



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: November 6, 2020

TO: Deer Harbor Plan Review Committee (DHPRC)

CC: Erika Shook, AICP, DCD Director

FROM: Sophia Cassam, Planner I

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

BRIEFING: DHPRC Meeting: November 18, 2020

ATTACHMENT: A. Draft Deer Harbor Hamlet Plan, November 6, 2020
B. Draft Changes to Deer Harbor Subarea Plan Unified Development Code
C. DHPRC suggested Hamlet Plan edits

PURPOSE: To review the draft changes to the Deer Harbor Hamlet Plan (Hamlet Plan) and development code, and to establish DHPRC's recommendation of the drafts for transmittal to the Planning Commission.

FEEDBACK REQUESTED: Please review the draft Hamlet Plan and Development Code for consistency with the docket request.

HOW TO COMMENT: DHPRC comments may be provided at the November 18, 2020 DHPRC meeting. Instructions for joining this virtual meeting can be found on the November 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 Monday, November 16, 2020. Your comments can be sent to 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: DHPRC applied to the 2020 Annual Docket in request #20-0001 (available at <https://www.sanjuanco.com/DocumentCenter/View/20025>). On August 25, 2020, the County Council directed the Department of Community Development (DCD) to address DHPRC's docket request during the Comprehensive Plan (*Plan*) update. As part of the *Plan* update, DCD staff and DHPRC met on September 9 and October 14, 2020 to discuss and clarify the draft changes to the Deer Harbor Hamlet Plan and development code. The next step is to provide a recommendation to the Planning Commission. Then, the Planning Commission will provide a recommendation to the County Council.

Staff revised the Hamlet Plan and development code drafts according to the docket request and September-October 2020 DHPRC meeting discussions. Changes to the draft Hamlet Plan (Attachment A) and code (Attachment B) are shown in strikeout/underline format.

SUMMARY OF DOCKET REQUESTS AND DRAFT CHANGES

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

No change.

Request 2. Remove the Deer Harbor Community Center Overlay (DHCCO) District from the *Plan Official Maps* and the development code.

The land use map in draft Hamlet Plan (Attachment A, Map 6, page 25) shows the DHCCO removed and the underlying land remaining as Hamlet Residential.

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

Changes have been made to the draft land use code (Attachment B) according to DHPRC’s docket request. The following items differ from the original docket request, but were changed or clarified during discussions at the September and October 2020 DHPRC meetings:

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Camping Facilities	N	N	N	N
Hotel/Motel	C	C	N	N
Retail Sales and Services	N	Y	Y	C

Residential Land Uses

LAND USES	HR	HC	HI-A	HI-B
Vacation Rental of Residential or Accessory Dwelling Unit	N	C	N	N
Cottage Enterprise	C	P	P	P

HAMLET PLAN: The draft Hamlet Plan can be found in Attachment A. The purpose of the changes made to the draft Hamlet Plan is to eliminate the Deer Harbor Community Center Overlay as a result of docket request 20-0001 and to make the Hamlet Plan consistent with other changes made during the Comprehensive Plan update.

DHPRC compiled and submitted an edited version of the Hamlet Plan with comments indicating out of date information in need of update. The comments were received by staff on October 24 (Attachment C). Separate comments by an individual member were submitted on October 15 (Attachment C). Staff incorporated the DHPRC comments into a new draft Hamlet Plan (Attachment A) and responded to the DHPRC comments. At the November 18, 2020 DHPRC meeting, staff will walk the committee through the draft and the changes that were made.

Key to edits and comments in the draft Hamlet Plan (Attachment A):

Black strikeout/underline: change for consistency with Comprehensive Plan update.

Green strikeout underline: change as a result of Docket Request 20-0001.

Purple strikeout/underline: non-substantive change within scope, requested by DHRPC in edited Hamlet Plan submitted October 24, 2020.

Red: substantive change beyond scope, requested by DHRPC in edited Hamlet Plan submitted October 24, 2020.

Italics: DHRPC and staff comments

DHRPC Edits

Staff made the following changes based on the DHRPC comments on the Hamlet Plan. These requests are shown in purple in the draft Hamlet Plan:

- Changed the word, “slough,” to, “lagoon,” in reference to the Deer Harbor lagoon on page 10, lines 12 and 20.
- Changed the reference to the mail/freight boat serving Waldron Island to say that it serves the Outer Islands on page 13, line 12.
- Deleted Post Office lease agreement expiration date on page 18, line 13.
- Added a note about the status of completed projects shown in Map 5 Pathway Priorities on page 21, line 25.
- Deleted property owners’ names from description of a light industrial area on page 29, line 39.

The following changes requested by DHRPC in the Hamlet Plan comments are beyond the scope of this update. Any substantive changes beyond docket request 20-0001 would require additional public input. In Attachment A, these requests are shown in red. Staff did *not* make these requested changes:

- Map Updates: The maps in the Hamlet Plan are non-regulatory and are not a basis for land use decision-making; therefore, staff finds that the maps established in the 2016 Deer Harbor Hamlet Plan are adequate. Updating the maps would require staff to create new maps from scratch, and would require additional opportunities for public input. Staff added dates to the titles of the maps to clarify when the map information was compiled.
- Water System Updates: The Washington State Department of Health (DOH) Sentry database is the County’s source of information on water systems for the Comprehensive Plan. The water systems information in the Hamlet Plan reflects the DOH information. DHRPC recommended updates to the name and capacity of two systems, which are inconsistent with the DOH database. It is possible that those recommendations may be the most current information, but that the DOH database has not been updated yet. Still, DCD has decided to maintain the DOH information current at the time this draft was created. As with maps (above) in the Hamlet Plan, the water system information in the Hamlet Plan is non-regulatory and is not a basis for decision-making.

- **Public Works Projects Status Updates:** The Hamlet Plan includes Deer Harbor-area Public Works road and trail projects as of 2016. Updating the status of projects listed in the Hamlet Plan is beyond the scope of this update. Public Works road projects can be found in the annual Transportation Improvement Plan.
- **Changes to Goals and Policies:** Updating the goals and policies requires additional public outreach and opportunities for public review, which would be beyond the scope of this update.

Changes Made for Consistency with Comprehensive Plan Update

Staff made changes to the draft Hamlet Plan to help ensure consistency with the Comprehensive Plan update. These changes are shown in the draft in black strikeout underline and include information about the Hamlet Plan's relationship to the Comprehensive Plan, new population projections, and housekeeping and formatting changes.

NEXT STEPS: DCD will transmit DHPRC's recommendation to Planning Commission. Then, the recommendations will be incorporated into the *Plan* update process where there will be multiple opportunities for further public involvement and to provide additional comments.

Exhibit A

~~Deer Harbor Hamlet Plan~~ 2036



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



~~San Juan County~~
~~Department of Community Development & Planning~~
~~Department~~
~~135 Rhone St., P.O. Box 947~~
~~Friday Harbor, WA 98250~~
~~(360) 378-235493 Fax (360) 378-3922~~

Deer Harbor Hamlet Plan 2036



Photo Credit: RFJ, San Juan Islands Visitors Bureau

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

Prepared by:
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Department of Community Development & Planning Department
135 Rhone St., P.O. Box 947
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(360) 378-2354 93

Key to Edits and Comments:

Black strikeout/underline: change for consistency with Comprehensive Plan update.

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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 County 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 *DHPRC: does it seem odd that climate change isn't ever mentioned as a factor?*

5
6 *Staff: developing new climate change language would require more committee and community*
7 *involvement beyond the scope of this update. DHPRC could submit this as a future docket*
8 *request.*

9
10 **Amendments**

11
12 All future amendments to this plan will follow the legislative procedures detailed in SJCC
13 18.90.020.

14
15 **Vision Statement**

16
17 Purpose

18
19 The Deer Harbor Hamlet Plan ~~has been~~ was produced by and for its citizens. The Hamlet citizens
20 are looking ~~far~~ into the future through the year 2036 ~~and trying~~ to determine what the Hamlet
21 ~~will~~ should look and feel like ~~if certain decisions are made now~~. This Plan integrates their
22 community's ideas, concerns, and expressions of preference into statements about:

- 23
24
 - ~~h~~How the Hamlet should be developed,
 - ~~w~~What development regulations should accomplish,
 - ~~w~~What facilities and service levels are needed, and
 - ~~h~~How publicly funded improvements should support these objectives.

25
26
27
28
29 Although ~~the~~ this Hamlet Plan looks to 2036, the visions and values expressed in ~~this Plan~~ it
30 extend beyond the twenty-year planning horizon to future generations. The Plan is to be
31 reviewed regularly to consider changes in conditions or the vision of the Hamlet's citizens.

32
33 Vision

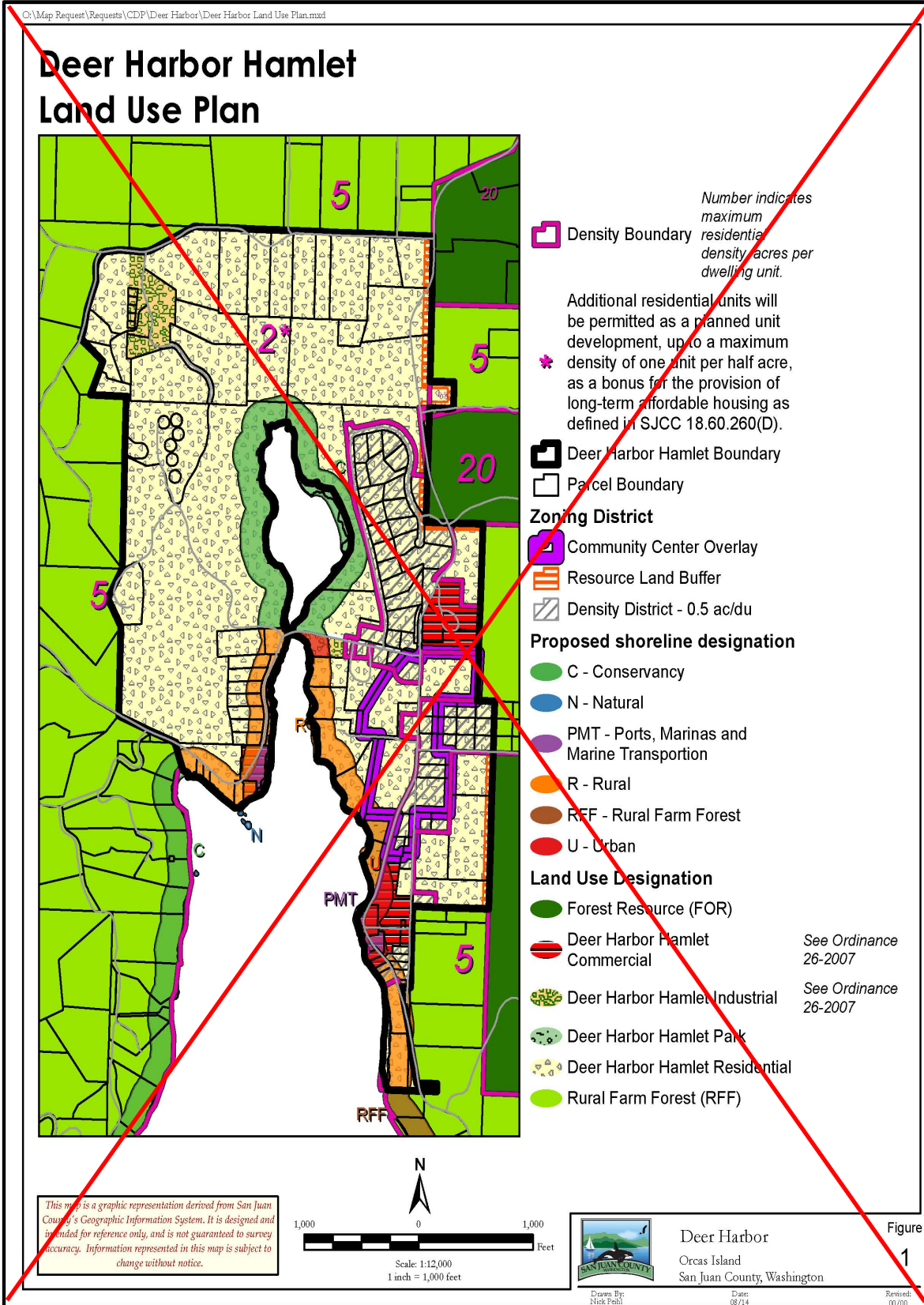
34
35 The Hamlet is quiet and predominantly residential. The dark rocky cliffs to the west overlook the
36 boats jostling their moorings and the stippled waters of the bay. In the east there are rolling
37 verdant fields and forests that sweep down towards the valley floor. The hillside, marked by
38 graceful wood framed houses and cottages, well-tended gardens and tightly manicured hedges,
39 is a blaze of spring colors and scents.

40
41 *DHPRC: Lord. This is pretty poetic for a government document.*

42
43 *Staff: re-working the Hamlet Vision would require more committee and community involvement*
44 *beyond the scope of this update. DHPRC could submit this as a future docket request.*

1 By way of local roads, residents and visitors make their way to and from the community hub, a
2 collection of buildings surrounded by well- screened parking spaces that houses the Post Office,
3 one or two restaurants, the fire hall, a multi-purpose meeting room and some active retail.
4

5 No single building dominates the skyline, rather the Hamlet is home to a variety of uses and
6 activities that fall within a broad spectrum of context sensitive scales. In addition to people's
7 houses, an assortment of businesses and institutions reside in the Hamlet. The overwhelming
8 impression the visitor leaves with is of a kempt community that is careful to preserve its natural
9 resources while maintaining a diverse economic base that enables residents to work, shop and
10 play in place.
11
12



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~~ lagoon. 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.

DHPRC: I've been here 25 yrs. and have only ever heard the tidal marsh called the lagoon.

Staff: change made.

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. *DHPRC: much of which belongs to the SJC Land Bank. Staff: This detail could be added with a future docket request.*

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.

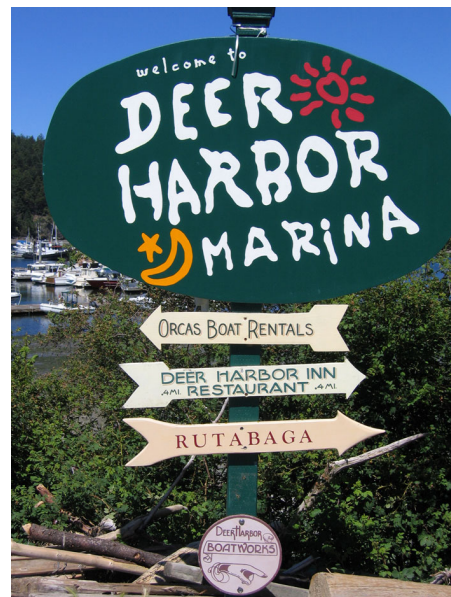
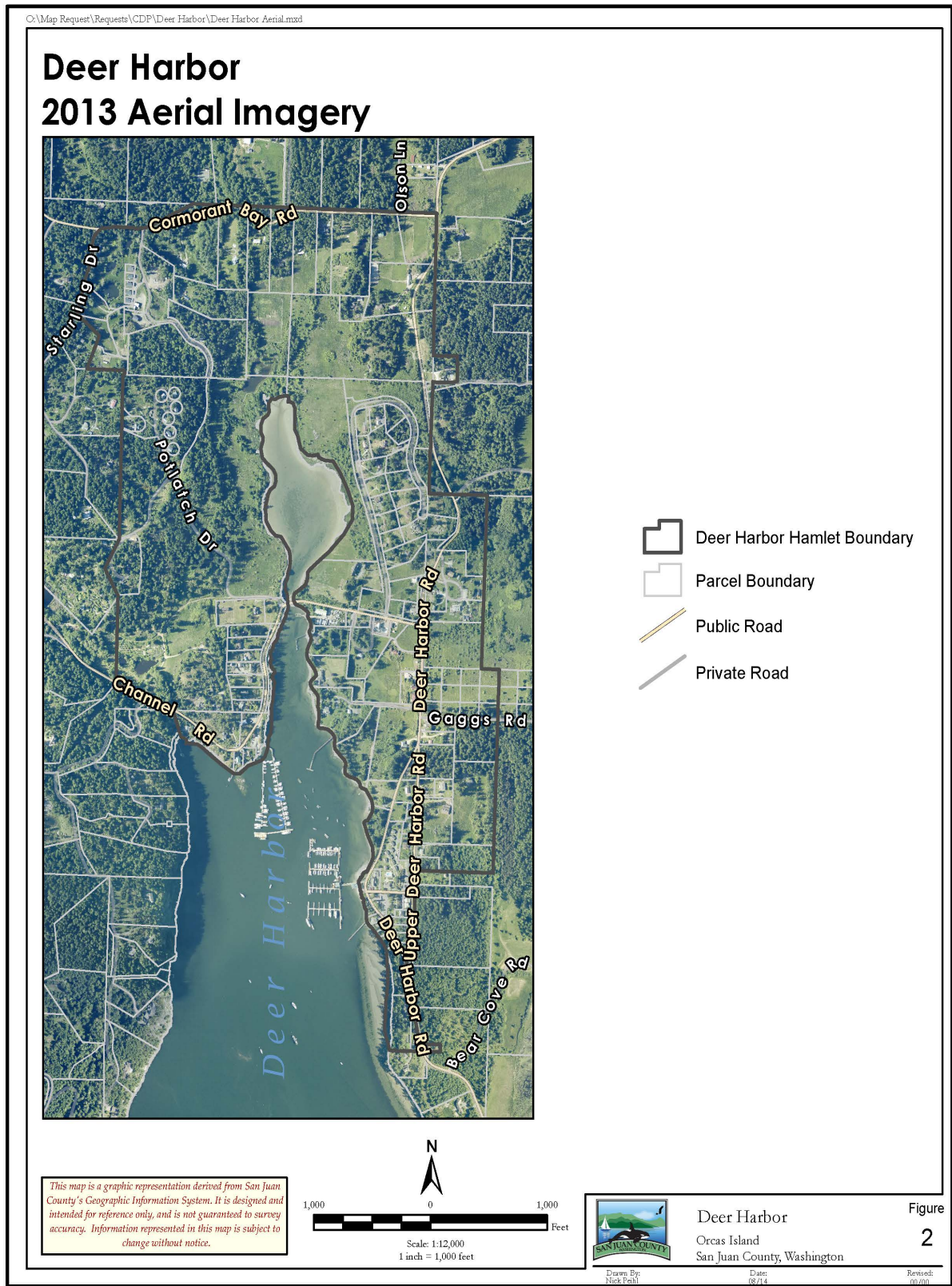


Photo: San Juan Islands Visitors Bureau

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.⁴~~

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 106² 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.

39
 40 *DHPRC: is there more recent data? These numbers seem out of whack, but I don't have any*
 41 *better data.*

42 *Staff: population data updated for consistency with the Comprehensive Plan update.*

¹ 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.

² 35% of 87 housing units = 30, 57 units x 1.86 = 106

1 **Current Use**

2 The current use map (Map 2), displays the spatial distribution of Deer Harbor Hamlet uses and
 3 activities. The map may appear misleading because agricultural land with scattered seasonal
 4 residential units is displayed as residential use. A significant part of the Hamlet is forested, but
 5 some relatively large tracts have been clear-cut or substantially thinned. Combined with the
 6 substantial blowdown due to major storms, the area of forested lands has declined. Grasses
 7 predominate in cleared areas.

8
 9 The water-related businesses presently located in Deer Harbor Hamlet include:

- 10
 11 a. One fuel dock;
 12 b. One mail/freight boat serving ~~Waldron Island~~ the outer islands;
 13 *DHPRC: Outer Islands rather than Waldron?*
 14 *Staff: change made.*
 15 c. Three inter-island freight barge services which use the boat ramp located at the
 16 Cayou Quay Marina;
 17 d. The Deer Harbor Boatworks which includes a single ramp and a boat repair
 18 facility with space for approximately thirty boats in dry storage;
 19 e. One mobile marine emergency service; and
 20 f. Two marinas which, combined, have over 200 slips serving both transient and
 21 local boat owners.

22
 23 Overwater development of Deer Harbor includes:

- 24
 25 a. Twenty-eight mooring buoys; and
 26 b. Ten docks, three of which are commercial.
 27 The docks range in size from six feet by thirty feet to 600 feet by 250 feet for the
 28 total area covered by the largest marina.

29
 30 There is development potential for nearly tripling the mooring buoys; however, the Shoreline
 31 Master Program and the Unified Development Code limit an increase in the number of docks
 32 and buoys.

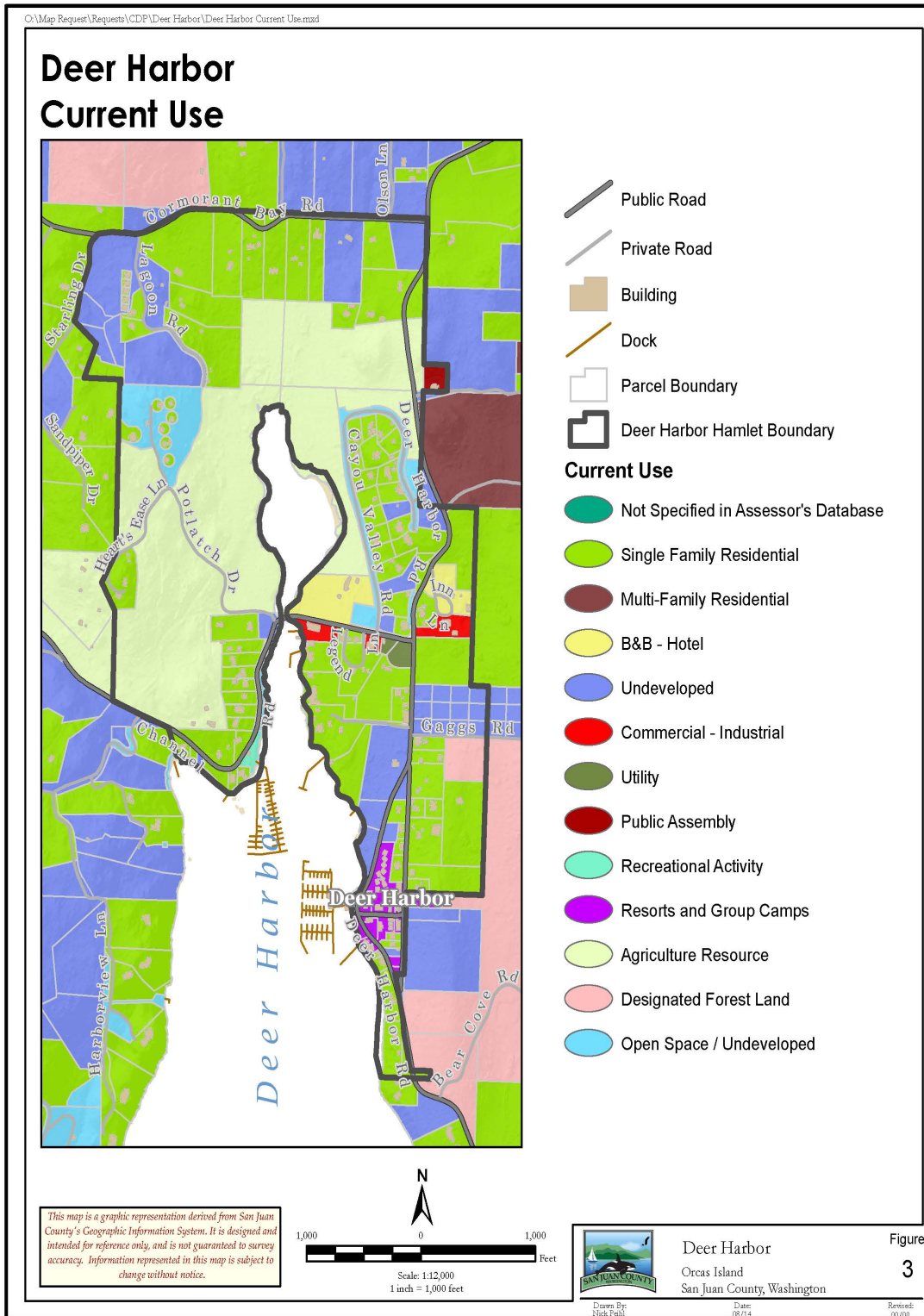
33
 34 The harbor's current use, history, and environmental sensitivity should be a significant
 35 consideration for future uses.

36
 37
 38 *DHPRC: the figure below shows a green residential designation at the 68 Inn Lane sub-plot at*
 39 *the Deer Harbor Inn, whereas the current use is B&B/Hotel.*

40
 41 *Staff: map updates are beyond the scope of this update. This map is non-regulatory and does*
 42 *not affect County land use decisions.*

43

1 Map 2. Deer Harbor Current Use Map, 2014.



2
3

1 Existing and potential development

2
3 Under the County's current Comprehensive Plan, Deer Harbor Hamlet is classified as an Activity
4 Center. Accessory dwelling units (ADUs) area allowed on all residential parcels. ~~Table 1~~
5 ~~illustrates the residential build out for Deer Harbor based on the number of developed parcels~~
6 ~~and the growth of the Hamlet if all residential parcels are fully developed.~~

7
8 Development of some of the largest undeveloped parcels in the Hamlet surrounding the estuary
9 and directly west of the Deer Harbor Community Club are restricted by conservation easements
10 that limit the location, type and number of units possible. These restrictions will remain in
11 effect unless significantly changed by an agreement between landowners and San Juan County
12 Land Bank. Map 4 below shows the distribution of partially developed and vacant land, as well
13 as land subject to conservation easements.

14
15 As of 2016, there are 126 residential lots in Deer Harbor Hamlet. In 2016 there were eighty-
16 seven dwelling units in the Hamlet. If every residential parcel is developed to the maximum
17 capacity, the Hamlet's build out would be 298 units including accessory dwelling units (ADUs).

18
19 Within the existing planned residential density, there is the potential for 209 additional units,
20 including ADUs. This build out projection does not include additional affordable units.

21
22 A population increase of 8.9 percent in Deer Harbor Hamlet between 2016 and 2036 would raise
23 the resident population by approximately nine people and five residential housing units. It is
24 likely that a further two residences may be constructed as second homes.

25
26 *DHPRC: is this based on 2 people per house? In 10 houses in my neighborhood the population*
27 *has gone from 19 to 29 in the last 5 years, due to younger families.*

28
29 *Staff: the Comprehensive Plan uses the county-wide average of 2.04 people per household to*
30 *determine new household projections.*

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

1
2

Table 1. Existing and Potential Development Projections

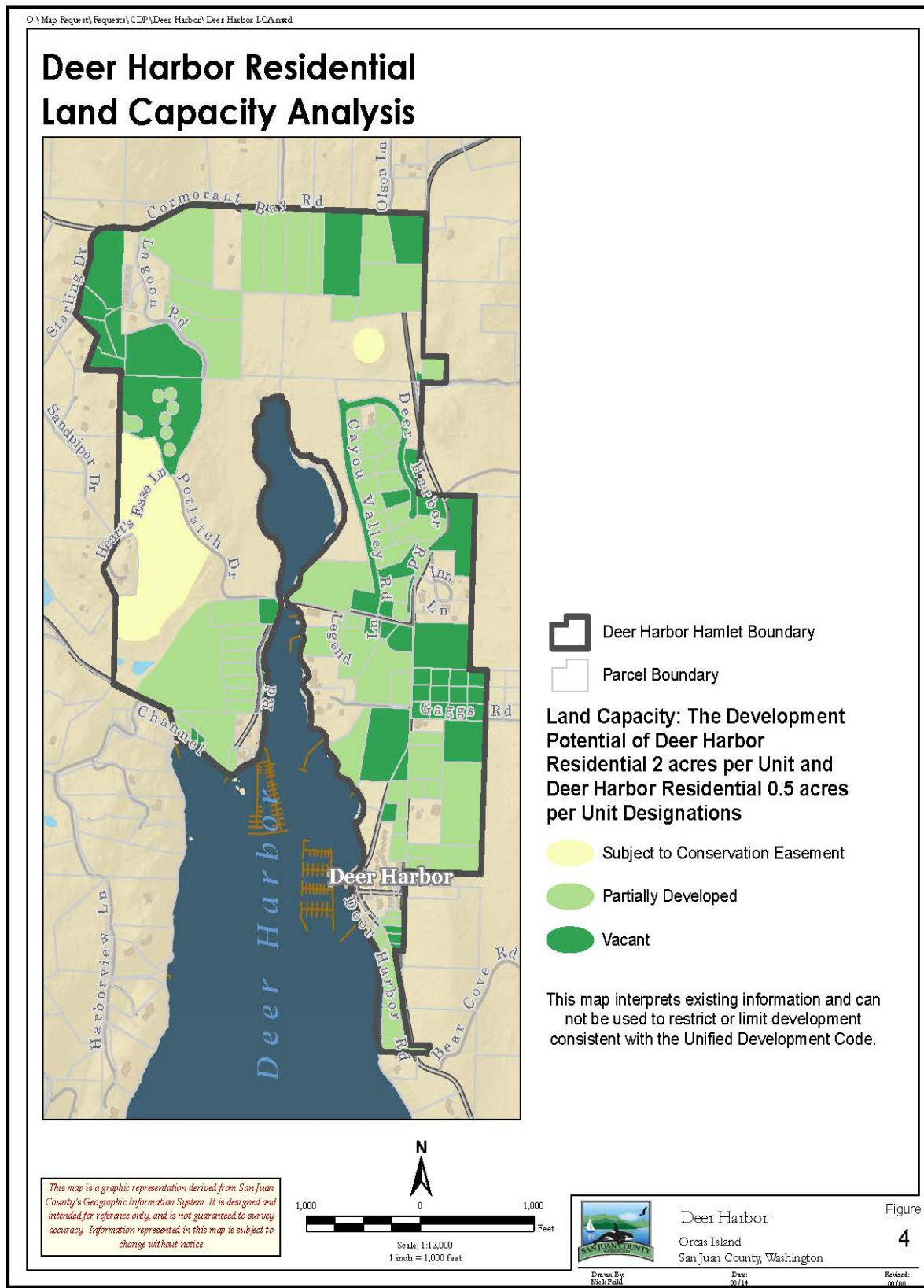
<u>Land Use Designation</u>	<u>Area (acres)</u>	<u>Number of Parcels</u>	<u>Existing Units</u>	<u>Potential New Units</u>	<u>Potential Growth (Existing and Potential)</u>
Hamlet Residential 1 unit per 2 acres	232	62	49	99	148
Hamlet Residential 2 units per acre	43	64	38	109	149
Total encumbered by Conservation Easement	87	6	0	10	10
Total Residential	275	126	87	209	298
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	341

3
4
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10

DHPRC: According to the County Polaris map, these two parcels (red arrows below) belonging to Bob Connor have conservation easements also.

Staff: map updates are beyond the scope of this update. This map is non-regulatory and does not affect County land use decisions. Updating this map to show the conservation easement would not change the amount of developable land in this 2014 land capacity analysis map.

1 **Map 4. Deer Harbor Residential Land Capacity Analysis, 2014.**



2

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 *DHPRC: the lease agreement has already been renewed for another 10 years.*
17 *Staff: we recommend removing the lease agreement expiration date because it is subject to*
18 *change again in 10 years.*

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

28
29 *DHPRC: supposedly the state is online to do a water study in DH in 2021.*
30 *Staff: findings from a future water study could be incorporated during the next update or as*
31 *a docket request.*

32
33 The County's development regulations require any individual requesting a building permit to
34 demonstrate a satisfactory water supply exists for the proposed development. The residents
35 of Deer Harbor Hamlet obtain water from a variety of sources, including groundwater,
36 surface water, desalination and other methods.

37
38 Groundwater is the principal source of water supply for the Hamlet. There are thirteen
39 water systems serving different areas in the Hamlet. Of these, three are Group A systems
40 serving more than fourteen connections, the remainder are Group B systems serving
41 between two and fourteen connections. These public systems are regulated by San Juan
42 County and the Washington State Department of Health.

43
44 *DHPRC: I don't think the state has Group B systems anymore.*
45 *Staff: Washington State Department of Health reports information on Group B water*
46 *systems.*

1
2 Although the Hamlet relies predominately on groundwater as its current water source, very
3 little is actually known about the existing aquifers or even the amount of water being
4 withdrawn annually. What is known; however, is that several existing wells within the
5 Hamlet have suffered saltwater intrusion and have been abandoned or had their use
6 restricted; several wells have gone dry in recent years; several groundwater users have had
7 to haul water to meet their needs; and at least one water user relies on desalination to
8 meet their need.
9

10 The number of wells serving the Hamlet will increase as new development occurs. Most
11 wells are several hundred feet deep, but the depth to static water levels is usually less than
12 fifty feet. The better producing wells appear to be located in or adjacent to the surface
13 water drainages to Deer Harbor.
14

15 The water level in many wells is below sea level and these are subject to saltwater intrusion
16 if not managed correctly.
17

18 **Table 2. Water Systems in Deer Harbor Hamlet.**

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 5	106,000
Upper Deer Harbor Water Association	B	6	5	3,500
Deer Harbor Community Club	B	5	NA	NA

19
20 *DHPRC: the Trumble and Gibbs Water System is now the Robinson water system. Deer Harbor*
21 *Inn has storage capacity for 6,000 gallons.*
22

23 *Staff: This table reflects the information listed in the Washington State Department of Health*
24 *Sentry database as of November 2020. It is possible the DOH database has not been updated*

1 *with the information provided by DHPRC. The Comprehensive Plan uses the data provided by the*
2 *DOH. This table is non-regulatory.*
3

4 The highest density of wells in the Hamlet is in the vicinity of the Deer Harbor Resort where
5 there are a number of existing wells that serve domestic users as well as the ~~two~~ wells that
6 serve the Resort.
7

8 3. Maintaining the rural character of the Hamlet area is a high priority. If the rural character of
9 the area is to be retained, the existing natural characteristics of the land should be
10 protected as far as possible. The rural character of the Hamlet may be compromised by
11 residential or commercial architecture, sidewalks, or building designs that are inconsistent
12 with the built environment.
13

14 4. As more of the land in the Deer Harbor Hamlet is developed, the limited public access to the
15 shoreline and constrained public open space in the Hamlet will become a telling community
16 deficiency. If shoreline access and open space are to be available to the public in the future,
17 land needs to be identified and set aside in public ownership for these purposes. The
18 acquisition of the two-acre waterfront park site, north of the Deer Harbor Marina,
19 significantly increases the public shoreline and accommodates walking paths as well as
20 providing a very limited number of regulated automobile parking spaces. Deer Harbor road
21 is too narrow to allow for parallel parking.
22

23 ~~5. The demand for additional commercial, industrial, public and institutional uses during the~~
24 ~~twenty year planning period is difficult to accurately predict. In order to prevent future~~
25 ~~random, unplanned and scattered mixed land uses in the Hamlet, and to preserve the rural~~
26 ~~character while providing these services, all new non-residential land uses (not already~~
27 ~~located in a Hamlet Commercial and Industrial Districts) will be confined to the Community~~
28 ~~Center Overlay District.~~
29

30 ~~6.~~ As Deer Harbor Hamlet continues to grow over the twenty-year planning period, available
31 agricultural land will decrease as will other open space uses that contribute to the rural
32 character of the Hamlet. ~~The establishment of the Deer Harbor Community Center District~~
33 ~~will also decrease available open space.~~ Additionally, high and rapidly increasing land prices
34 in the Deer Harbor area make acquisition of land for public facilities or open space,
35 particularly in waterfront or view locations, very expensive.
36

37 *Staff: References to the DHCCO are struck out per docket request 20-0001.*
38

39 ~~7~~6. The current center of activity in Deer Harbor is located in the vicinity of the Deer Harbor
40 Resort with its store, Post Office, and the Deer Harbor Marina This is a fully developed part
41 of Deer Harbor. This location generates a substantial percentage of the existing trips both to
42 and within the Deer Harbor Hamlet. Road right-of-way and parking at this location are at
43 capacity in summer months.
44

45 *DHPRC: The community has developed three additional parking areas. Two are just outside*
46 *the Hamlet boundary, and a third is by the Channel Road bridge. A scheduled road revision*
47 *on Upper Deer Harbor Road will add another ten to fifteen spaces.*

1
2 *Staff: Public Works transportation projects can be found in the annually updated*
3 *Transportation Improvement Plan.*
4

5 87. The marinas in Deer Harbor Hamlet are both commercial sites and transportation links to
6 the nearby non-ferry served islands. People living on these islands often keep a car in the
7 Hamlet and use the leased County dock at the Deer Harbor Marina for access. This dock
8 provides a crane for loading cargo on small boats. Many of these outer island residents park
9 on upper Deer Harbor Road above and south of the Deer Harbor Resort. This location does
10 not provide a suitable permanent solution to meet this parking need and may interfere with
11 future pathways in the vicinity.
12

13 *DHPRC: The County has a plan to revise the Upper Deer Harbor Road traffic pattern and add*
14 *additional parking spaces in 2021.*

15 *Staff: Public Works road projects can be found in the annual Transportation Improvement*
16 *Plan.*
17

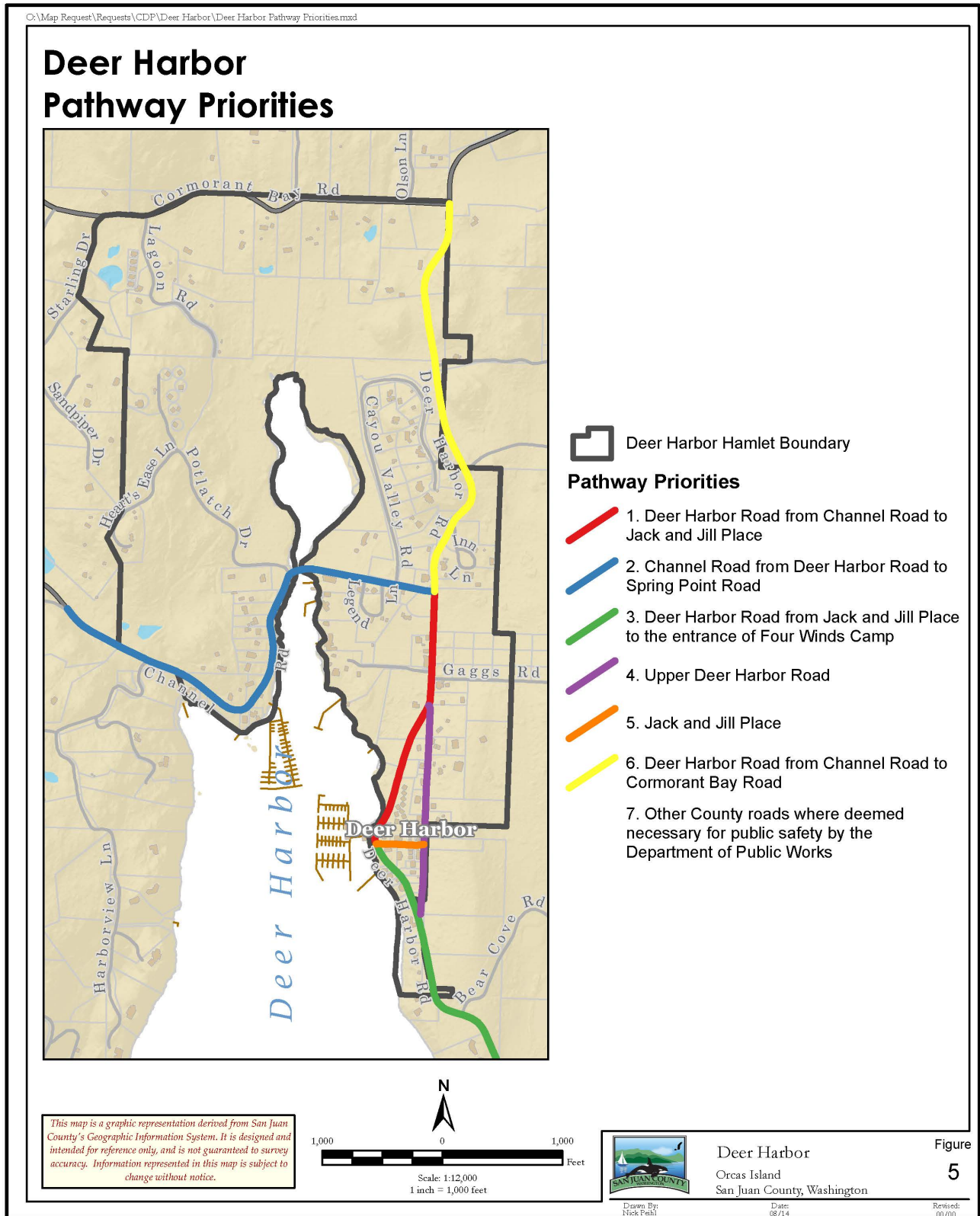
18 The County acknowledges earlier agreements to provide increased parking in the Deer
19 Harbor Hamlet and, to this end, will make a good faith effort to provide such parking as
20 space presents itself.
21

22 98. Pedestrian and bicycle circulation in the core of Deer Harbor is dangerous because of
23 narrow roadways and limited sight distances resulting from curves, hills and vegetation. A
24 comprehensive pathways network program is developing and will be implemented for Deer
25 Harbor. Map 5 below displays proposed pedestrian and bicycling routes in the Hamlet. As of
26 2020, some parts of the trails plan are already complete.
27

28 *DHPRC: a comprehensive pathway network has been partially developed. Future path*
29 *construction will link the west side of Deer Harbor to the existing paths. Ultimately, the Deer*
30 *Harbor Plan Review Committee has a dream of connecting Deer Harbor to West Sound with a*
31 *series of interconnected pathways.*
32

33 *Staff: adding future pathway and/or road projects would be a substantive change beyond the*
34 *scope of this update. Public Works road and pathway projects can be found in the annually*
35 *updated Transportation Improvement Plan.*

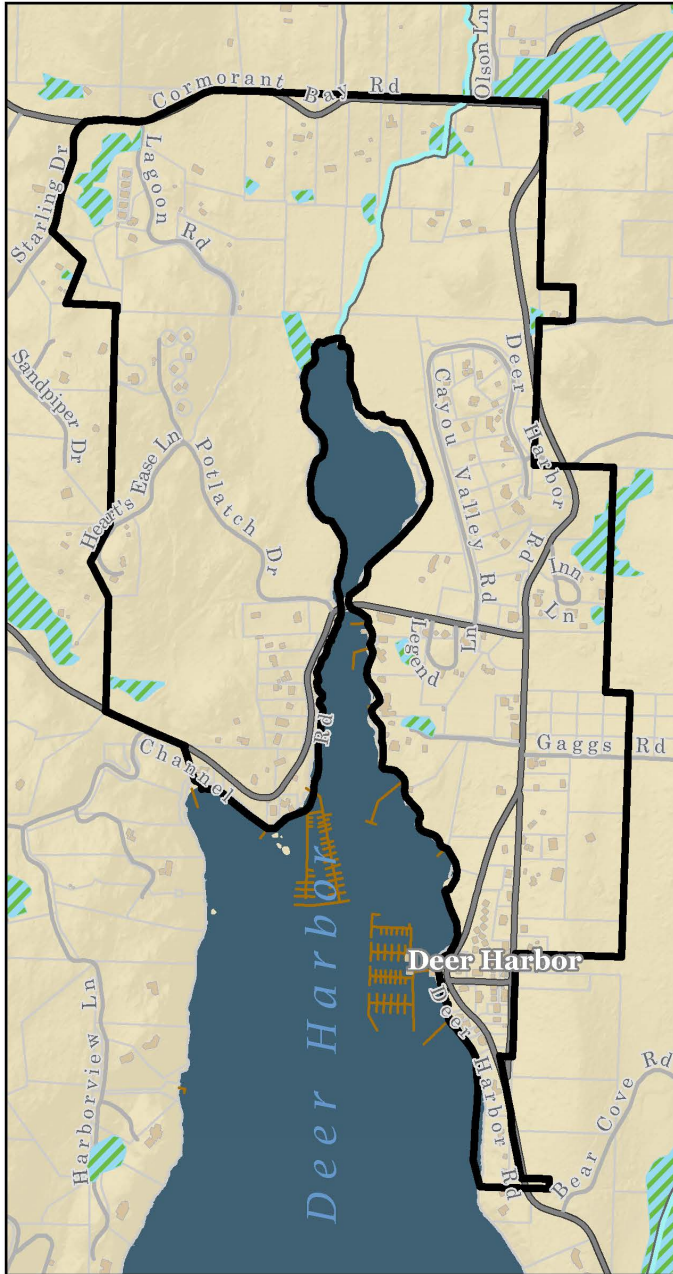
1 Map 5. Deer Harbor Pathway Priorities, 2014.











2

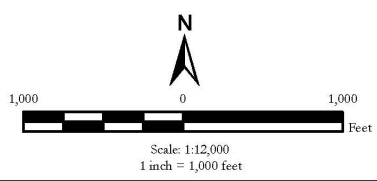
C:\Map Request\Requests\CDP\Deer Harbor\Deer Harbor Wetlands Hydro.mxd

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/m

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

2 *Staff: changing goals, policies or actions would require more committee*
 3 *and community involvement beyond the scope of this update. DHPRC could*
 4 *submit changes to this section as a future docket request.*

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

10
 11 Goals are general achievements that the community wishes to accomplish in the future. Goals
 12 provide overall guidance for developing Planning objectives.

13
 14 Policies are specific and achievable projects in support of a goal.

15
 16 Actions are task-oriented events that lead to implementation of the Plan goals and objectives.

17 **11.4.1. Planning Goals, Policies and Actions**

18
 19 **Goal 1:**

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

25
 26 Policy 1: Control the density, location and type of development in the Hamlet Commercial
 27 District, Hamlet Industrial Districts and the Hamlet Residential District.

28
 29 Policy 2: Maintain the existing, relatively small, residential scale of structures.

30
 31 Policy 3: Support the maintenance and development of rural small-scale industry, business, and
 32 agriculture.

33
 34 Action a: Encourage landowner use of the public benefit rating system (PBRs) for scenic,
 35 agricultural and open space designations.

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

40
 41 *DHPRC: I don't think actions a or b have ever happened, nor is there really a mechanism for it*
 42 *other than the normal permitting process.*

1 ~~2.~~ **Goal 2:**

2 ~~The second goal of the Deer Harbor Hamlet Plan is to~~ Limit the locations of high density
 3 residential development in the Deer Harbor Hamlet.

4
 5 Policy: Maintain the Deer Harbor Hamlet Residential designations as shown on Figure 1, Deer
 6 Harbor Hamlet Land Use Plan to regulate location and density of residential uses.

7
 8 Action a: Implement the adopted Hamlet Residential Development regulations for future
 9 residential development in the Hamlet.

10
 11 ~~3.~~ **Goal 3:**

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

15
 16 Policy: Encourage potential homebuilders and land-owners to attend pre-application meetings.

17
 18 Action a: Distribute the design guidelines to property owners.

19
 20 *DHPRC: (RE: Goal 3, policy and action) again, other than the normal county permitting process,*
 21 *there isn't a mechanism for doing this.*

22
 23
 24 ~~4.~~ **Goal 4:**

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

27
 28 ~~5.~~ **Goal 5:**

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

32
 33 Policy 1: Adopt a map (Figure 5) establishing potential routes for improved pedestrian and
 34 bicycle circulation.

35
 36 Action a: Adopt the following list as the priority for providing pedestrian and/or bicycle
 37 pathways:

- 38
 39 1. Deer Harbor Road from Channel Road to Jack and Jill Place road; *DHPRC: done.*
 40 2. Channel Road from Deer Harbor Road to Spring Point Road; *DHPRC: completed as far as*
 41 *bridge.*
 42 3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp;
 43 4. Upper Deer Harbor Road; *DHPRC: planned and on the Public Works list. Awaiting permits.*
 44 5. Jack and Jill Place;
 45 6. Deer Harbor Road from Channel Road to Cormorant Bay Road; and
 46 7. Other County roads where deemed necessary for public safety by the Department of Public
 47 Works.

1
2 Policy 2: ~~The County~~ Recognizes the importance of walking trails and pathways, and
3 ~~recommends that~~ encourages the appropriate County Departments, and Volunteer Citizen
4 Groups to assist in promoting and developing such pathways in the Deer Harbor Hamlet.

5
6 Policy 3: Promote Footpath designs that reflect the rural context ~~are preferred~~ over urban curb
7 and gutter designs.

8
9 Policy 4: DHHPRC supports research and may recommend potential solutions to the outer island
10 parking issues to the County.

11
12 **Goal 6:**

13 ~~6. The sixth goal of the Deer Harbor Hamlet Plan is to e~~Ensure the limited water resources of
14 the Deer Harbor area are sufficient to meet the goals for the area. The water demands
15 should be monitored and be met through the judicious use of surface and ground water and
16 other alternative means.

17
18 Policy 1: Maintain an adequate supply of water resources as necessary for the growth of the
19 Hamlet.

20
21 Policy 2: Encourage the use of alternative water sources such as rain catchment and desalination
22 where appropriate.

23
24 Action a: Prepare an analysis of existing and future water systems capacity to provide potable
25 water and fire flows.

26
27 ~~Action b: A study of water as a critical resource in Deer Harbor by County Health Department~~
28 ~~officials, a consulting Hydro-geologist, Orcas Island water system professionals and local~~
29 ~~property owners is necessary to gather sufficient data to effectively regulate water use in the~~
30 ~~Hamlet.~~

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

33

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

41
42 ~~The concept and need for a Community Center was an important component of the community-~~
43 ~~initiated Deer Harbor Comprehensive Plan (1999) which was submitted to the County by~~
44 ~~members of the community who had worked together to prepare it.~~

45
46 ~~Policy: The DHHPRC shall support collection, collation and compilation of information~~
47 ~~appropriate to the creation of the Community Center.~~

1
2 ~~Action a: Maintain the Community Center Overlay District that follows Deer Harbor road~~
3 ~~between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer~~
4 ~~Harbor.~~

5
6 ~~Action b: Continue to keep the Community Center Overlay District designation on the~~
7 ~~Community map.~~

8
9 ~~Staff: Goal 7 should be struck out for consistency with the removal of the Deer Harbor~~
10 ~~Community Center overlay.~~

11
12 ~~8.~~ **Goal 7:**

13 ~~The eighth goal of the Deer Harbor Hamlet Plan is to e~~Encourage responsible use and
14 maintenance of water in the Hamlet and encourage the use of alternative water sources.

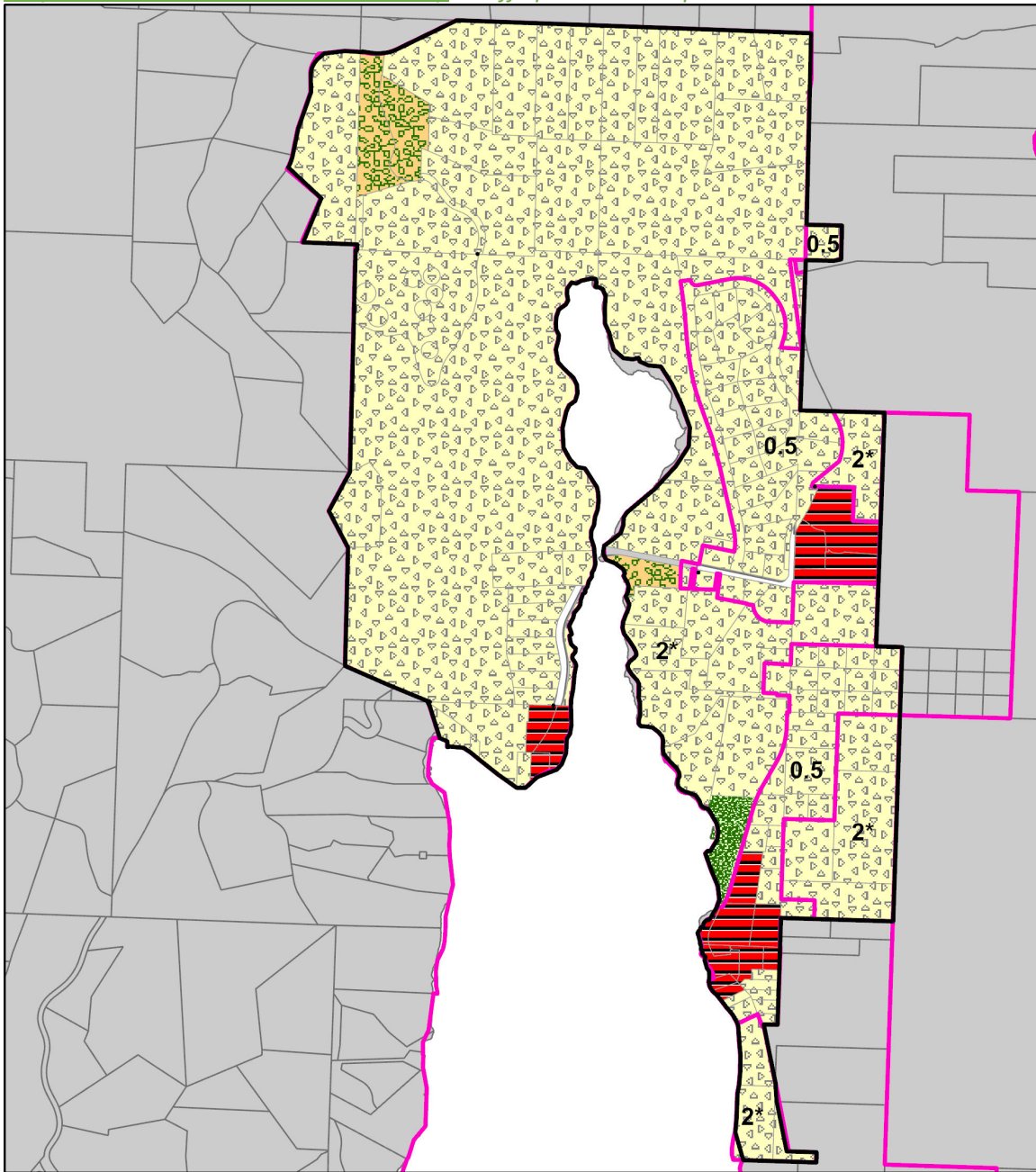
15
16 Policy: ~~P~~romote ~~T~~the use of alternative and innovative water sources such as rainwater
17 catchment and desalination.

18 **11.4.2 Land Use Plan and Official Map**

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

- 22
23 1. Deer Harbor Hamlet Commercial (DHHC);
24 2. Deer Harbor Hamlet Industrial-A (DHHI-A);
25 3. Deer Harbor Hamlet Industrial-B (DHHI-B); and
26 4. Deer Harbor Hamlet Residential (DHHR).
27
28

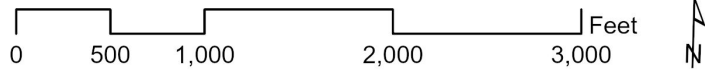
1 **Map 6. 2020 Deer Harbor Land Use Map** Staff: per docket request 20-0001.



Deer Harbor Hamlet Boundary
Density

Land Use

- Deer Harbor Hamlet Commercial
- Deer Harbor Hamlet Industrial
- Deer Harbor Hamlet Residential
- Park



Scale: 1:11,160
1 inch equals 930 Feet

Map Drawn: September 25, 2020
Drawn by: Adam Zack, Planner III

2
3
4
5

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~~ 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 ~~Conner/Cookston~~ light industrial use site south of Cormorant Road in
40 the northwest corner of the Hamlet is designated DHHI-B. *DHPRC: now owned by*
41 *Dennis Shilling. Staff: leaving out property owners' names eliminates the need for*
42 *updating this information in the future.*

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

1
2 Residential land use designations:

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

7 *DHPRC: institutional uses???*

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

12
13 *DHPRC: this is what prompted our request for no new vacation rental permits in DH residential.*

14
15 ~~Figure 4~~ The development regulations for Deer Harbor Hamlet establishes the residential
16 density permitted in the Deer Harbor Hamlet. The majority of the Hamlet has a density of one
17 dwelling unit per two acres. In the core of the Hamlet, primarily in areas already developed or
18 sub-divided for higher density, areas are attributed a density of one unit per one-half acre. In
19 addition, one accessory dwelling unit per residence is allowed.

20
21 **Residential Density Bonus**

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

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

34
35 **Policy:** Maintain the adopted bonus density overlay district for affordable housing in the
36 Hamlet.

37
38 **Action a:** Maintain the Floating Zone with bonus density on the official map of Deer Harbor
39 Hamlet for the Hamlet Residential 2*.

40 **11.4.3 Recommended architectural and design standards**

41 *DHPRC: this hasn't happened, and there's no mechanism for it beyond the normal county permit*
42 *process.*

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

44
45
46

Goals:

1. ~~To i~~Inform potential homeowners and project developers of the Deer Harbor community architectural and design preferences.
2. ~~To e~~Establish recommended architectural guidelines and site planning standards to ensure that new development projects harmonize with, reinforce, and strengthen the 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

DHPRC: Again, this whole piece seems out of touch with the reality that new building in the hamlet include modern A-frames, manufactured homes, and an assortment of 20th century subdivision style homes.

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 h~~Deer Harbor 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

DHPRC: does this even need to be stated?

- 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.
- 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.

DHPRC: These are neither published, distributed nor enforced.

- 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 DHPRC 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 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 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 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 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 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 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 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 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 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 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 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 Hamlet¹**

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Animal Shelters and Kennels	N	N <u>Y</u>	N	N
Automotive Service and Repairs	N	N <u>Y</u>	C	N
Bed and Breakfast Inn	C	C <u>Y</u>	N	N
Bed and Breakfast Residence	P	P <u>C</u> <u>Y</u>	N	N
Camping Facilities	N	C <u>N</u>	N	N
Day Care with 1 – 6 Children	P/C	P <u>C</u> <u>Y</u>	N	N
Day Care with 7+ Children	C	C <u>Y</u>	N	N
Drinking Establishment	N	P <u>Y</u>	N	N
Eating Establishment	N	P <u>Y</u>	C	N
Hotel/Motel	C ²	C	N	N
Indoor Entertainment Facility Theater	N	C <u>Y</u>	N	N

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Category "A" Joint Use Wireless Facility ⁴	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 ³	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 ³	C	C	C	N
Personal and Professional Services	N	Y	N	N
Residential Care Facilities [1 – 6 persons]	C	P/C Y	N	N
Residential Care Facilities [7 – 15 persons]	N	C 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	Y	Y	C
Vacation Rental of Residence or ADU	C N	C 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

1 ¹ 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 ² Only allowable on parcels of 30 acres or more.

5 ³ 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 ⁴ 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 ⁵ Must meet the performance standards in SJCC 18.30.800.
- 4 ⁶ Must meet the performance standards in SJCC 18.30.790.
- 5 ⁷ 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

LAND USES	HR	HC	HI-A	HI-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 ⁵	N	N	C	C
Light Manufacturing ⁵	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 ⁵	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 ⁵ 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	N <u>Y</u>	N	N
Community Club or Community Organization Assembly Facility	C	P / <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	P / <u>C</u> <u>Y</u>	N	N
Museum	C	P / <u>C</u> <u>Y</u>	C	N
Post Office	C ⁶	C <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 ⁶ 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	C <u>Y</u>	N	N
Outdoor Recreation Developments	N	C	N	N
Parks <u>and child's playgrounds</u>	C	C <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

LAND USES	HR	HC	HI-A	HI-B
Cottage Enterprise	P C	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	C	C Y	N	N
Single-Family Residential, or Accessory ⁷ 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	C N	P C	N	N
Rural Residential Clusters	Y	N	N	N
Unnamed Residential Uses	C	C	C	C

- 1 ⁷ Re-designation 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

LAND USES	HR	HC	HI-A	HI-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	C Y	C	N
Outer Island Parking	C	C	C	C

Transportation Land Uses

LAND USES	HR	HC	HI-A	HI-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

LAND USES	HR	HC	HI-A	HI-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

Land Uses	HR	HC	HI-A	HI-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

Land Uses	HR	HC	HI-A	HI-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

Sophia Cassam

From: Sheila Gaquin <sheilakg@me.com>
Sent: Saturday, October 24, 2020 2:55 PM
To: Sophia Cassam
Subject: DH plan edits
Attachments: DH plan to edit.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Sophia,

I sent out the word to the DHPRC to send in any edits they thought would make the plan more current. This is a compilation of suggestions.

Sheila

Deer Harbor Hamlet Plan



SEPTEMBER, 2016

SAN JUAN COUNTY
WASHINGTON

San Juan County
Community Development & Planning Department
135 Rhone St., P.O. Box 947
Friday Harbor, WA 98250
(360) 378-2393 Fax (360) 378-3922

DEER HARBOR HAMLET PLAN,
SEPTEMBER 23, 2016, SAN JUAN COUNTY

Deer Harbor Hamlet Plan

SEPTEMBER 23, 2016
Adopted November 8, 2016

Prepared by:
San Juan County
Community Development & Planning Department
135 Rhone St., P.O. Box 947
Friday Harbor, WA 98250
(360) 378-2393

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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. This plan is a component 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 San Juan County Comprehensive Plan, Policy 2.3.B.2 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 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). 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 supersedes the Deer Harbor Hamlet Plan. In addition, the County's shoreline regulations apply to development and activities in shoreline jurisdiction.

does it seem odd that climate change isn't ever mentioned as factor?

Amendments

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

Vision Statement

Purpose

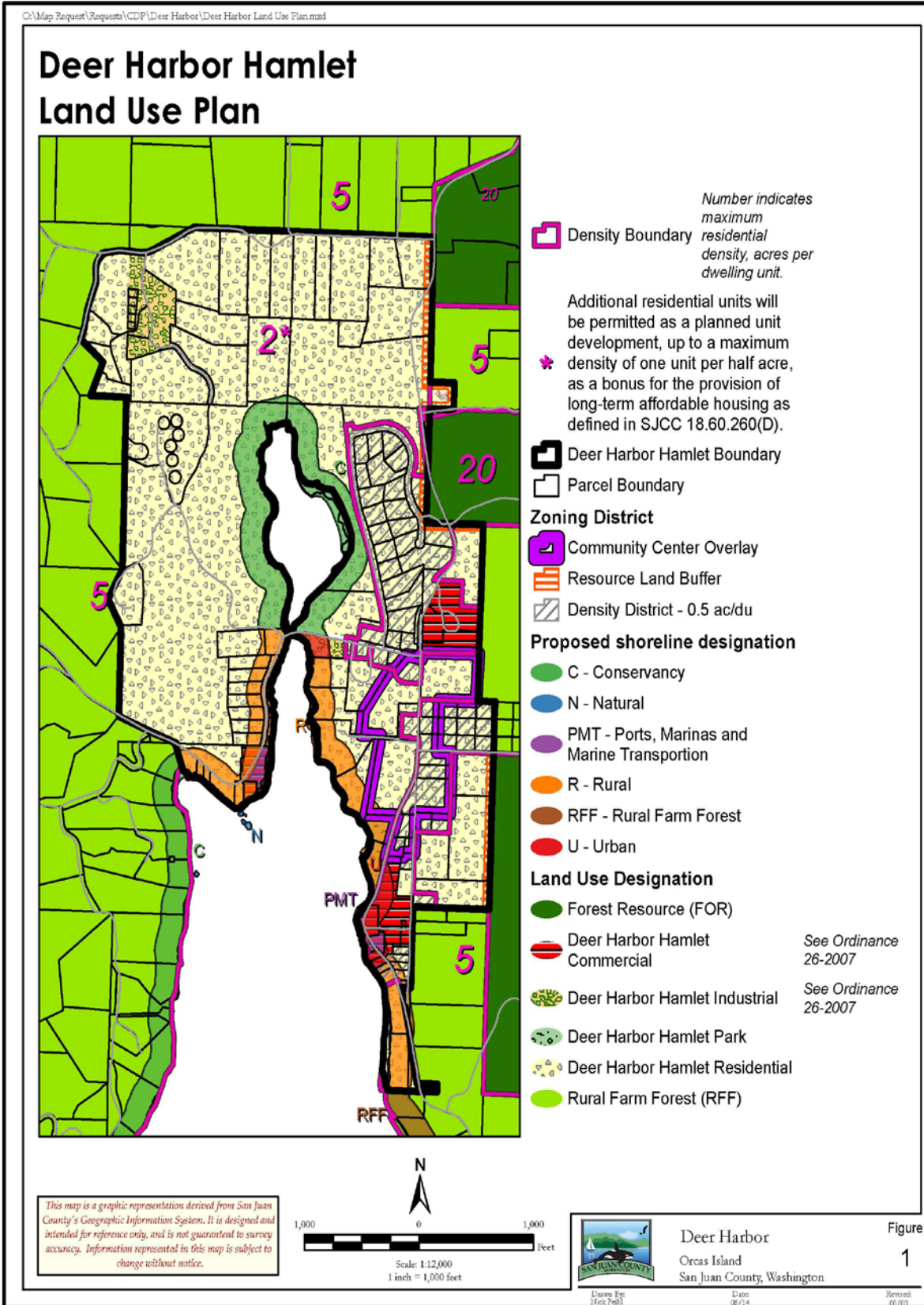
The Deer Harbor Hamlet Plan has been produced by and for its citizens. The Hamlet citizens are looking far into the future and trying to determine what the Hamlet will look and feel like if certain decisions are made now. This Plan integrates their ideas, concerns, and expressions of preference into statements about how the Hamlet should be developed, what development regulations should accomplish, what facilities and service levels are needed, and how publicly funded improvements should support these objectives. Although the Plan looks to 2036, the visions and values expressed in this Plan extend beyond the twenty-year planning horizon to future generations. The Plan is to be reviewed regularly to consider changes in conditions or the vision of the Hamlet's citizens.

Vision

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

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

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



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.

I've been here 25 yrs. and have only ever heard the tidal marsh called the lagoon.

The Harbor

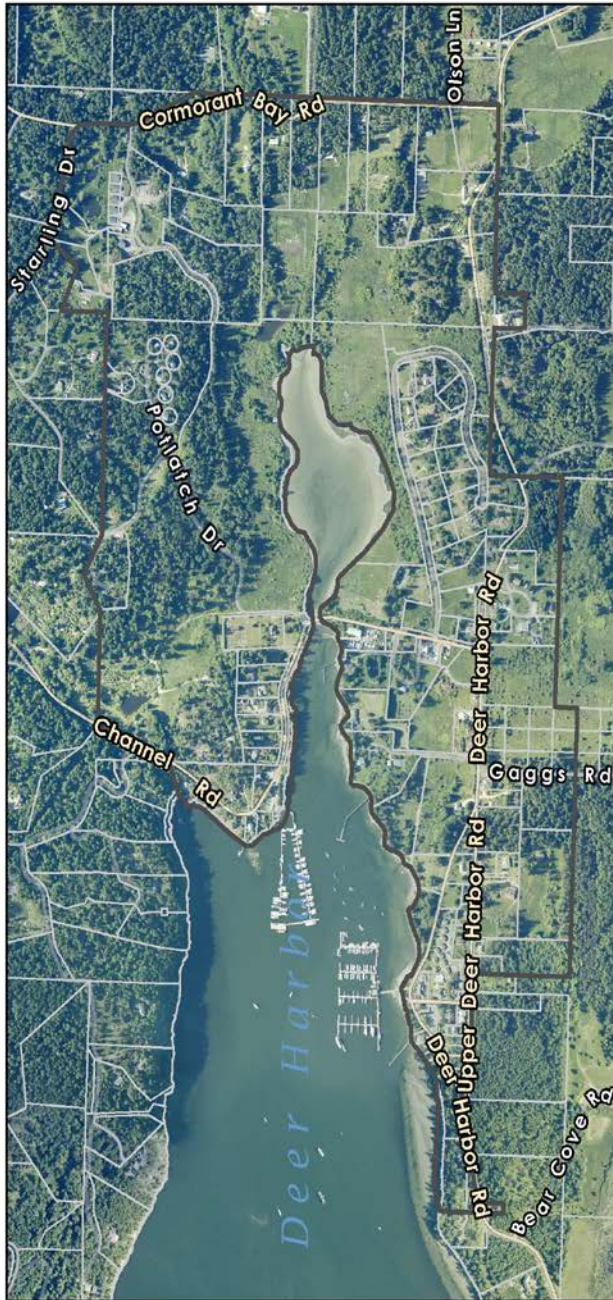
The harbor and the saltwater lagoon (the slough) are Deer Harbor Hamlet's most prominent natural features and divide Deer Harbor Hamlet.

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. **much of which belongs to the SJC Landbank.**

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.

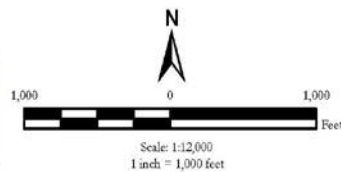
C:\Map Request\Requests\CDP\Deer Harbor\Deer Harbor Aerial.mxd

Deer Harbor 2013 Aerial Imagery



-  Deer Harbor Hamlet Boundary
-  Parcel Boundary
-  Public Road
-  Private Road

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
2

Drawn By: Nick Pohl Date: 08/14 Revised: 09/09

Population **is there more recent data?**

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

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

The County's population may rise by 8.9 percent between 2010 and 2036, or approximately nine new residents of Deer Harbor Hamlet.¹

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

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

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

1. The population of Deer Harbor Hamlet is probably closer to 106² than 162 because residential development and home ownership is not necessarily linked with residency; and **these numbers seem out of wack, but i don't have any better data**
2. Even if the County's population declines over the next twenty years, residential development Deer Harbor Hamlet is likely to continue.

Current Use

The current use map Figure 3, displays the spatial distribution of Deer Harbor Hamlet uses and activities. The map may appear misleading because agricultural land with scattered seasonal residential units is displayed as residential use. A significant part of the Hamlet is forested, but some relatively large tracts have been clear-cut or

¹ 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.

² 35% of 87 housing units = 30, 57 units x 1.86 = 106

substantially thinned. Combined with the substantial blowdown due to major storms, the area of forested lands has declined. Grasses predominate in cleared areas.

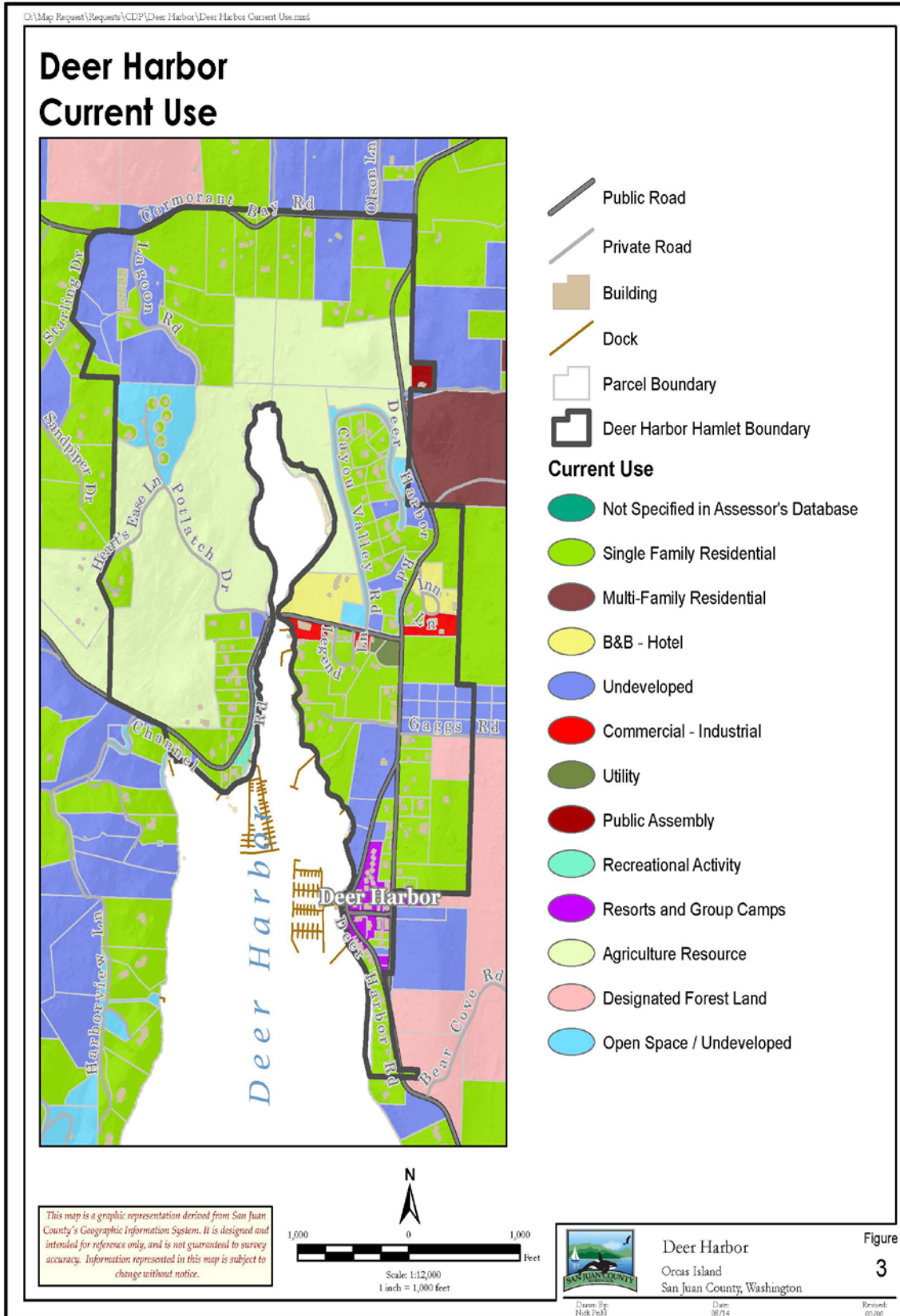
The water-related businesses presently located in Deer Harbor Hamlet include:

- a. One fuel dock;
- b. One mail/freight boat serving Waldron Island; **Outer Islands rather than Waldon?**
- c. Three inter-island freight barge services which use the boat ramp located at the Cayou Quay Marina;
- d. The Deer Harbor Boatworks which includes a single ramp and a boat repair facility with space for approximately thirty boats in dry storage;
- e. One mobile marine emergency service; and
- f. Two marinas which, combined, have over 200 slips serving both transient and local boat owners.

Overwater development of Deer Harbor includes:

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

There is development potential for nearly tripling the mooring buoys; however, the Shoreline Master Program and the Unified Development Code limit an increase in the number of docks and buoys. The harbor's current use, history, and environmental sensitivity should be a significant consideration for future uses.



Existing and potential development **is this based on 2 people per house? in 10 houses in my neighborhood the population has gone from 19 to 29 in the last 5 years, due to younger families.**

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

Development of some of the largest undeveloped parcels in the Hamlet surrounding the estuary and directly west of the Deer Harbor Community Club are restricted by conservation easements that limit the location, type and number of units possible. These restrictions will remain in effect unless significantly changed by an agreement between landowners and San Juan County Land Bank.

There are 126 residential lots in Deer Harbor Hamlet.

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

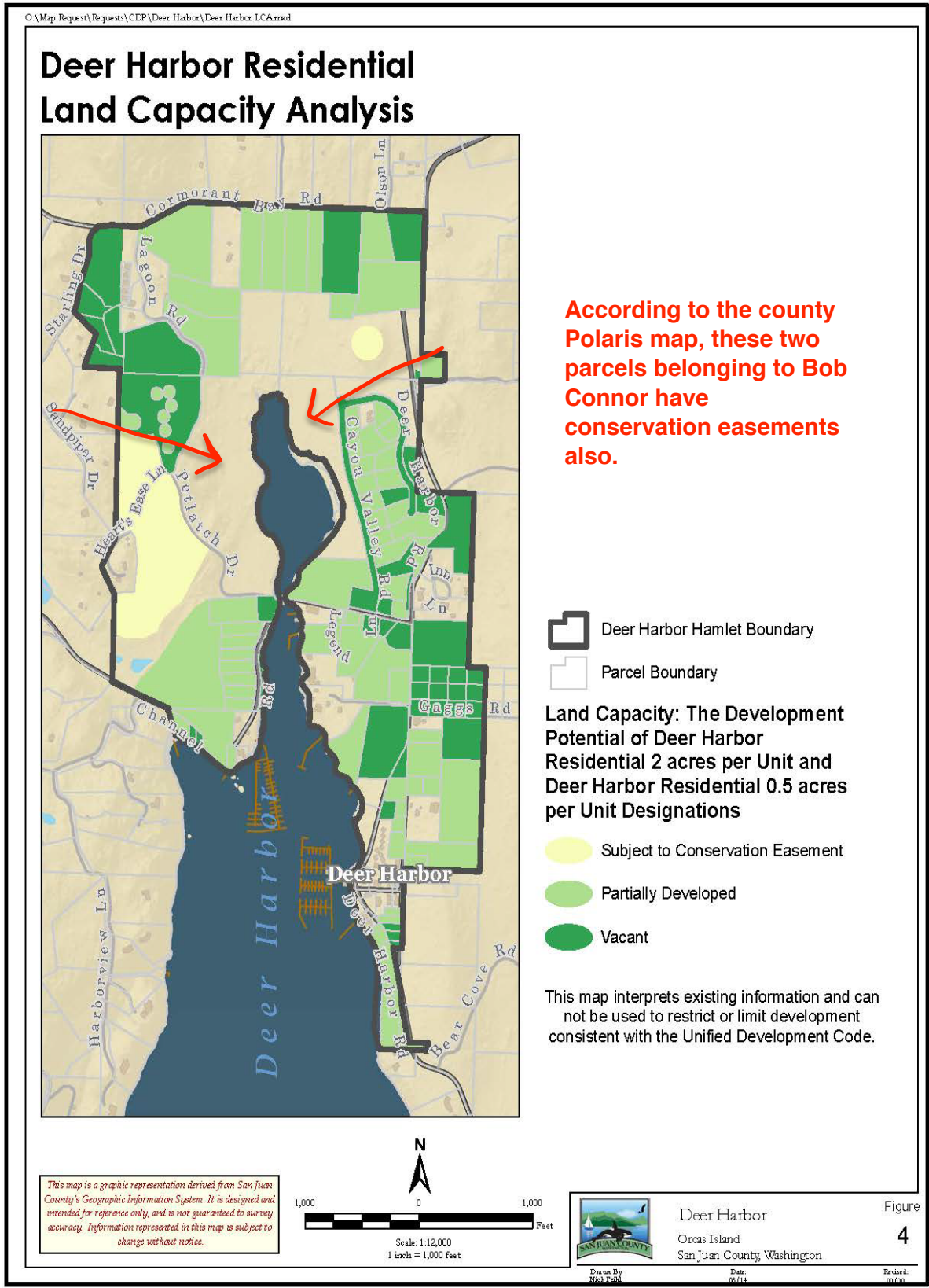
Within the existing planned residential density, there is the potential for 209 additional units, including ADUs. This build out projection does not include additional affordable units.

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

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

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 1 unit per 2 acres	232	62	49	99	148
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	298
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	341



3. Issues, Problems and Opportunities

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

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

The Deer Harbor Community Club presently owns the Deer Harbor Post Office Building and has a ten-year lease agreement with United States Post Office that will be open for renewal in 2021. **has already been renewed for another 10 years**

2. Water supply is a significant potential development limitation in Deer Harbor. The projections indicate a possible eight percent increase in housing units during the twenty-year planning period. Due to the lack of detailed groundwater information, it is difficult to determine if this demand can be met by groundwater. Since the projected growth is single-family residences, most new wells will be required to meet domestic demand. If it becomes difficult to develop wells without encroaching on existing wells, then it is likely that more community water systems will be created with fewer wells but with higher demands on each. Desalination may be used to meet water demands. **supposedly the state is online to do a water study in DH in 2021**

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

Groundwater is the principal source of water supply for the Hamlet. There are thirteen water systems serving different areas in the Hamlet. Of these, three are Group A systems serving more than fourteen connections, the remainder are **Group B systems** serving between two and fourteen connections. These public systems are regulated by San Juan County and the Washington State Department of Health. **I don't think the state has Group B systems any more.**

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

The number of wells serving the Hamlet will increase as new development occurs. Most wells are several hundred feet deep, but the depth to static water levels is usually less than fifty feet. The better producing wells appear to be located in or adjacent to the surface water drainages to Deer Harbor.

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

Table 2. Water Systems in Deer Harbor Hamlet

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
				<i>Now the Robison water system</i>
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	31	106,000
Upper Deer Harbor Water Association	B	6	5	3,500
Deer Harbor Community Club	B	5	NA	NA

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

- Maintaining the rural character of the Hamlet area is a high priority. If the rural character of the area is to be retained, the existing natural characteristics of the land should be protected as far as possible. The rural character of the Hamlet may be compromised by

residential or commercial architecture, sidewalks, or building designs that are inconsistent with the built environment.

4. As more of the land in the Deer Harbor Hamlet is developed, the limited public access to the shoreline and constrained public open space in the Hamlet will become a telling community deficiency. If shoreline access and open space are to be available to the public in the future, land needs to be identified and set aside in public ownership for these purposes. The acquisition of the two acre waterfront park site, north of the Deer Harbor Marina, significantly increases the public shoreline and accommodates walking paths as well as providing a very limited number of regulated automobile parking spaces. Deer Harbor road is too narrow to allow for parallel parking.

5. The demand for additional commercial, industrial, public and institutional uses during the twenty-year planning period is difficult to accurately predict. 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 non-residential land uses (not already located in a Hamlet Commercial and Industrial Districts) **will be confined to the Community Center Overlay District.**

potentially removed through the docket request of 2020

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

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

the community has developed 3 parking areas, 2 just outside the hamlet boundary, and a third by the Channel Road bridge. A scheduled road revision on the Upper Deer Harbor will add another 10 to 15 spaces.

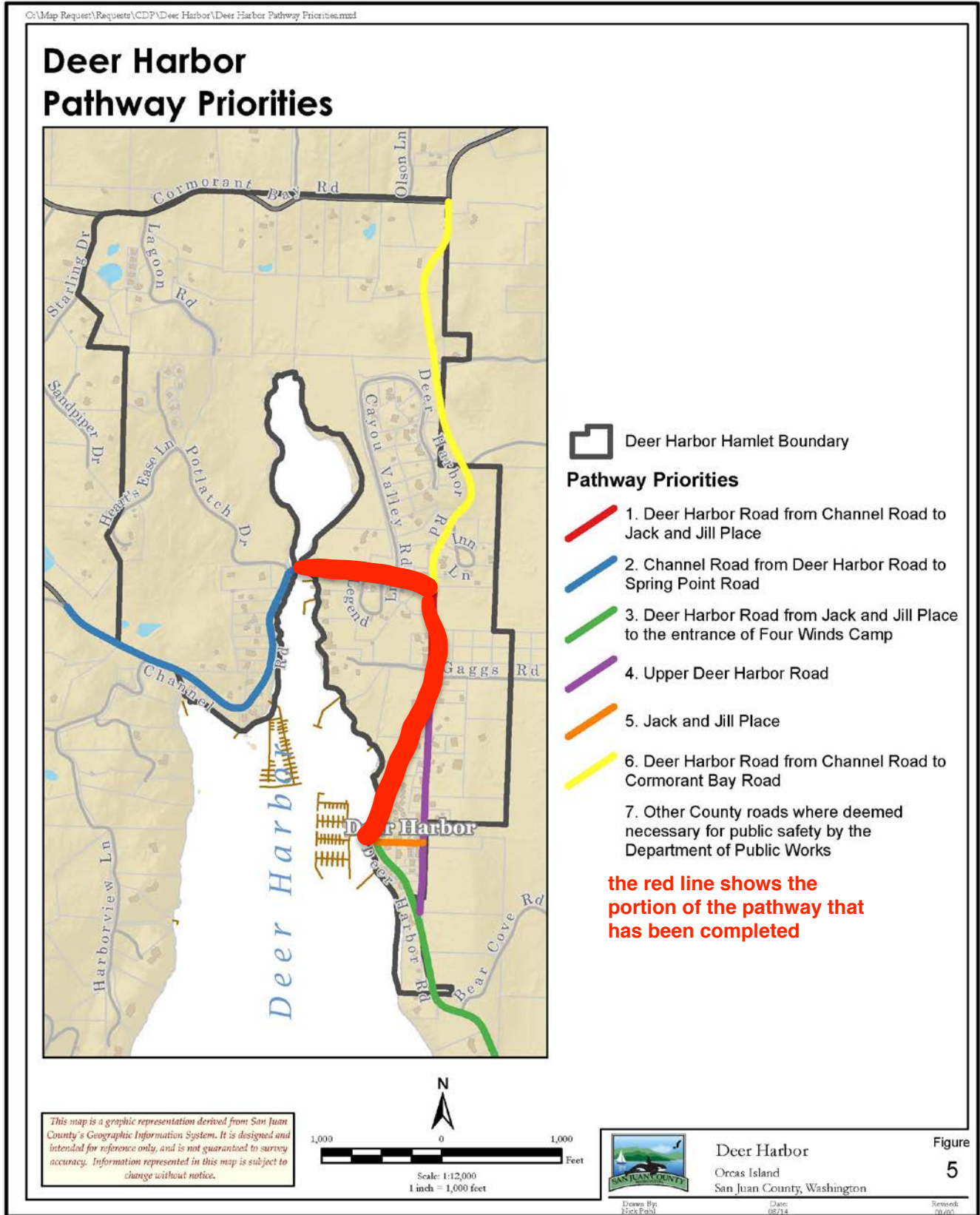
8. The marinas in Deer Harbor Hamlet are both commercial sites and transportation links to the nearby non-ferry served islands People living on these islands often keep a car in the Hamlet and use the leased County dock at the Deer Harbor Marina for access. This dock

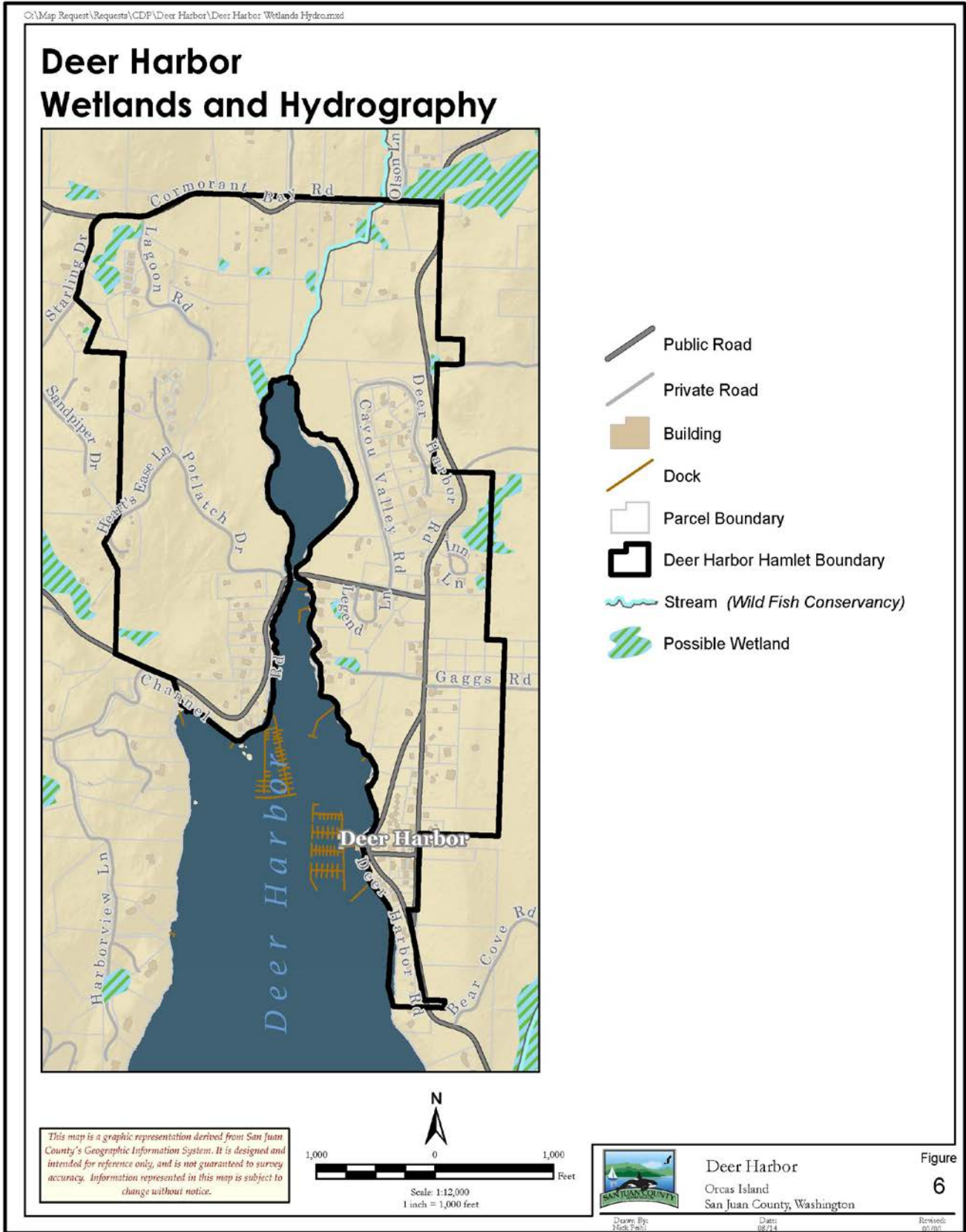
provides a crane for loading cargo on small boats. Many of these outer island residents park on upper Deer Harbor Road above and south of the Deer Harbor Resort. This location does not provide a suitable permanent solution to meet this parking need and may interfere with future pathways in the vicinity. The county has a plan to revise the Upper Deer Harbor Road traffic pattern and add additional parking spaces in 2021

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

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

a comprehensive pathway network plan has been partially developed. future path construction will link the west side of Deer Harbor to the existing paths. Ultimately, the Deer Harbor Plan Review Committee has a dream of connecting Deer Harbor to West Sound with a series of interconnected pathways.





4. The Plan

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

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

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

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

4.1. Planning Goals, Policies and Actions

The character of the Deer Harbor Hamlet is defined by its rural setting. The first goal of the Deer Harbor Hamlet Plan is to maintain the rural character and open space resources of the Hamlet. The rural character of the Deer Harbor area is a landscape dominated by pastoral, forested and natural areas interspersed with residences, small businesses, and farm structures.

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

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

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

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

Action b: Encourage commercial ecotourism visitor services that place an emphasis on marine ecology, aquaculture, agriculture, forestry and

ranching by including the activity as a permitted use within residential districts.

I don't think this has ever happened, nor is there really a mechanism for it other than the normal permitting process.

2. The second goal of the Deer Harbor Hamlet Plan is to limit the locations of high density residential development in the Deer Harbor Hamlet.

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

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

3. The third goal of the Deer Harbor Hamlet Plan is to 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.

again, other than the normal county permitting process, there isn't a mechanism for doing this.

4. The fourth goal of the Deer Harbor Hamlet plan is to maintain the Deer Harbor Plan Review Committee.

5. The fifth goal of the Deer Harbor Hamlet Plan is to 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: 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; **done**
2. Channel Road from Deer Harbor Road to Spring Point Road; **completed as far as the bridge.**
3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp;
4. Upper Deer Harbor Road; **Planned and on the public works list. Awaiting permits.**
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 recognizes the importance of walking trails and pathways and recommends that appropriate County Departments, Volunteer Citizen Groups assist in promoting and developing such pathways in the Deer Harbor Hamlet.

Policy 3: 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.

6. The sixth goal of the Deer Harbor Hamlet Plan is to ensure the limited water resources of the Deer Harbor area are sufficient to meet the goals for the area. The water demands should be monitored and be met through the judicious use of surface and ground water and other alternative means.

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

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

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

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

7. The seventh goal of the Deer Harbor Hamlet Plan is to develop the necessary information to ensure the smooth creation of a Community Center district of uses and facilities needed to serve as the social and economic hub of community life. The Community Center should be developed under a coordinated plan that incorporates a specific list of preferred commercial and public uses, shared facilities

such as public restrooms and parking, and shared open space. It should provide a strong, positive physical image as the center of Deer Harbor. It should emphasize uses where people meet to work, play and interact.

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

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

Action a: Maintain the 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.

Action b: Continue to keep the Community Center Overlay District designation on the Community map. **DHPRC submitted a Docket request to remove overlay**

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

Policy: The use of alternative and innovative water sources such as rainwater catchment and desalination

4.2 Land Use Plan

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

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

Commercial land use designation:

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

The commercial establishments are:

1. Cayou Quay Marina;
2. The Deer Harbor Marina;
3. The resort at Deer Harbor; and
4. The Deer Harbor Inn.

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

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

The goal of the Deer Harbor Hamlet Commercial land use designation is to allow the very limited expansion of existing commercial uses to provide for services needed by the community and its visitors.

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

Light industrial land use designations:

There are two light industrial land use designations in the Hamlet;

1. The 1.422 acre Deer Harbor Boat Works site east of the Deer Harbor bridge on Channel Road. This site combines both industrial and commercial activities and is designated DHHI-A; and

- now owned by Dennis Shilling**
2. The 6.6 acre **Connor/Cookston** light industrial use site south of Cormorant Road in the northwest corner of the Hamlet is designated DHHI-B.

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

Residential land use designations:

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

The goal for the Deer Harbor Hamlet residential land use designation is **to protect the predominantly residential character** of the rural Hamlet while providing a variety of residential living opportunities at different rural densities. **this is what prompted our request for no new vacation rental permits in DH Residential.**

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

Residential Density Bonus

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

The goal of the Deer Harbor Hamlet Residential density bonus is to manage high-density residential development in the Deer Harbor Hamlet. Small areas of the Hamlet, primarily along Deer Harbor Road and in the subdivision between Deer Harbor Road and Cayou Valley Road, have developed at a higher density than two units per acre. These areas have a residential density of two units per acre. The

remainder of the Hamlet area has a residential density of one dwelling unit per two acres, with an available density bonus of up to two units per acre for projects that incorporate affordable housing.

Policy: Maintain the adopted bonus density overlay district for affordable housing in the Hamlet.

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

4.3 Recommended architectural and design standards

this hasn't happened, and there's no mechanism for it beyond the normal county permit process.

The goals of the recommended architectural and design standards are:

1. To inform potential homeowners and project developers of the Deer Harbor community architectural and design preferences.
2. To establish recommended architectural guidelines and site planning standards to ensure that new development projects harmonize with, reinforce, and strengthen the existing character and scale of Deer Harbor.
3. To maintain balance between historic contiguous open space and allow for future development.
4. To 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 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 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 recognize 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.

4.4 Design Elements

again, this whole piece seems out of touch with the reality that new building in the hamlet include modern A-frames, manufactured homes, and an assortment of 20th century sub-division style homes.

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 harbor 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.
 - 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

Does this even need to be stated?

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.
2. Although not mandatory, the Deer Harbor Plan Review Committee recommends that all new construction be consistent with the following architectural design guidelines:

These are neither published, distributed nor enforced.

- 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.

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.

Table 3
Deer Harbor Ordinances

Number/ Date	Title	Purpose
Ordinance 2-1998 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 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 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 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 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 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 make findings of fact in support thereof.	Renewed moratorium.
Ordinance 6-2007 April 2007	Ordinance to extend existing moratorium for Deer Harbor	Renewed moratorium for a further 60 days.

	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.	
Ordinance 15-2007 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 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 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	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.

	Board	
Ordinance XX -2016		

Sophia Cassam

From: Ryan Carpenter <carp@rockisland.com>
Sent: Friday, October 16, 2020 2:18 PM
To: Sophia Cassam
Subject: Fwd: Revising DH plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Sophia,

I noticed that the current land use in figure 3 shows a green residential designation at the 68 Inn Lane sub-plot at the Deer Harbor Inn, whereas the current use is B&B-Hotel.

Also, in Table 2 Water Systems, the Deer Harbor Inn is stated as a 1,000 gallon storage, this should be changed to 6,000 gallon storage.

Thank you!

Ryan Carpenter
360-317-5741

Begin forwarded message:

From: Sheila Gaquin <bluebarnquilts@gmail.com>
Subject: Revising DH plan
Date: October 16, 2020 at 1:17:39 PM PDT
To: Madan Barry <bellmadan@centurytel.net>, Steven Bostic <stephenbostic@me.com>, Ryan Carpenter <carp@rockisland.com>, Wes Heinmiller <wes@charternorthernlight.com>, Anne Marie Shanks <ames1021@gmail.com>

At the last couple meetings of the DH Plan Review Committee we have been working on revising the land use tables. The Dept. of Community Development will compile those in to a draft of our updated plan for our review in Nov. Prior to that, they would also very much appreciate if we would each go through the plan to identify things that are now out of date. For example I notice the proposed pathway map is out of date--some of the proposed routes are completed. Community Development would like this info before OCT 26, along with a views-of-DH that you might like to submit. You can send stuff to me to compile as one email, or send it directly to Sophia. sophiac@sanjuanco.com

Here's the link to the plan: <https://www.sanjuanco.com/DocumentCenter/View/13145/Deer-Harbor-Hamlet-Plan>

Thank you,
Sheila