land Capacity: The Development Potential of Deer Harbor Residential 2 acres per Unit and Deer Harbor Residential 0.5 acres per Unit Designations**

-  Subject to Conservation Easement
-  Partially Developed
-  Vacant

This map interprets existing information and can not be used to restrict or limit development consistent with the Unified Development Code.

*This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.*



Deer Harbor  
Orcas Island  
San Juan County, Washington

Figure  
**4**

Drawn By  
Nick Paul

Date:  
06/14

Revised:  
03/00

1 **11.3 ISSUES, PROBLEMS AND OPPORTUNITIES**

2  
3 A number of community planning issues were identified in the development of the Deer Harbor  
4 Hamlet Plan. These issues helped focus the planning efforts on developing solutions to problems  
5 and taking advantage of opportunities. The following issues were particularly important in  
6 developing the Plan:

- 7  
8 1. The Post Office is a vital component of the rural community culture of Deer Harbor. The Post  
9 Office helps sustain the identity of the greater Deer Harbor community, and is an important  
10 meeting point and center of information.

11  
12 The Deer Harbor Community Club presently owns the Deer Harbor Post Office Building and  
13 has a ten-year lease agreement with United States Post Office that will be open for renewal  
14 in 2021.

- 15  
16 2. Water supply is a significant potential development limitation in Deer Harbor. The  
17 projections indicate a possible ~~eight~~ fifteen percent increase in housing units during the  
18 twenty-year planning period. Due to the lack of detailed groundwater information, it is  
19 difficult to determine if this demand can be met by groundwater. Since the projected  
20 growth is single-family residences, most new wells will be required to meet domestic  
21 demand. If it becomes difficult to develop wells without encroaching on existing wells, then  
22 it is likely that more community water systems will be created with fewer wells but with  
23 higher demands on each. Desalination may be used to meet water demands.

24  
25 The County’s development regulations require any individual requesting a building permit to  
26 demonstrate a satisfactory water supply exists for the proposed development. The residents  
27 of Deer Harbor Hamlet obtain water from a variety of sources, including groundwater,  
28 surface water, desalination and other methods.

29  
30 Groundwater is the principal source of water supply for the Hamlet. There are thirteen  
31 water systems serving different areas in the Hamlet. Of these, three are Group A systems  
32 serving more than fourteen connections, the remainder are Group B systems serving  
33 between two and fourteen connections. These public systems are regulated by San Juan  
34 County and the Washington State Department of Health.

35  
36 Although the Hamlet relies predominately on groundwater as its current water source, very  
37 little is actually known about the existing aquifers or even the amount of water being  
38 withdrawn annually. What is known; however, is that several existing wells within the  
39 Hamlet have suffered saltwater intrusion and have been abandoned or had their use  
40 restricted; several wells have gone dry in recent years; several groundwater users have had  
41 to haul water to meet their needs; and at least one water user relies on desalination to  
42 meet their need.

43  
44 The number of wells serving the Hamlet will increase as new development occurs. Most  
45 wells are several hundred feet deep, but the depth to static water levels is usually less than

1 fifty feet. The better producing wells appear to be located in or adjacent to the surface  
 2 water drainages to Deer Harbor.

3  
 4 The water level in many wells is below sea level and these are subject to saltwater intrusion  
 5 if not managed correctly.

6  
 7 **Table 2. Water Systems in Deer Harbor Hamlet.**

8

| Name                                     | Group (A or B) | Capacity | Served          | Total System Storage (Gallons) |
|--|----------------|----------|-----------------|--------------------------------|
| Deer Harbor Inn                          | A              | 13       |                 | 1,000                          |
| Lahari Ridge Water System                | B              | 9        | 7               | 23,000                         |
| Trumble and Gibbs Water System           | B              | 2        | 1               | NA                             |
| Cayou Valley Homeowners Association      | A              | 21       | 21              | 20,000                         |
| Morning Light Water System               | B              | 9        | 8               | 7,000                          |
| Cayou Quay Marina Water System           | B              | NA       | 2               | 1,700                          |
| Cayou Cove Water System                  | B              | NA       | 5               | 12,000                         |
| Alexander Windward Water System          | B              | 3        | 3               | 17,000                         |
| Heinmiller/Stameisen/ Irwin Water System | B              | 3        | 2               | NA                             |
| Westmont Well-Jack Boot Water System     | B              | NA       | 3               | NA                             |
| Resort at Deer Harbor Water System       | A              | 51       | 34 <del>5</del> | 106,000                        |
| Upper Deer Harbor Water Association      | B              | 6        | 5               | 3,500                          |
| Deer Harbor Community Club               | B              | 5        | NA              | NA                             |

9  
 10  
 11 The highest density of wells in the Hamlet is in the vicinity of the Deer Harbor Resort where  
 12 there are a number of existing wells that serve domestic users as well as the ~~two~~ wells that  
 13 serve the Resort.

- 14  
 15 3. Maintaining the rural character of the Hamlet area is a high priority. If the rural character of  
 16 the area is to be retained, the existing natural characteristics of the land should be  
 17 protected as far as possible. The rural character of the Hamlet may be compromised by  
 18 residential or commercial architecture, sidewalks, or building designs that are inconsistent  
 19 with the built environment.  
 20  
 21 4. As more of the land in the Deer Harbor Hamlet is developed, the limited public access to the  
 22 shoreline and constrained public open space in the Hamlet will become a telling community  
 23 deficiency. If shoreline access and open space are to be available to the public in the future,  
 24 land needs to be identified and set aside in public ownership for these purposes. The

1 acquisition of the two acre waterfront park site, north of the Deer Harbor Marina,  
2 significantly increases the public shoreline and accommodates walking paths as well as  
3 providing a very limited number of regulated automobile parking spaces. Deer Harbor road  
4 is too narrow to allow for parallel parking.

5  
6 ~~5. The demand for additional commercial, industrial, public and institutional uses during the~~  
7 ~~twenty year planning period is difficult to accurately predict. In order to prevent future~~  
8 ~~random, unplanned and scattered mixed land uses in the Hamlet, and to preserve the rural~~  
9 ~~character while providing these services, all new non-residential land uses (not already~~  
10 ~~located in a Hamlet Commercial and Industrial Districts) will be confined to the Community~~  
11 ~~Center Overlay District.~~

12  
13 6. As Deer Harbor Hamlet continues to grow over the twenty-year planning period, available  
14 agricultural land will decrease as will other open space uses that contribute to the rural  
15 character of the Hamlet. ~~The establishment of the Deer Harbor Community Center District~~  
16 ~~will also decrease available open space.~~ Additionally, high and rapidly increasing land prices  
17 in the Deer Harbor area make acquisition of land for public facilities or open space,  
18 particularly in waterfront or view locations, very expensive.

19  
20 ~~7~~6. The current center of activity in Deer Harbor is located in the vicinity of the Deer Harbor  
21 Resort with its store, Post Office, and the Deer Harbor Marina This is a fully developed part  
22 of Deer Harbor. This location generates a substantial percentage of the existing trips both to  
23 and within the Deer Harbor Hamlet. Road right-of-way and parking at this location are at  
24 capacity in summer months.

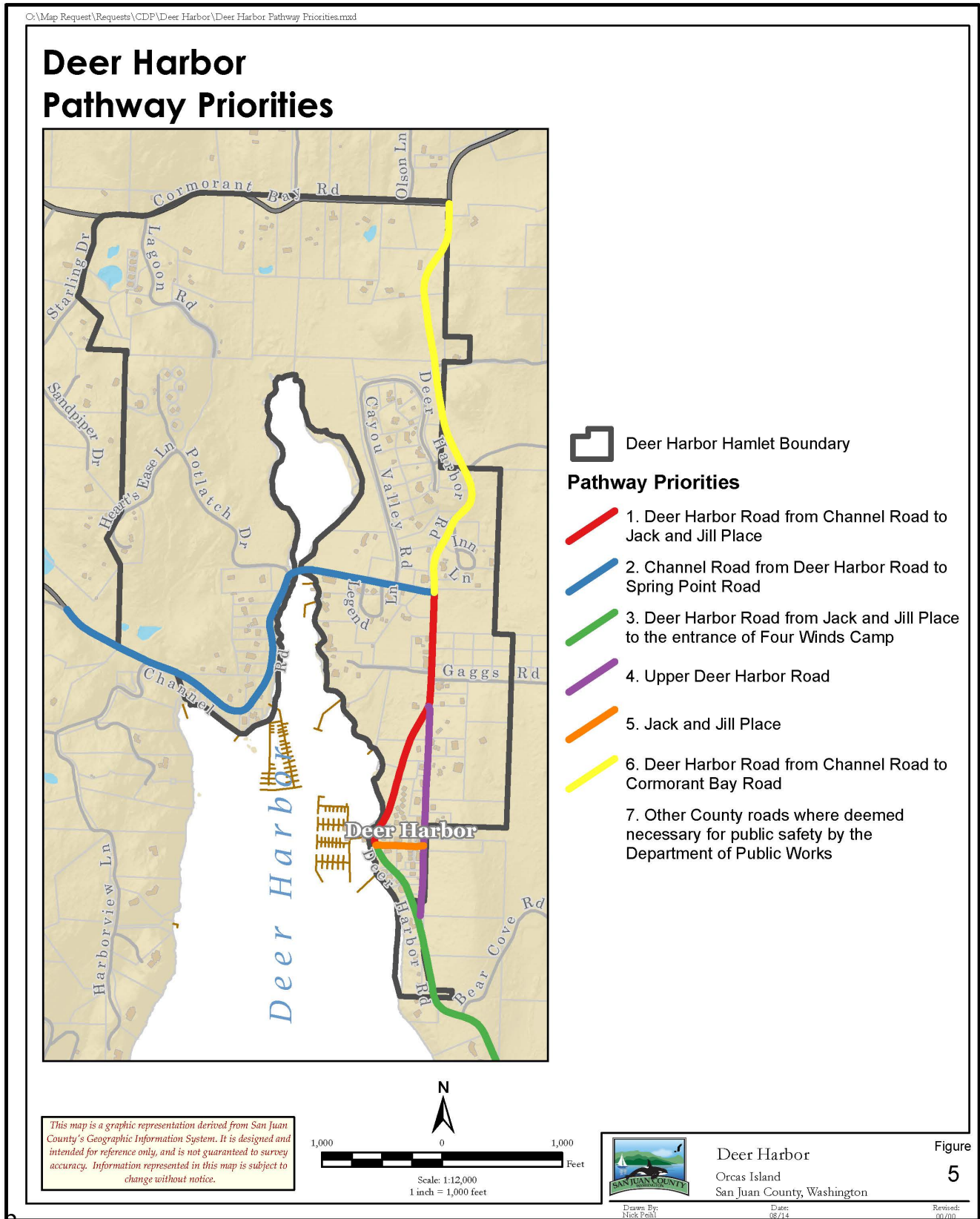
25  
26 ~~8~~7. The marinas in Deer Harbor Hamlet are both commercial sites and transportation links to  
27 the nearby non-ferry served islands People living on these islands often keep a car in the  
28 Hamlet and use the leased County dock at the Deer Harbor Marina for access. This dock  
29 provides a crane for loading cargo on small boats. Many of these outer island residents park  
30 on upper Deer Harbor Road above and south of the Deer Harbor Resort. This location does  
31 not provide a suitable permanent solution to meet this parking need and may interfere with  
32 future pathways in the vicinity.

33  
34 The County acknowledges earlier agreements to provide increased parking in the Deer  
35 Harbor Hamlet and, to this end, will make a good faith effort to provide such parking as  
36 space presents itself.

37  
38 ~~9~~8. Pedestrian and bicycle circulation in the core of Deer Harbor is dangerous because of  
39 narrow roadways and limited sight distances resulting from curves, hills and vegetation. A  
40 comprehensive pathways network program is developing and will be implemented for Deer  
41 Harbor.

42  
43 In 2016, the Deer Harbor Trails Committee created a new trails plan. Map 5 below displays  
44 proposed pedestrian and bicycling routes in the Hamlet. In 2018, Public Works completed the  
45 Deer Harbor Hamlet Trail using complete streets principles. This trail includes 0.5 miles of  
46 walking trail along the roadway and additional room for car parking which created more space  
47 for bicyclists and pedestrians.

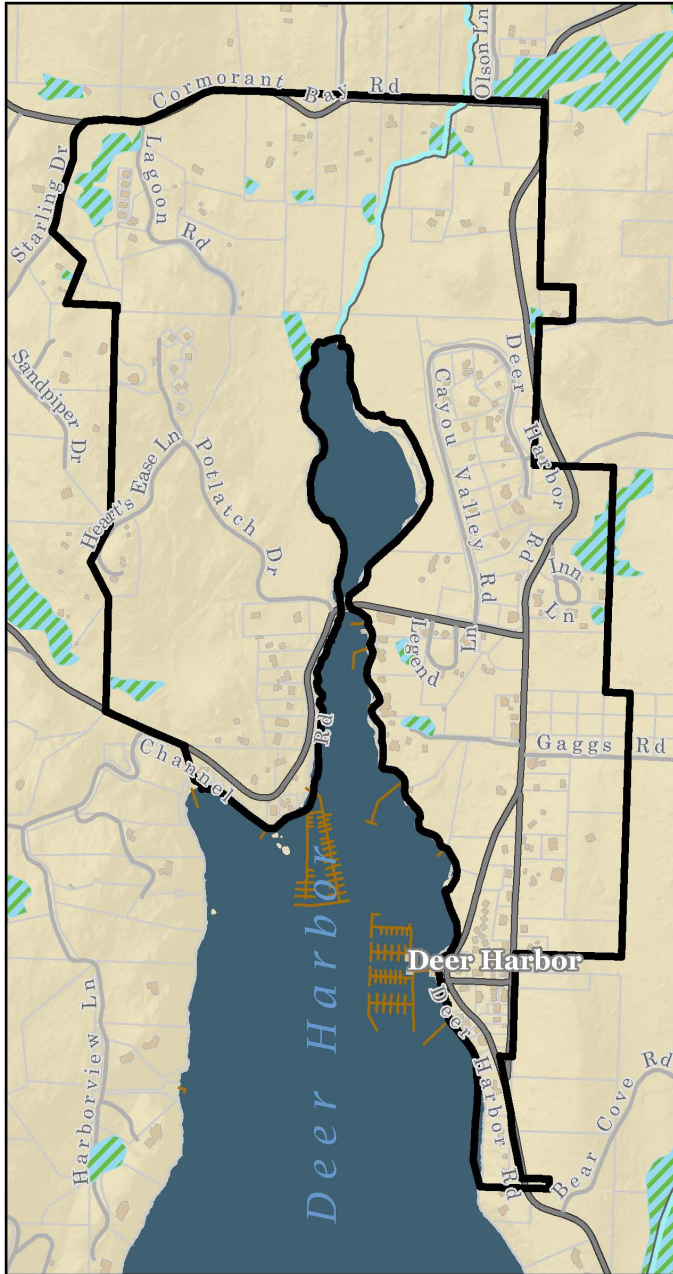
1 Map 5. Deer Harbor Pathway Priorities.











2

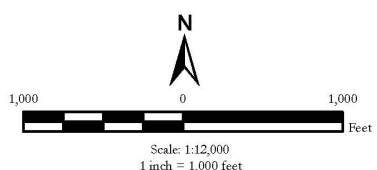
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# Deer Harbor Wetlands and Hydrography



-  Public Road
-  Private Road
-  Building
-  Dock
-  Parcel Boundary
-  Deer Harbor Hamlet Boundary
-  Stream (Wild Fish Conservancy)
-  Possible Wetland

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.



Deer Harbor  
Orcas Island  
San Juan County, Washington

Figure  
6

Drawn By: Nick Petri Date: 08/14 Revisd: m/20

1 **11.4 THE PLAN GOALS, POLICIES AND ACTIONS**

2 The overall goal of the Deer Harbor Hamlet plan is to preserve significant natural areas and  
 3 features necessary to protect the watersheds and maintain the water table, to conserve the  
 4 forests, to check erosion, and to preserve areas of notable landscape interest and value while  
 5 identifying and supporting appropriate marine, residential, commercial, and light industrial uses.  
 6

7 Goals are general achievements that the community wishes to accomplish in the future. Goals  
 8 provide overall guidance for developing Planning objectives.  
 9

10 Policies are specific and achievable projects in support of a goal.

11  
 12 Actions are task-oriented events that lead to implementation of the Plan goals and objectives.

13 **11.4.1. Planning Goals, Policies and Actions**

14  
 15 **Goal 1:**  
 16

17 ~~1. The character of the Deer Harbor Hamlet is defined by its rural setting. The first goal of the~~  
 18 ~~Deer Harbor Hamlet Plan is to m~~Maintain the rural character and open space resources of  
 19 the Hamlet. The rural character of the Deer Harbor area is a landscape dominated by pastoral,  
 20 forested and natural areas interspersed with residences, small businesses, and farm structures.  
 21

22 Policy 1: Control the density, location and type of development in the Hamlet Commercial  
 23 District, Hamlet Industrial Districts and the Hamlet Residential District.  
 24

25 Policy 2: Maintain the existing, relatively small, residential scale of structures.  
 26

27 Policy 3: Support the maintenance and development of rural small-scale industry, business, and  
 28 agriculture.  
 29

30 Action a: Encourage landowner use of the public benefit rating system (PBRs) for scenic,  
 31 agricultural and open space designations.  
 32

33 Action b: Encourage commercial ecotourism visitor services that place an emphasis on marine  
 34 ecology, aquaculture, agriculture, forestry and ranching by including the activity as a permitted  
 35 use within residential districts.  
 36

37 ~~2.~~ **Goal 2:**

38 ~~The second goal of the Deer Harbor Hamlet Plan is to l~~Limit the locations of high density  
 39 residential development in the Deer Harbor Hamlet.  
 40

41 Policy: Maintain the Deer Harbor Hamlet Residential designations as shown on Figure 1, Deer  
 42 Harbor Hamlet Land Use Plan to regulate location and density of residential uses.  
 43

44 Action a: Implement the adopted Hamlet Residential Development regulations for future  
 45 residential development in the Hamlet.

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~~3.~~ **Goal 3:**

~~The third goal of the Deer Harbor Hamlet Plan is to e~~Encourage adherence to the architecture and design guidelines developed by the Deer Harbor Hamlet Review Committee.

Policy: Encourage potential homebuilders and land-owners to attend pre-application meetings.

Action a: Distribute the design guidelines to property owners.

~~4.~~ **Goal 4:**

~~The fourth goal of the Deer Harbor Hamlet plan is to m~~Maintain the Deer Harbor Plan Review Committee.

~~5.~~ **Goal 5:**

~~The fifth goal of the Deer Harbor Hamlet Plan is to p~~Provide for adequate and safe circulation in the Hamlet, including pedestrian and bicycle circulation and a vehicular parking area within the community core for local and outer island residents' use.

Policy 1: Adopt a map (Figure 5) establishing potential routes for improved pedestrian and bicycle circulation.

Action a: Adopt the following list as the priority for providing pedestrian and/or bicycle pathways:

1. Deer Harbor Road from Channel Road to Jack and Jill Place road;
2. Channel Road from Deer Harbor Road to Spring Point Road;
3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp;
4. Upper Deer Harbor Road;
5. Jack and Jill Place;
6. Deer Harbor Road from Channel Road to Cormorant Bay Road; and
7. Other County roads where deemed necessary for public safety by the Department of Public Works.

Policy 2: ~~The County r~~Recognizes the importance of walking trails and pathways, and ~~recommends that~~ encourages the appropriate County Departments, and Volunteer Citizen Groups to assist in promoting and developing such pathways in the Deer Harbor Hamlet.

Policy 3: Promote Footpath designs that reflect the rural context ~~are preferred~~ over urban curb and gutter designs.

Policy 4: DHHPRC supports research and may recommend potential solutions to the outer island parking issues to the County.

**Goal 6:**

~~The sixth goal of the Deer Harbor Hamlet Plan is to e~~Ensure the limited water resources of the Deer Harbor area are sufficient to meet the goals for the area. The water demands

1 should be monitored and be met through the judicious use of surface and ground water and  
 2 other alternative means.

3  
 4 Policy 1: Maintain an adequate supply of water resources as necessary for the growth of the  
 5 Hamlet.

6  
 7 Policy 2: Encourage the use of alternative water sources such as rain catchment and desalination  
 8 where appropriate.

9  
 10 Action a: Prepare an analysis of existing and future water systems capacity to provide potable  
 11 water and fire flows.

12  
 13 ~~Action b: A study of water as a critical resource in Deer Harbor by County Health Department  
 14 officials, a consulting Hydro-geologist, Orcas Island water system professionals and local  
 15 property owners is necessary to gather sufficient data to effectively regulate water use in the  
 16 Hamlet.~~

17 Facilitate a study of water as a critical resource in Deer Harbor to inform the regulation of water  
 18 use in Deer Harbor Hamlet.

19

20 ~~The seventh goal of the Deer Harbor Hamlet Plan is to develop the necessary information to  
 21 ensure the smooth creation of a Community Center district of uses and facilities needed to serve  
 22 as the social and economic hub of community life. The Community Center should be developed  
 23 under a coordinated plan that incorporates a specific list of preferred commercial and public  
 24 uses, shared facilities such as public restrooms and parking, and shared open space. It should  
 25 provide a strong, positive physical image as the center of Deer Harbor. It should emphasize uses  
 26 where people meet to work, play and interact.~~

27  
 28 ~~The concept and need for a Community Center was an important component of the community-  
 29 initiated *Deer Harbor Comprehensive Plan (1999)* which was submitted to the County by  
 30 members of the community who had worked together to prepare it.~~

31  
 32 ~~Policy: The DHHPRC shall support collection, collation and compilation of information  
 33 appropriate to the creation of the Community Center.~~

34  
 35 ~~Action a: Maintain the Community Center Overlay District that follows Deer Harbor road  
 36 between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer  
 37 Harbor.~~

38  
 39 ~~Action b: Continue to keep the Community Center Overlay District designation on the  
 40 Community map.~~

41  
 42 ~~8.~~ **Goal 7:**

43 The eighth goal of the Deer Harbor Hamlet Plan is to encourage responsible use and  
 44 maintenance of water in the Hamlet and encourage the use of alternative water sources.

45  
 46 Policy: Promote the use of alternative and innovative water sources such as rainwater  
 47 catchment and desalination.

1 **11.4.2 Land Use Plan and Official Map**

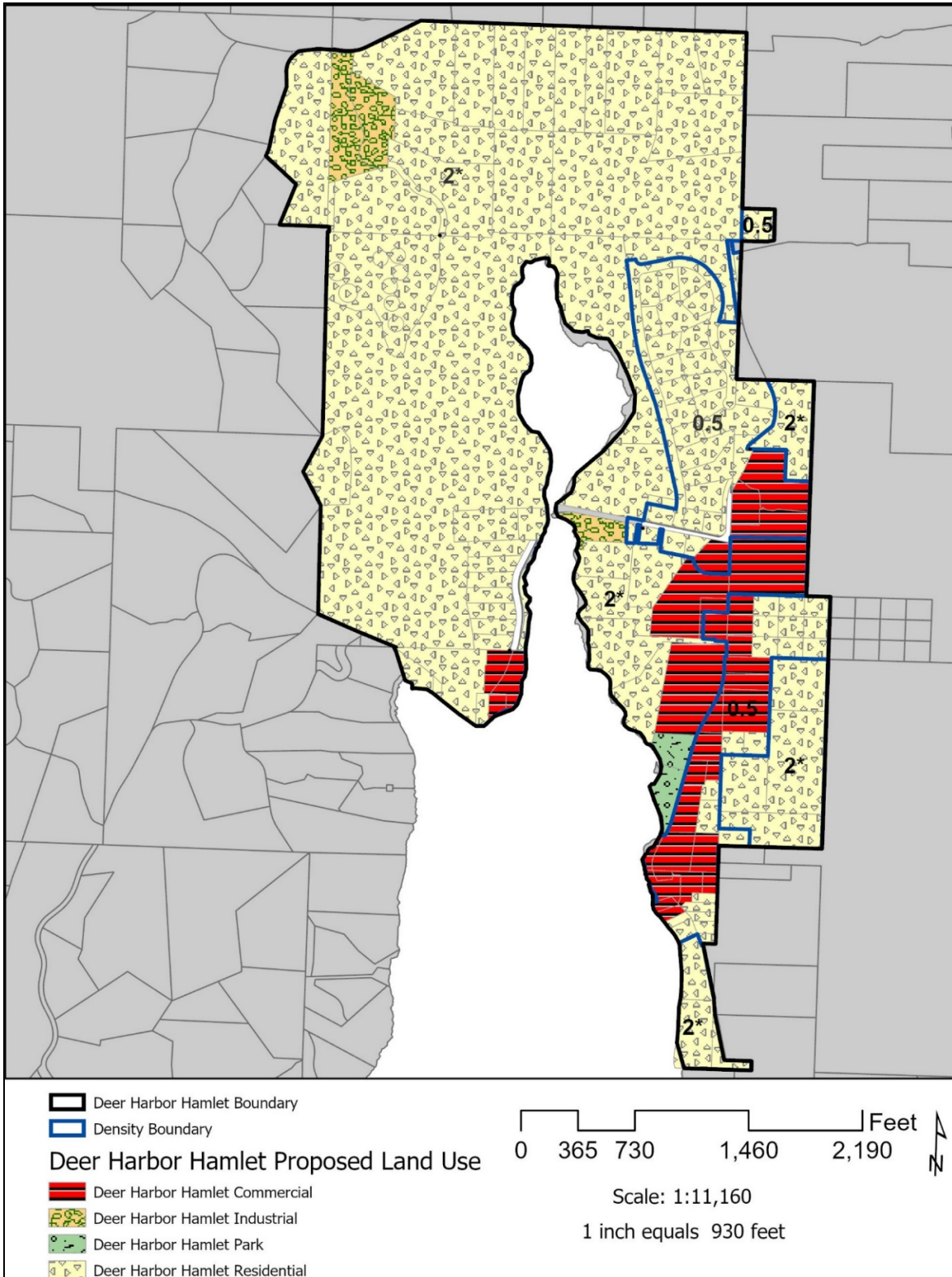
2 ~~Figure 1~~ Map 6 of this Hamlet Plan displays the land use designations established within the  
3 Deer Harbor Hamlet. The following pages describe the purposes of the four land use districts  
4 established by the Plan:

- 5
- 6 1. Deer Harbor Hamlet Commercial (DHHC);
  - 7 2. Deer Harbor Hamlet Industrial-A (DHHI-A);
  - 8 3. Deer Harbor Hamlet Industrial-B (DHHI-B); and
  - 9 4. Deer Harbor Hamlet Residential (DHHR).

10

11

1 **Map 6. 2020 Deer Harbor Land Use Map (Placeholder. Map subject to change based on**  
2 **whether DHCCO parcels are re-designated to Hamlet Commercial).**  
3



4

1 Commercial land use designation:

2  
3 There are four dominant commercial establishments in the Hamlet, and they have a substantial  
4 impact visually, economically and culturally upon the community.

5  
6 The commercial establishments are:

- 7  
8 1. Cayou Quay Marina;  
9 2. The Deer Harbor Marina;  
10 3. The ~~#~~Resort at Deer Harbor; and  
11 4. The Deer Harbor Inn.

12  
13 The impact of the two marinas upon this waterfront Hamlet cannot be overstated. The marinas  
14 provide access to the water ~~for~~, and are the home base for subsidiary businesses such as whale  
15 watching and kayak tours.

16  
17 Changes in demand for these and additional commercial, industrial and public uses over the  
18 twenty-year life of the Plan is unpredictable. Commercial activities in the Hamlet have changed  
19 over time, shifting focus from resource industries such as fishing and forestry to service and  
20 hospitality industries. The Hamlet is a residential community with residual industrial and water  
21 related tourist activities.

22  
23 **Goal:** ~~The goal of the Deer Harbor Hamlet Commercial land use designation is to a~~Allow the  
24 very limited expansion of existing commercial uses to provide for services needed by the  
25 community and its visitors.

26  
27 Policy 1: Allow ~~E~~existing and established businesses, such as the Deer Harbor Resort and Deer  
28 Harbor Inn ~~are allowed~~ in the Deer Harbor Hamlet Commercial District; however, an increase to  
29 the existing scale or scope of services is subject to the provisions in the UDC.

30  
31 Light industrial land use designations:

32  
33 There are two light industrial land use designations in the Hamlet:

- 34  
35 1. The 1.422 acre Deer Harbor Boat Works site east of the Deer Harbor bridge on  
36 Channel Road. This site combines both industrial and commercial activities and is  
37 designated DHHI-A; and  
38  
39 2. The 6.6 acre Connor/Cookston light industrial use site south of Cormorant Road in  
40 the northwest corner of the Hamlet is designated DHHI-B.

41  
42 The goal of DHHI-A and DHHI-B is to recognize and regulate the light industrial land uses  
43 occurring within the Hamlet and allow limited expansion to provide services for the community  
44 and for employment opportunities. Expansion shall be limited to similar and compatible  
45 activities that do not significantly affect water, sewerage, surface water drainage and traffic.

1 Residential land use designations:

2  
3 The majority of the Deer Harbor Hamlet has a land use designation of Deer Harbor Hamlet  
4 Residential (DHHR). Within the DHHR area, residential uses are allowed. In addition, limited  
5 commercial (such as bed and breakfast inns) and institutional uses are allowed.

6  
7 The goal for the Deer Harbor Hamlet residential land use designation is to protect the  
8 predominantly residential character of the rural Hamlet while providing a variety of residential  
9 living opportunities at different rural densities.

10  
11 **Figure 1** The development regulations for Deer Harbor Hamlet establishes the residential  
12 density permitted in the Deer Harbor Hamlet. The majority of the Hamlet has a density of one  
13 dwelling unit per two acres. In the core of the Hamlet, primarily in areas already developed or  
14 sub-divided for higher density, areas are attributed a density of one unit per one-half acre. In  
15 addition, one accessory dwelling unit per residence is allowed.

16  
17 **Residential Density Bonus**

18 In all areas in the Deer Harbor Hamlet designated with a residential density of one unit per two  
19 acres, a density bonus is available for construction of affordable housing units, up to a maximum  
20 density of one dwelling unit per half acre, as provided for in the Planned Unit Development  
21 standards in the UDC.

22  
23 **Goal:** ~~The goal of the Deer Harbor Hamlet Residential density bonus is to m~~Manage high-density  
24 residential development in the Deer Harbor Hamlet. Small areas of the Hamlet, primarily along  
25 Deer Harbor Road and in the subdivision between Deer Harbor Road and Cayou Valley Road,  
26 have developed at a higher density than two units per acre. These areas have a residential  
27 density of two units per acre. The remainder of the Hamlet area has a residential density of one  
28 dwelling unit per two acres, with an available density bonus of up to two units per acre for  
29 projects that incorporate affordable housing.

30  
31 **Policy:** Maintain the adopted bonus density overlay district for affordable housing in the  
32 Hamlet.

33  
34 **Action a:** Maintain the Floating Zone with bonus density on the official map of Deer Harbor  
35 Hamlet for the Hamlet Residential 2\*.

36 **11.4.3 Recommended architectural and design standards**

37  
38 ~~The goals of the recommended architectural and design standards are:~~

39 **Goals:**

- 40  
41 1. ~~To i~~Inform potential homeowners and project developers of the Deer Harbor  
42 community architectural and design preferences.  
43  
44 2. ~~To e~~Establish recommended architectural guidelines and site planning standards to  
45 ensure that new development projects harmonize with, reinforce, and strengthen the  
46 existing character and scale of Deer Harbor.

3. ~~To m~~Maintain balance between historic contiguous open space and allow for future development.
4. ~~To a~~Acknowledge that it is the desire of the community to maintain the existing character and scale of Deer Harbor; to recognize that, in the face of growth and development pressures, this requires making conscious choices with regard to preferred form, height, size, placement of buildings on lots, and exterior materials used in new developments within the Deer Harbor Hamlet.
5. ~~To r~~Raise the level of probability that as Deer Harbor grows, new buildings, while each being different, will complement one another and blend together as parts of a harmonious whole.
6. ~~To a~~Acknowledge that spaces around buildings contribute to the character and scale of the Hamlet and to recommend site-planning standards so that new development maintains and compliments the built environment of Deer Harbor Hamlet.
7. ~~To r~~Recognize that new growth pressures have fostered the need for public improvements in Deer Harbor Hamlet including increased public parking, pedestrian and bicycle pathways and to strive to maintain the existing character of the Hamlet while accommodating these new growth pressures.

**11.4.4. Design Elements**

1. The character and scale of Deer Harbor Hamlet can be defined by describing elements of the existing pattern. This then becomes the basis for the recommended site planning and development standards in this section.
  - a. ~~Deer hHarbor Hamlet includes a number of buildings whose unadorned and rudimentary style mirrors the straightforward folk who built them, and is characteristic of the Hamlet as a whole. Encourage design that maintains the unadorned and rudimentary style of existing buildings.~~
  - b. There are a number of recently constructed and remodeled buildings that strive to retain these same characteristics.
  - c. The buildings in Deer Harbor Hamlet are often accompanied by pleasant and attractive open spaces visible from the roads.

**4.5 Recommended architectural standards**

1. The Deer Harbor Plan Review Committee is in favor of strict adherence to the existing San Juan County Codes and the Deer Harbor Hamlet development standards regarding building height, size, roof slope, lot placement, setbacks, lighting, noise, screening and signage contained in San Juan County Code.

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20

2. Although not mandatory, the Deer Harbor Plan Review Committee recommends that all new construction be consistent with the following architectural design guidelines:
  - a. Preferred wall surfaces are shiplap horizontal siding, cedar shingles, vertical or horizontal tongue and groove siding, board and batten siding or rough-sawn textured panels with applied battens. Preferred colors are natural earth tones.
  - b. Preferred roof surfaces are cedar shakes, cedar shingles, composition shingles, or metal roofing. Preferred colors are natural earth tones.
  - c. It is preferred that expansion or alteration of existing structures complies with the architecture and recommendations in this subsection.
3. The Deer Harbor Plan Review Committee will be the primary forum for questions regarding the recommended architectural guidelines. Any questions may be brought to the DHHPRC during one of the regularly scheduled monthly meetings.

## ATTACHMENTS

### **Attachment A: A Brief History of the Deer Harbor Plan**

1. The Deer Harbor Hamlet Plan was developed following a substantial community effort to gather information and prepare policy recommendations. This community effort is reflected in the 1999 Deer Harbor Comprehensive Plan, which was prepared by members of the greater Deer Harbor community and revised in a number of community meetings in 1998 and 1999. The final version of the Deer Harbor Comprehensive Plan was presented to the San Juan County Board of County Commissioners in 1999 and was considered as part of the process to develop a compliant countywide Comprehensive Plan.
2. The community participated in a number of public meetings focused on the development of a Hamlet plan in 2001, 2002, 2003 and 2005.
3. In April 2006 a planning committee of nine members and three alternates was formed. This committee in accordance with a San Juan County public participation plan conducted a series of eighteen public meetings from April 18, 2006 to August 14, 2006. Numerous landowners were active participants in the Deer Harbor Hamlet activity center planning process during that time.
4. A public hearing on the plan developed by the 2006 planning committee was held in September 2006. Following public testimony, the Planning Commission recommended further public meetings to develop a plan that met with greater support within the community.
5. Altogether five further public meetings were held during the winter of 2006-2007.
6. The Planning Commission held a public hearing March 15, 2007. The hearing was continued to March 21, April 10, 20, and 26, 2007. The Planning Commission made findings and recommendations to approve with amendments.
7. San Juan County Council held a public hearing on June 26, 2007. The hearing was continued to July 9, 2007. Ordinance 26-2007 adopting a Deer Harbor Hamlet plan was approved on July 17, 2007.
8. The adopted plan was challenged to the Western Washington Growth Management Hearings board. The Western Washington Growth Management Hearings Board directed the County to amend the adopted plan.
9. The Planning Commission held properly advertised public hearing on June 11, 2008 and took testimony on the proposed amendments to the Deer Harbor Plan. The Planning Commission recommended approval of the proposed ordinance.
10. The County Council held a properly advertised public hearing on July 22, 2008 to consider the proposed amendment to the definition of Environmental, Agricultural, Marine, Forestry,

Aquacultural Research and Education Facilities in Deer Harbor Hamlet Residential. The proposed amendment was approved.

Deer Harbor Ordinances

| Number/ Date                        | Title  | Purpose  |
|-------------------------------------|--|--|
| Ordinance 2-1998<br>June, 1998      | An ordinance adopting pursuant to the Growth Management Act (RCW 36.70A): A comprehensive plan; development regulations; shoreline master program and official maps; <i>etc.</i>                                 | Adopted a new county comprehensive plan, new land use maps, and new unified development code.  |
| Ordinance 11-2000<br>October, 2000  | An ordinance amending Ordinance 2-1998 and adopting amendments to the San Juan County Comprehensive Plan; development regulations and official maps; <i>etc.</i>   | Following decisions of the Growth Management Hearings board, the ordinance amended the boundary of the Deer Harbor Hamlet activity center.           |
| Ordinance 12-2005<br>October, 2005  | An ordinance to suspend for six months the acceptance of applications for building and land use permits in the Deer Harbor Activity Center   | To establish a moratorium on building and land use permits in Deer Harbor.   |
| Ordinance 17-2005<br>December, 2005 | Ordinance to suspend for six months the acceptance of applications for building and land use permits in the Deer Harbor Activity Center.   | Amended the moratorium by clarifying regulations that would apply to repairing failing onsite sewage systems and certificates of water availability. |
| Ordinance 5-2006<br>April, 2006     | Ordinance to renew ordinance 12-2005 as amended by ordinance 17-2005 for a period of six months and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center. | Renewed moratorium.  |
| Ordinance 21-2006<br>December 2006  | Ordinance to extend existing moratorium for Deer Harbor Hamlet for 90 Days and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center and                   | Renewed moratorium.  |

|                                       |  |  |
|---------------------------------------|--|--|
|                                       | make findings of fact in support thereof.  |  |
| Ordinance 6-2007<br>April 2007        | Ordinance to extend existing moratorium for Deer Harbor Hamlet and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center and make findings of fact in support thereof. | Renewed moratorium for a further 60 days.  |
| Ordinance 15-2007<br>June 2007        | Ordinance to extend existing moratorium for Deer Harbor Hamlet and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center and make findings of fact in support thereof. | Renewed moratorium for a further 30 days. This enabled Council to complete deliberations and adopt the Deer Harbor Hamlet Plan.  |
| Ordinance 26-2007<br>July 2007        | An ordinance approving the Deer Harbor Hamlet Plan and adopting amendments the San Juan County Official Land Use Map, making corrections to the shoreline master program map and repealing ordinance 15-2007.                | Adopted the Deer Harbor Hamlet plan and established the development standards that apply in the Hamlet.  |
| Ordinance 31-2008<br>July 2008        | An ordinance to amend ordinance 26-2007 regarding the definition of research and educational facilities in the Deer Harbor Hamlet to comply with orders of the Western Washington Growth Management Hearings Board           | The adopted plan was challenged at the Western Washington Growth Board. The County amended the Deer Harbor Plan to comply with the direction Western Washington Growth Board's final decision and order. |
| Ordinance 13-2016<br>November 8, 2016 | A 2016 docket ordinance amending the Deer Harbor Hamlet Plan, a component of the Land Use Element of the San Juan County Comprehensive Plan.   | Updated and streamlined the previous version of the Deer Harbor Hamlet Plan.   |
| Ordinance X-202X                      |  |  |

1 **Draft changes to the Deer Harbor development regulations**

2 **18.30.260 Commercial zoning requirements.**

3  
 4 ~~A. In order to prevent future random, unplanned and scattered mixed land uses in the hamlet, and to preserve the rural character while providing these services, commercial development must take place in the Hamlet commercial land use designation unless otherwise allowed. all new commercial zoning must be located and confined to an area designated as the community center “overlay district” and will only be allowed as part of an approved community center planned unit development. The community center planned unit development must reflect the preferred development standards detailed in SJCC 18.30.280.~~

11  
 12 ~~B. Establish a community center overlay district that follows Deer Harbor road between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer Harbor. The community center will only be developed within this zone on parcels with frontage that are no less than one acre. Development of the community center must be accomplished through the planned unit development process of SJCC 18.80.160.~~

18 **18.30.310 Permitted land uses.**

19  
 20 All development and use within the exterior boundaries of the Deer Harbor Hamlet shall conform to the table of allowed land uses set forth in Table 18.30.310.

23 **Table 18.30.310 Allowed Land Uses in Deer Harbor Hamlet<sup>1</sup>**

**Commercial Land 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</del> <u>C</u> <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</del> <u>C</u> <u>Y</u> | N    | N    |
| 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    |
| Hotel/Motel                           | C <sup>2</sup> | C                              | N    | N    |
| Indoor Entertainment Facility Theater | N              | <del>C</del> <u>Y</u>          | N    | N    |

**Commercial Land Uses**

| <b>LAND USES</b>  | <b>HR</b>        | <b>HC</b>        | <b>HI-A</b>  | <b>HI-B</b>  |
|---|------------------|------------------|--------------|--------------|
| Category "A" Joint Use Wireless Facility <sup>4</sup>   | Y                | Y                | Y            | Y            |
| Category "B" Joint Use Wireless Facility  | P/C              | P/C              | P/C          | P/C          |
| Nursing Homes   | N                | P/C              | N            | N            |
| Personal Wireless Service Facility, Co-Located on an Existing, Permitted Stand-Alone Tower, or Mounted to the Surface of an Existing Structure  | P/C <sup>3</sup> | P/C              | P/C          | N            |
| Personal Wireless Services Facility, Mounted on a Building Which Meets the Height Standard of the Land Use Designation, or a Facility Disguised or Camouflaged As an Allowable Exemption to the Height Standard | P/C              | P/C              | P/C          | N            |
| Personal Wireless Service Facility, other <sup>3</sup>  | C                | C                | C            | N            |
| Personal and Professional Services  | N                | Y                | N            | N            |
| Residential Care Facilities [1 – 6 persons]   | C                | <del>P/C</del> Y | N            | N            |
| Residential Care Facilities [7 – 15 persons]  | N                | <del>C</del> Y   | N            | N            |
| Existing Resorts and Camps, Expansion of Existing Uses without Increase to Scope or Scale   | N                | C                | N            | N            |
| Existing Resorts and Camps, Increase in Scope or Scale of Facilities and Services   | N                | C                | N            | N            |
| Camps, New  | N                | N                | N            | N            |
| Resorts, New  | N                | N                | N            | N            |
| Retail Sales and Services   | <del>N</del> C   | Y                | Y            | C            |
| <del>Vacation Rental of Residence or ADU</del>  | <del>C</del> N   | <del>C</del> Y   | <del>N</del> | <del>N</del> |
| Warehouse, Mini-Storage, and Moving Storage Facilities  | N                | N                | C            | C            |
| Auto Fuel Pumps   | N                | C                | N            | N            |
| Unnamed Commercial Uses   | N                | C                | C            | C            |

- 1 <sup>1</sup> All permitted land uses are subject to the performance and use-specific standards in
- 2 Chapter 18.40 SJCC. For the purposes of this table, unnamed commercial uses include
- 3 marinas and associated uses.
- 4 <sup>2</sup> Only allowable on parcels of 30 acres or more.
- 5 <sup>3</sup> To minimize commercial developments in residential neighborhoods, in lands designated
- 6 HR wireless facilities other than joint use wireless facilities must be accessory to a legal
- 7 conforming or nonconforming structure, and cannot be a primary land use.

- 1 <sup>4</sup> Though a project permit is not required, these facilities are subject to the requirements for  
 2 joint use wireless facilities found in Chapter 18.40 SJCC.  
 3 <sup>5</sup> Must meet the performance standards in SJCC 18.30.800.  
 4 <sup>6</sup> Must meet the performance standards in SJCC 18.30.790.  
 5 <sup>7</sup> Multiple live work units may be located in one live-work building that contains both  
 6 commercial uses and a dwelling unit.  
 7

**Industrial Land Uses**

| <b>LAND USES</b>   | <b>HR</b> | <b>HC</b> | <b>HI-A</b> | <b>HI-B</b> |
|--|-----------|-----------|-------------|-------------|
| Bulk Fuel Storage  | N         | N         | C           | C           |
| Concrete and Concrete Batch Plants   | N         | N         | N           | N           |
| Construction Yard  | N         | N         | C           | C           |
| Feedlots   | N         | N         | N           | N           |
| Garbage and Solid Waste Transfer Stations  | N         | N         | N           | N           |
| Heavy Equipment Rental Services (Incidental to Nonrental Primary Use of Equipment) | N         | N         | N           | C           |
| Heavy Industrial   | N         | N         | N           | N           |
| Light Industrial <sup>5</sup>  | N         | N         | C           | C           |
| Light Manufacturing <sup>5</sup>   | N         | N         | C           | C           |
| Lumber Mills, Stationary   | N         | N         | N           | N           |
| Outdoor Storage Yards  | N         | N         | P/C         | P/C         |
| Recycling Center   | N         | N         | N           | N           |
| Recycling Collection Point   | N         | N         | C           | N           |
| Resource Processing Accessory to Extraction Operations                             | N         | N         | N           | N           |
| Mining and Mineral Extraction Activities   | N         | N         | N           | N           |
| Reclamation of Mineral Extraction Sites  | N         | N         | N           | N           |
| Wholesale Distribution Outlets <sup>5</sup>  | N         | N         | C           | C           |
| Wrecking and Salvage Yards (Boat)  | N         | N         | C           | N           |
| Storage and Treatment of Sewerage, Sludge, and Septage – Lagoon Systems            | N         | N         | N           | N           |
| Unnamed Industrial Uses  | N         | N         | C           | C           |

- 8 <sup>5</sup> Subject to low impact provisions of Table 8.2 of Chapter 18.80 SJCC.

**Institutional Land 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</del> / <u>C</u> <u>Y</u> | N    | N    |
| Emergency Services  | C              | C                                | C    | C    |
| Environmental, Agricultural, Marine, Forestry, Aquacultural Research and Education Facilities | C              | P/C                              | C    | N    |
| Government Offices  | N              | C                                | N    | N    |
| Institutional Camps   | N              | N                                | N    | N    |
| Library   | N              | <del>P</del> / <u>C</u> <u>Y</u> | N    | N    |
| Museum  | C              | <del>P</del> / <u>C</u> <u>Y</u> | C    | N    |
| Post Office   | C <sup>6</sup> | <del>C</del> <u>Y</u>            | N    | N    |
| Religious Assembly Facility   | N              | C                                | N    | N    |
| School, Primary and Secondary   | C              | C                                | N    | N    |
| Technical School/Adult Education Facility   | N              | C                                | C    | C    |
| Unnamed Institutional Uses  | C              | C                                | C    | C    |

1 <sup>6</sup> At least one part of the property must be located within 100 feet of either side of Deer  
 2 Harbor Road or within 100 feet of Channel Road between Deer Harbor Road and the Bridge.  
 3 Residential development standards shall apply.  
 4

**Recreational Land Uses**

| LAND USES                            | HR | HC                    | HI-A | HI-B |
|--------------------------------------|----|-----------------------|------|------|
| Camping Facilities in Public Parks   | N  | N                     | N    | N    |
| Indoor Recreation Facilities         | N  | <del>C</del> <u>Y</u> | N    | N    |
| Outdoor Recreation Developments      | N  | C                     | N    | N    |
| Parks <u>and child's playgrounds</u> | C  | <del>C</del> <u>Y</u> | C    | N    |
| Playing Fields                       | C  | C                     | N    | N    |
| Recreational Vehicle Parks           | N  | N                     | N    | N    |
| Outdoor Shooting Ranges              | N  | N                     | N    | N    |
| Unnamed Recreational Uses            | C  | C                     | C    | C    |

5

**Residential Land Uses**

| <b>LAND USES</b>  | <b>HR</b>             | <b>HC</b>             | <b>HI-A</b> | <b>HI-B</b> |
|---|-----------------------|-----------------------|-------------|-------------|
| Cottage Enterprise  | P                     | <del>P</del> <u>Y</u> | P           | P           |
| Farm Labor Accommodations for Persons Employed in Agricultural Production on the Premises                       | P/C                   | P/C                   | N           | N           |
| Farm Stay   | C                     | C                     | N           | N           |
| Home Occupation   | Y                     | Y                     | Y           | Y           |
| Mobile Home Parks   | N                     | N                     | N           | N           |
| Multifamily Residential Units (3+ units), if Density Permits  | C                     | <del>C</del> <u>Y</u> | N           | N           |
| Single-Family Residential, or Accessory <sup>7</sup> Apartment, or Accessory to an Allowable Nonresidential Use | Y                     | Y                     | Y           | Y           |
| Single-Family Residential Unit  | Y                     | C                     | N           | N           |
| Two-Family Residential (Duplex), if Density Permits   | P/C                   | P/C                   | N           | N           |
| Vacation Rental of Residential or Accessory Dwelling Unit   | <del>C</del> <u>N</u> | <del>P</del> <u>Y</u> | N           | N           |
| Rural Residential Clusters  | Y                     | N                     | N           | N           |
| Unnamed Residential Uses  | C                     | C                     | C           | C           |

- 1 <sup>7</sup> Redesignation from commercial or industrial to residential must comply with the density  
 2 requirement of a maximum of four units per acre.  
 3

**Transportation Land Uses**

| <b>LAND USES</b>                               | <b>HR</b> | <b>HC</b>             | <b>HI-A</b> | <b>HI-B</b> |
|--|-----------|-----------------------|-------------|-------------|
| Airfields                                      | N         | N                     | N           | N           |
| Airports                                       | N         | N                     | N           | N           |
| Airstrips                                      | N         | N                     | N           | N           |
| <u>Charging stations for electric vehicles</u> | <u>Y</u>  | <u>Y</u>              | <u>Y</u>    | <u>Y</u>    |
| Hangars  | N         | N                     | N           | N           |
| Helipads                                       | N         | N                     | N           | N           |
| Helipads, Emergency Services                   | C         | C                     | C           | C           |
| Ferry Terminals                                | N         | C                     | C           | N           |
| Parking Lots, Commercial                       | C         | <del>C</del> <u>Y</u> | C           | N           |
| Outer Island Parking                           | C         | C                     | C           | C           |

**Transportation Land Uses**

| <b>LAND USES</b>            | <b>HR</b> | <b>HC</b> | <b>HI-A</b> | <b>HI-B</b> |
|-----------------------------|-----------|-----------|-------------|-------------|
| Parking Structures          | N         | N         | N           | N           |
| Trails and Paths, Public    | Y         | Y         | Y           | Y           |
| Water Taxi                  | C         | C         | C           | N           |
| Streets, Public             | Y         | Y         | Y           | Y           |
| Unnamed Transportation Uses | C         | C         | C           | C           |

1

**Utility Land Uses**

| <b>LAND USES</b>  | <b>HR</b> | <b>HC</b> | <b>HI-A</b> | <b>HI-B</b> |
|---|-----------|-----------|-------------|-------------|
| Commercial Communications Facilities  | N         | C         | C           | C           |
| Commercial Power Generation Facilities  | C         | C         | C           | C           |
| Community Sewerage Treatment Facilities   | C         | C         | C           | C           |
| Storage and Treatment of Sewerage, Sludge, and Septage – Systems Other Than Lagoons | C         | C         | C           | C           |
| Utility Distribution Lines  | Y         | Y         | Y           | Y           |
| Utility Facilities  | C         | C         | C           | C           |
| Utility Substations   | C         | C         | C           | C           |
| Utility Transmission Lines  | Y         | Y         | Y           | Y           |
| Community Water Systems   | P/C       | P/C       | P/C         | P/C         |
| Water Treatment Facilities  | P/C       | P/C       | P/C         | P/C         |
| Unnamed Utility Uses  | C         | C         | C           | C           |

2

**Agriculture and Forestry Uses**

| <b>Land Uses</b>   | <b>HR</b> | <b>HC</b> | <b>HI-A</b> | <b>HI-B</b> |
|--|-----------|-----------|-------------|-------------|
| Agricultural Processing Retail and Visitor-Serving Facilities and Products | C         | Y         | N           | N           |
| Agricultural Uses and Activities   | Y         | Y         | Y           | N           |
| Forest Practices, No Processing  | Y         | Y         | Y           | Y           |
| Lumber Mills, Portable, for Personal Temporary Use                         | Y         | Y         | Y           | Y           |

**Agriculture and Forestry Uses**

| <b>Land Uses</b>                      | <b>HR</b> | <b>HC</b> | <b>HI-A</b> | <b>HI-B</b> |
|---------------------------------------|-----------|-----------|-------------|-------------|
| Nurseries                             | C         | Y         | Y           | Y           |
| Retail Sales of Agricultural Products | P/C       | Y         | Y           | N           |
| Small-Scale Slaughterhouses           | N         | N         | N           | N           |
| Unnamed Agricultural and Forestry Use | C         | C         | C           | C           |

**1 Notes**

**2 1. Categories of uses:**

Y = Uses allowed outright (i.e., without a project permit), subject to the applicable development standards (Chapter 18.60 SJCC); if a building or other construction permit is required, this is subject to administrative review; see SJCC 18.80.070.

P = Use subject to administrative consistency review for compliance with Chapter 18.60 SJCC, Development Standards, and Chapter 18.40 SJCC, Performance and Use-Specific Standards; see SJCC 18.80.080.

P/C = Administrative review; a discretionary use subject to administrative permit approval and consistency with Chapter 18.60 SJCC, Development Standards, unless the administrator requires a conditional use permit based on project impacts; see SJCC 18.80.090 and Table 8.2.

C = Conditional use, subject to public notice and permit hearing procedure; see SJCC 18.80.100.

N = Prohibited use.

**3 2. The assignment of allowed uses may not directly or indirectly preclude the siting of “essential**  
**4 public facilities” (as designated in the Comprehensive Plan; see also the definition in**  
**5 SJCC 18.20.050) within the County. See SJCC 18.30.055.**

**6 3. Deer Harbor land use designations:**

**7 HC = Hamlet commercial**

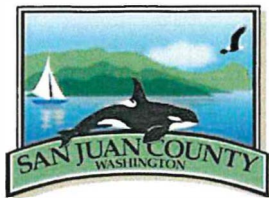
**8 HI-A = Hamlet industrial (Boatworks, TPN 260724003A)**

**9 HI-B = Hamlet industrial (Connor/Cookston TPNs 260633013 and 260752001)**

**10 HR = Hamlet residential**

**11**

**12**



**SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250  
 (360) 378-2354 | (360) 378-2116  
 dcd@sanjuanco.com | www.sanjuanco.com

**S.J.C. DEPARTMENT OF**  
**FEB 24 2020**  
**COMMUNITY DEVELOPMENT**

**Comprehensive Plan Text/SJC Code\* Amendment Request**

\*San Juan County Code Titles 15, 16 & 18  
 (Annual Docket)

|                               |  |                  |  |
|-------------------------------|--|------------------|--|
| <b>APPLICANT INFORMATION:</b> |  |                  |  |
| Name of Applicant:            | Deer Harbor Hamlet Plan Review Committee   | Name of Agent:   | Ryan Carpenter, Mike Douglas, Kevin White, Barry Maden, Wes Heinmiller, Sheila Gaquin, Anne Marie Shanks |
| Address                       | PO Box 7   | Address          |  |
| City, State, Zip              | Deer Harbor, WA 98243  | City, State, Zip | Deer Harbor  |
| Phone                         |  | Phone            | Sheila-360-622-5703, 376-2894;<br>Anne Marie 360-340-6097  |
| Email                         | <a href="mailto:sheilakg@mac.com">sheilakg@mac.com</a><br><a href="mailto:Mikedouglas@gmail.com">Mikedouglas@gmail.com</a><br><a href="mailto:ames1021@gmail.com">ames1021@gmail.com</a> | E-mail           |  |

|   |                     |             |
|---|---------------------|-------------|
| This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process. |                     |             |
| <i>Signature</i>  | <i>Printed Name</i> | <i>Date</i> |
| <i>Signature</i>  | <i>Printed Name</i> | <i>Date</i> |

- Please Describe the Proposed Amendments (attach additional pages if you need more space):**  
 Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

**Changes are in these sections of the Deer Harbor Hamlet Plan:**

- 18.30.250 C,
- 18.30.260 A & B
- 18.30.270 A, B, & C
- B18.30.310



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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**2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.**

1. Add the words “ *and it’s environs.*” to section of 18.30.250 C.. Environs means everything south of a drawn along the northern border of the hamlet, and extending east and west to the shoreline on either side of the peninsula. See attached map.
2. Completely eliminate Section 18.30.260 A. and B—the community center overlay district and instead say, “commercial development needs to take place in the designated commercial area.”
3. Eliminate section 18.30.270 A, B, & C. regarding the Deer Harbor Community Center Overlay District.
4. Changes to land use designations. Please see the attached tables for Commercial Land Uses, Institutional Land Uses, Recreational Land Uses, and Residential Land Uses.

In summary the changes to the land use designations are:

**Table 18.30.310, Allowed Land Uses, Hamlet Commercial changes:**

|  |  |  |   |  |
|--|--|--|---|--|
| Animal Shelters...Yes                            | Automotive Services...Yes                                    | Bed and Breakfast Residences (owner lives in residence yes | Camping facilities...No                       | Daycare with 1-6 children...Yes          |
| Day care with 7+ children, Yes                   | Drinking establishment...Yes                                 | Eating establishment Yes                                   | ; Indoor entertainment facility theater...Yes | Residential Care Facilities (1-6 persons |
| Residential Care Facilities (7-15 persons)...Yes | Transient Rental (vacation rental) of Residence or ADU...Yes |  |   |  |

**Table 18.30.310, Allowed Land Uses, Hamlet Institutional land use changes:**

|              |  |              |            |                 |
|--------------|--|--------------|------------|-----------------|
| College, YES | Community Club or Community Org. Assembly facility YES | Library, YES | Museum YES | Post office YES |
|--------------|--|--------------|------------|-----------------|

**Table 18.30.310, Allowed land Uses, Hamlet Recreational Changes**

|                                   |                                |
|-----------------------------------|--------------------------------|
| Indoor recreational facility, YES | Park & Child’s playground, YES |
|-----------------------------------|--------------------------------|

**Table 18.30.310, Residential Land Uses in Hamlet Residential:**

|   |  |
|---|--|
| Multifamil residential, units, 3+ if Density permits, YES | *Vacation rental of residential or accessory dwelling unit, NO |
|---|--|

\*Our intention is to eliminate vacation rentals in the residential areas. Properties with existing, compliant vacation rentals permits would continue to have them as long as they remain in compliance with the San



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Juan County Code. If the property is sold, or the current resident does not comply with the regulations, then the permit would end.

**18.30.310, Residential Land Uses in Hamlet Commercial:**

|                           |  |   |
|---------------------------|--|---|
| Cottage Enterprise...Yes; | Multi-family Residential Units (3+ units) if Density Permits...Yes | Vacation Rental of Residential or Accessory Dwelling Unit...Yes |
|---------------------------|--|---|

**18.30.310, Transportation Land Uses Hamlet Commercial, and Hamlet Industrial A &B:**

Charging Stations for Electric Vehicles...Yes in all areas of the Hamlet.

3. Why is the amendment being proposed?

The Deer Harbor Plan Review Committee would like the term “and environs” restored to the plan’s description. Deer Harbor is on a peninsula with only one land-based way in and out. All activity in the environs, as described in our proposal, impacts the hamlet. Currently, committee members are permitted by the plan to live in the hamlet or it’s environs, and our pathway project extends in 3 directions into the environs.

The Deer Harbor Plan Review Committee has held 4 public meetings in 2020 to review the hamlet plan. The committee and members of the public find the plan’s community overlay district unnecessarily restrictive, essentially making it impossible for small businesses to come to the hamlet due to the requirement that the over-lay district be developed as one planned unit. We wish to encourage small businesses.

We are requesting several the changes to the Hamlet land use designations tables to encourage small business development in the hamlet and affordable housing in the hamlet and it’s environs. We value our sense of community. However, in hamlet neighborhoods composed of parcels less than one or two acres vacation rentals are decimating that sense of community, and putting an enormous strain on shared resources such as water, roads, and parking.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

**These proposed changes are consistent with the GMA because they:**

- Concentrate Urban growth--Commercial development including over-night accommodations, will be restricted to the commercial land use area.
- Encourage economic Development--New businesses will be able to develop in the commercial zone through the normal County permitting process, rather than a cumbersome overlay district.
- Encourage affordable housing: By restricting vacation rentals to the commercial zone, more rental units in the residential area will be freed for long-term rental.
- Encourage the development of public facilities and services—As a community 10 miles from Eastsound, we wish to encourage “mom and pop” type businesses to provide goods and services within the hamlet.
- Early and continuous public participation. The proposed changes were developed with public input at our regular month Deer Harbor Plan Review meetings, as well as two additional public meetings held Jan. 22, 2020 and Feb. 5, 2020. The Plan Review Committee voted to recommend these changes at the Feb. 8, 2020 regular public meeting, as recorded in the committee minutes.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA\_\_\_\_\_
- No**

5. Does this proposal increase population or employment capacity?

Our intention is to increase affordable housing, which could increase year round population. Hopefully, removing the Community Overlay District will spark the development of small businesses, and increase opportunities for employment.

**Proposed designation for Deer Harbor Hamlet "Environs". Everything south of the magenta line on the peninsula (not the outlying islands.)**



**Table of Proposed Changes:**

The text in red is what we would like to add to the current language.

|   | <b><i>Current language</i></b>   | <b><i>Change we'd like to see</i></b>  |
|---|--|--|
| 1 | <p><b>18.30.250 Deer Harbor plan review committee, Section C Purpose.</b> <i>The purpose of the Deer Harbor plan review committee is to advise the San Juan County planning commission on land use and development matters affecting Deer Harbor <b>and it's environs.</b></i></p>   | <p>We'd like "and environs" added throughout the document. We will work on a specific definition for "and environs."</p>   |
| 2 | <p><b>18.30.260 Commercial zoning requirements.</b> <i>A. <del>In order to prevent future random, unplanned and scattered mixed land uses in the hamlet, and to preserve the rural character while providing these services, all new commercial zoning must be located and confined to an area designated as the community center "overlay district" and will only be allowed as part of an approved community center planned unit development. The community center planned unit development must reflect the preferred development standards detailed in SJCC 18.30.280.</del></i></p> <p><i>B. <del>Establish a community center overlay district that follows Deer Harbor road between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer Harbor. The community center will only be developed within this zone on parcels with frontage that are no less than one acre. Development of the community center must be accomplished through the planned unit development process of SJCC 18.80.160. (Ord. 26 2007 § 5)</del></i></p> | <p>Eliminate the community center overlay district completely and instead simply say <b>commercial development needs to take place in the designated commercial area.</b> The regular permitting process will regulate development. The concept of an overlay district is unnecessarily restrictive to new business development.</p> |
|   | <p><b>18.30.270 Deer Harbor community center overlay district.</b></p> <p><i>A. <del>Purpose. To implement the policy of the Deer Harbor Hamlet plan. The Deer Harbor community center overlay district is intended to protect the public, health, safety and welfare by solely limiting the area in the Deer Harbor Hamlet where the community center planned unit development may be constructed.</del></i></p> <p><i>B. <del>Applicability.</del></i></p> <p><i>1. <del>The Deer Harbor community center overlay district shall include those parcels that front on both sides of Deer Harbor Road and will extend from the southern edge of the Deer Harbor Inn to the northern edge of the Resort at Deer Harbor (as indicated in Figure 1 of the</del></i></p>   | <p>Eliminate this entire section.</p>  |

|  |  |
|--|--|
| <p><i>Deer Harbor Hamlet plan) within the Deer Harbor Hamlet.</i></p> <p><i>2. All new commercial land use district designations within the Deer Harbor Hamlet must be part of a planned unit development on parcels of no less than one acre that have road frontage, that reflect the preferred development standards and must occur within the Deer Harbor community center overlay district.</i></p> <p><i>C. General Regulations:</i></p> <p><i>1. The community center planned unit development is subject to the requirements of SJCC 18.60.120, the procedural requirements of SJCC 18.80.160 and shall reflect the preferred community center development standards.</i></p> <p><i>2. The community center planned unit development is limited to one PUD on contiguous lots within the community center overlay district. (Ord. 26-2007 § 6)</i></p> |  |
|  |  |

Under the Land use designations, we would like to make the following changes, with the new designation in red..

18.30.310—Permitted land uses. These are the designations of categories of uses:

- Y = Uses allowed outright (i.e., without a project permit), subject to the applicable development standards (Chapter [18.60](#) SJCC); if a building or other construction permit is required, this is subject to administrative review; see SJCC [18.80.070](#).
- P = Use subject to administrative consistency review for compliance with Chapter [18.60](#) SJCC, Development Standards, and Chapter [18.40](#) SJCC, Performance and Use-Specific Standards; see SJCC [18.80.080](#).
- P/C = Administrative review; a discretionary use subject to administrative permit approval and consistency with Chapter [18.60](#) SJCC, Development Standards, unless the administrator requires a conditional use permit based on project impacts; see SJCC [18.80.090](#) and Table 8.2.
- C = Conditional use, subject to public notice and permit hearing procedure; see SJCC [18.80.100](#).
- N = Prohibited use.

**Commercial Land Uses**

| LAND USES                      | HR | HC  | HI-A | HI-B |
|--------------------------------|----|-----|------|------|
| Animal Shelters and Kennels    | N  | N   | N    | N    |
| Automotive Service and Repairs | N  | N Y | C    | N    |
| Bed and Breakfast Inn          | C  | C   | N    | N    |

**Commercial Land Uses**

| LAND USES   | HR               | HC    | HI-A | HI-B |
|---|------------------|-------|------|------|
| Bed and Breakfast Residence (Owner lives in residence)  | P                | P/C Y | N    | N    |
| Camping Facilities  | N                | € N   | N    | N    |
| Day Care with 1 – 6 Children  | P/C              | P/C Y | N    | N    |
| Day Care with 7+ Children   | C                | € Y   | N    | N    |
| Drinking Establishment  | N                | P Y   | N    | N    |
| Eating Establishment  | N                | P Y   | C    | N    |
| Hotel/Motel   | C <sup>2</sup>   | €     | N    | N    |
| Indoor Entertainment Facility Theater   | N                | € Y   | N    | N    |
| Category "A" Joint Use Wireless Facility <sup>4</sup>   | Y                | Y     | Y    | Y    |
| Category "B" Joint Use Wireless Facility  | P/C              | P/C   | P/C  | P/C  |
| Nursing Homes   | N                | P/C   | N    | N    |
| Personal Wireless Service Facility, Co-Located on an Existing, Permitted Stand-Alone Tower, or Mounted to the Surface of an Existing Structure  | P/C <sup>3</sup> | P/C   | P/C  | N    |
| Personal Wireless Services Facility, Mounted on a Building Which Meets the Height Standard of the Land Use Designation, or a Facility Disguised or Camouflaged As an Allowable Exemption to the Height Standard | P/C              | P/C   | P/C  | N    |
| Personal Wireless Service Facility, other <sup>3</sup>  | C                | C     | C    | N    |
| Personal and Professional Services  | N C              | Y     | N    | N    |
| Residential Care Facilities [1 – 6 persons]   | C                | P/C Y | N    | N    |
| Residential Care Facilities [7 – 15 persons]  | N                | € Y   | N    | N    |
| Existing Resorts and Camps, Expansion of Existing Uses without Increase to Scope or Scale   | N                | C     | N    | N    |
| Existing Resorts and Camps, Increase in Scope or Scale of Facilities and Services   | N                | C     | N    | N    |
| Camps, New  | N                | N     | N    | N    |
| Resorts, New  | N                | N     | N    | N    |
| Retail Sales and Services   | N C              | Y     | Y    | C    |

**Commercial Land Uses**

| LAND USES  | HR             | HC             | HI-A | HI-B |
|--|----------------|----------------|------|------|
| Transient Rental (Vacation Rental) of Residence or ADU | <del>C</del> N | <del>C</del> Y | N    | N    |
| Warehouse, Mini-Storage, and Moving Storage Facilities | N              | N              | C    | C    |
| Auto Fuel Pumps  | N              | C              | N    | N    |
| Unnamed Commercial Uses                                | N              | C              | C    | C    |

**Industrial Land Uses**

Subject to low impact provisions of Table 8.2 of Chapter [18.80](#) SJCC.

**Institutional Land Uses**

| LAND USES   | HR             | HC               | HI-A | HI-B |
|---|----------------|------------------|------|------|
| College   | N              | <del>N</del> Y   | N    | N    |
| Community Club or Community Organization Assembly Facility                                    | C              | <del>P/C</del> Y | N    | N    |
| Emergency Services  | C              | C                | C    | C    |
| Environmental, Agricultural, Marine, Forestry, Aquacultural Research and Education Facilities | C              | P/C              | C    | N    |
| Government Offices  | N              | C                | N    | N    |
| Institutional Camps   | N              | N                | N    | N    |
| Library   | N              | <del>P/C</del> Y | N    | N    |
| Museum  | C              | <del>P/C</del> Y | C    | N    |
| Post Office   | C <sup>6</sup> | <del>C</del> Y   | N    | N    |
| Religious Assembly Facility   | N              | C                | N    | N    |
| School, Primary and Secondary   | C              | C                | N    | N    |
| Technical School/Adult Education Facility   | N              | C                | C    | C    |
| Unnamed Institutional Uses  | C              | C                | C    | C    |

**Recreational Land Uses**

| LAND USES                          | HR | HC | HI-A | HI-B |
|------------------------------------|----|----|------|------|
| Camping Facilities in Public Parks | N  | N  | N    | N    |

**Recreational Land Uses**

| LAND USES                         | HR | HC              | HI-A | HI-B |
|-----------------------------------|----|-----------------|------|------|
| Indoor Recreation Facilities      | N  | <del>C</del> -Y | N    | N    |
| Outdoor Recreation Developments   | N  | C               | N    | N    |
| Parks & <b>Child's Playground</b> | C  | <del>C</del> -Y | C    | N    |
| Playing Fields                    | C  | C               | N    | N    |
| Recreational Vehicle Parks        | N  | N               | N    | N    |
| Outdoor Shooting Ranges           | N  | N               | N    | N    |
| Unnamed Recreational Uses         | C  | C               | C    | C    |

**Residential Land Uses**

| LAND USES  | HR              | HC              | HI-A | HI-B |
|--|-----------------|-----------------|------|------|
| Cottage Enterprise   | P               | P               | P    | P    |
| Farm Labor Accommodations for Persons Employed in Agricultural Production on the Premises  | P/C             | P/C             | N    | N    |
| Farm Stay  | C               | C               | N    | N    |
| Home Occupation  | Y               | Y               | Y    | Y    |
| Mobile Home Parks  | N               | N               | N    | N    |
| Multifamily Residential Units (3+ units), if Density Permits   | <del>C</del> -Y | <del>C</del> -Y | N    | N    |
| Single-Family Residential, or Accessory <sup>7</sup> Apartment, or Accessory to an Allowable Nonresidential Use  | Y               | Y               | Y    | Y    |
| Single-Family Residential Unit   | Y               | C               | N    | N    |
| Two-Family Residential (Duplex), if Density Permits  | P/C             | P/C             | N    | N    |
| Vacation Rental of Residential or Accessory Dwelling Unit <b>Our intention is to eliminate vacation rentals in residential areas. Properties with existing vacation rentals would continue to have them, but if the property is sold, or the current resident doesn't comply with regulations, then the permit would end. Does this need to be spelled out in another section, so the intent is clearer?</b> | <del>C</del> -N | <del>P</del> -C | N    | N    |
| Rural Residential Clusters   | Y               | N               | N    | N    |
| Unnamed Residential Uses   | C               | C               | C    | C    |

| <b>Transportation Land Uses</b> |           |           |             |             |
|---------------------------------|-----------|-----------|-------------|-------------|
| <b>LAND USES</b>                | <b>HR</b> | <b>HC</b> | <b>HI-A</b> | <b>HI-B</b> |
| Airfields                       | N         | N         | N           | N           |
| Airports                        | N         | N         | N           | N           |
| Airstrips                       | N         | N         | N           | N           |
| Hangars                         | N         | N         | N           | N           |
| Helipads                        | N         | N         | N           | N           |
| Helipads, Emergency Services    | C         | C         | C           | C           |
| Ferry Terminals                 | N         | C         | C           | N           |
| Parking Lots, Commercial        | C         | Y         | C           | N           |
| Outer Island Parking            | C         | C         | C           | C           |
| Parking Structures              | N         | N         | N           | N           |
| Trails and Paths, Public        | Y         | Y         | Y           | Y           |
| Water Taxi                      | C         | C         | C           | N           |
| Streets, Public                 | Y         | Y         | Y           | Y           |
| Unnamed Transportation Uses     | C         | C         | C           | C           |