



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT


135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
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MEMO

REPORT DATE: August 6, 2021

TO: San Juan County Planning Commission

CC: Erika Shook, AICP, DCD Director

FROM: Sophia Cassam, Planner I 

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

BRIEFING: August 20, 2021

ATTACHMENT: A. Docket Request 20-0001
B. Draft Deer Harbor Hamlet Plan, November 6, 2020
C. Draft Changes to Deer Harbor Subarea Plan Development Code

PURPOSE: To brief the Planning Commission on the draft changes to the Deer Harbor Hamlet Plan (Hamlet Plan) and development code recommended by the Deer Harbor Plan Review Committee (DHPRC). To provide the staff recommendation on the above changes. To get the Planning Commission's initial recommendation on the proposed changes.

FEEDBACK REQUESTED: Please review and provide a preliminary recommendation on the proposed Official Map change and related Hamlet Plan and code changes.

HOW TO COMMENT: Please send all public comments to compplancomments@sanjuanco.com. Please do not copy the County Council, Planning Commission members, or County Staff. Written public comments received by noon on August 19 will be provided to the Planning Commission before the meeting

BACKGROUND: The DHPRC applied to the 2020 Annual Docket in request #20-0001 (Attachment A). The request included a map change, related Hamlet Plan and code changes, and land use table changes. On August 25, 2020, the County Council adopted Resolution 30-2020, directing the Department of Community Development (DCD) to address the DHPRC's docket request during the Comprehensive Plan (*Plan*) update. As part of the *Plan* update, DCD staff and the DHPRC met on September 9 and October 14, 2020 to discuss and clarify the draft changes to the Deer Harbor Hamlet Plan and San Juan County Code (SJCC). The DHPRC made a recommendation on the changes at the November 19, 2020 meeting. Staff revised the Hamlet Plan and development code draft amendments according to the DHRPC recommendations. Proposed changes to the draft Hamlet Plan (Attachment B) and code (Attachment C) are shown in strikeout/underline format.

DHPRC REQUESTS

Request 1. Remove the Deer Harbor Community Center Overlay (DHCCO) District from the *Plan* Official Maps and the development code.

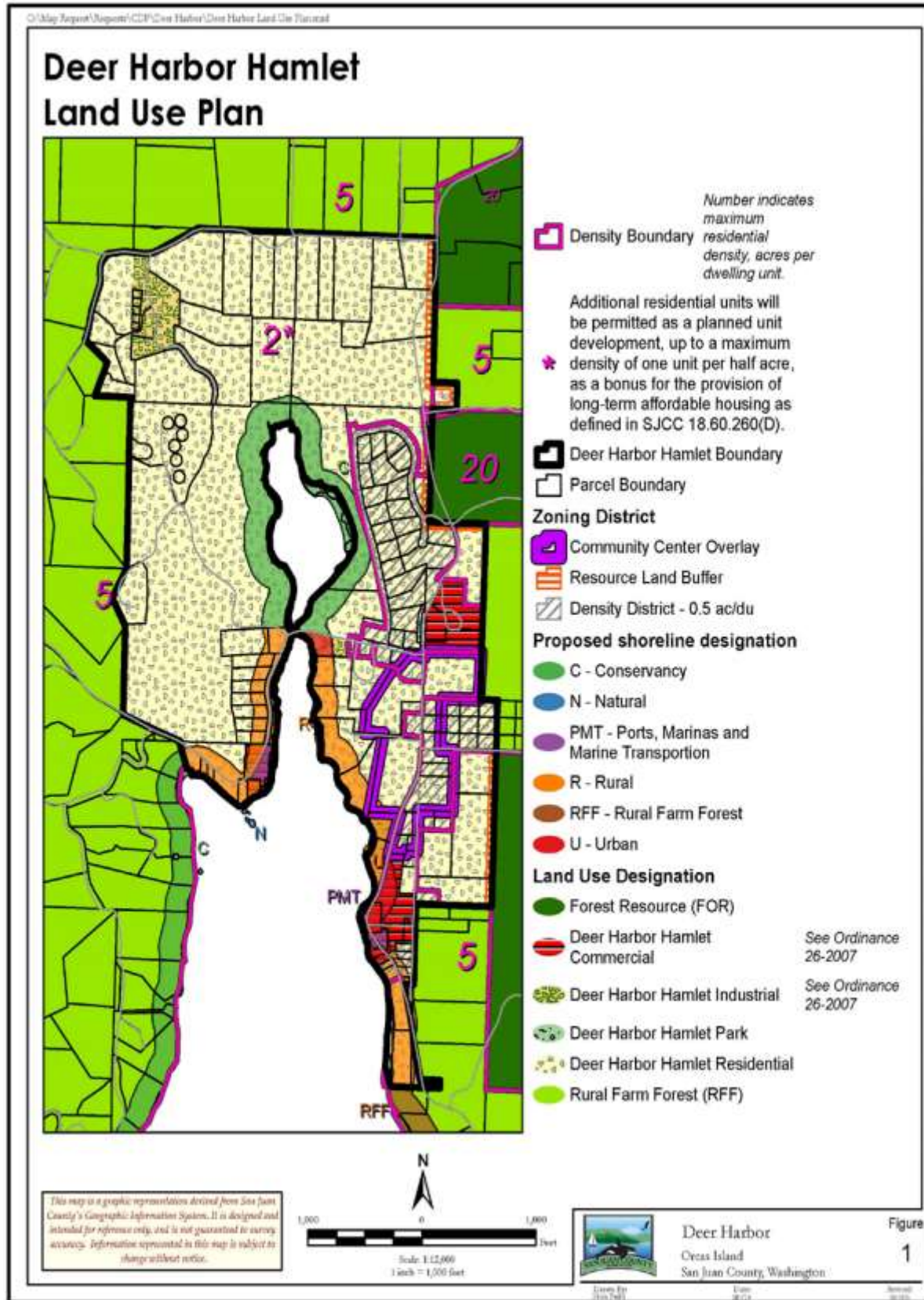
The DHPRC requested to remove the DHCCO because it creates roadblocks for new commercial development. The DHCCO requires any new development to be part of a single planned unit development (PUD), meaning that all development is required to be part of a binding site plan, occur all at one time, and all property owners in the DHCCO must agree to the development. Removing the DHCCO removes these requirements.

The DHCCO currently provides a complicated, ineffective method for allowing some commercial development in a limited part of the Deer Harbor residential area. The land use designation underlying the DHCCO is Village Residential. If the DHCCO is removed, the underlying Village Residential land use designation would be retained. Removing the DHCCO would make the underlying land purely residential and would eliminate the possibility of commercial development in this area. Removing the DHCCO would simplify the development code in Deer Harbor by removing the PUD requirements.

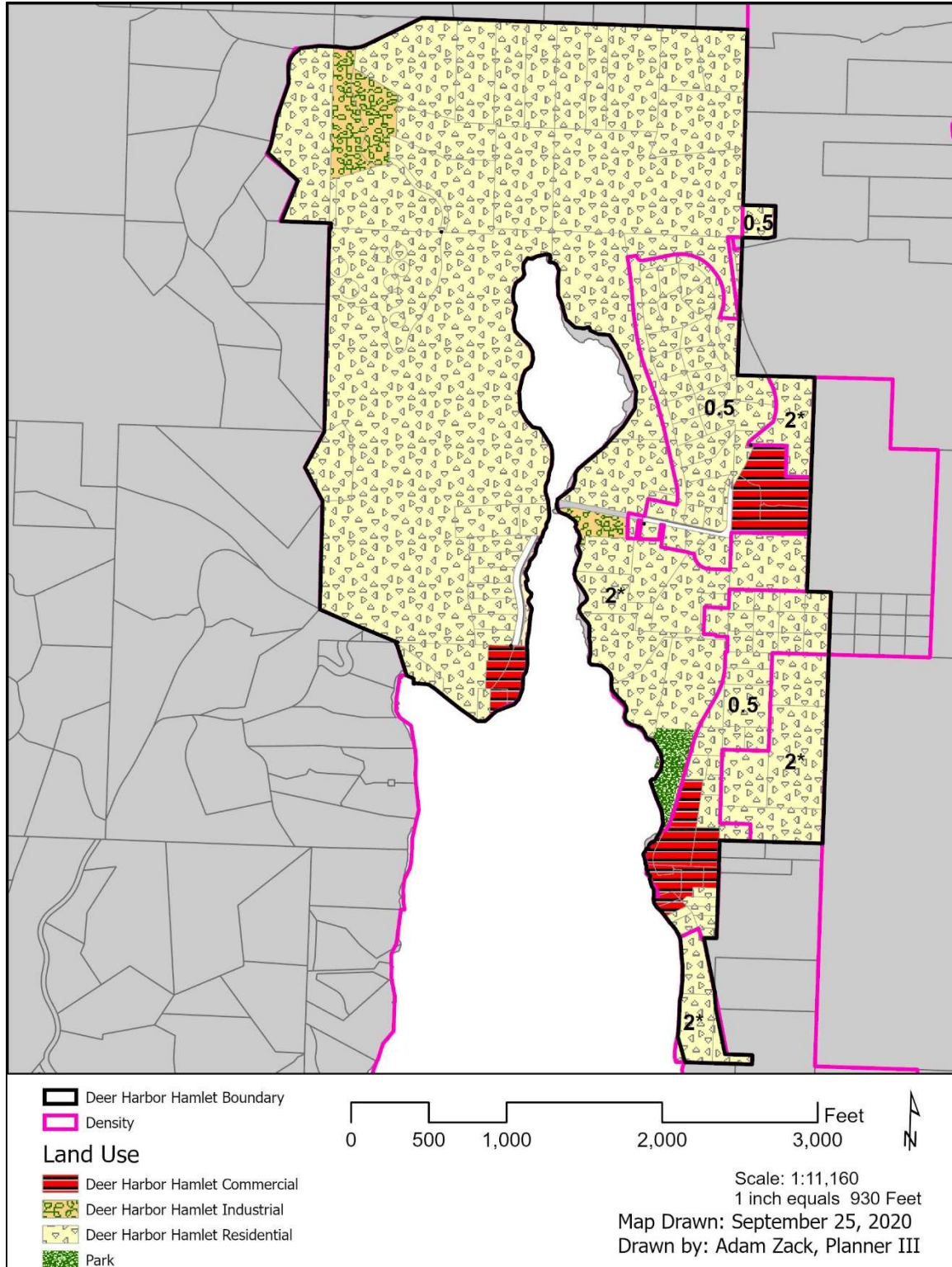
DHPRC recommendation: remove the DHCCO and retain the underlying Village Residential land use designation.

Map 1 below shows the existing land use map for Deer Harbor Hamlet, including the DHCCO. Map 2 is the proposed land use map for Deer Harbor Hamlet with the DHCCO removed.

Map 1. Deer Harbor Land Use Map (Existing).



Map 2. Deer Harbor Land Use Map (Proposed).



In addition to modifying the Official Map, this proposed change necessitates revisions to the Hamlet Plan and development code where the DHCCO is described. The following sections show where language will need to be struck out for consistency with the removal of the Deer Harbor Community Center Overlay:

Deer Harbor Subarea Plan (Attachment B)

11.3 Issues, Problems and Opportunities

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.~~
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.

Goals and Policies

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.~~

Development Code (Attachment C)

The following changes should be made to SJCC 18.30.260 Commercial zoning requirements for consistency with the removal of the DHCCO:

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, all new commercial development must take place in the Hamlet Commercial land use designation unless otherwise allowed. ~~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.~~

~~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. (Ord. 26-2007 § 5)~~

The following code sections should be struck out entirely for consistency with the removal of the DHCCO:

SJCC 18.30.270 Deer Harbor community center overlay district.

SJCC 18.30.280 Community center development standards.

Request 2. Make various changes to the Deer Harbor subarea land use tables in SJCC 18.30.310.

The second DHPRC request from docket application 20-0001 is to make various changes to the Deer Harbor subarea land use tables, shown in Attachment A. Changes have been made to the draft land use code (Attachment C) according to DHPRC’s docket request. Most of the proposed changes would allow more commercial, institutional, and recreational land uses outright in the Hamlet Commercial land use designation. The proposed changes limit the activities allowed in the Hamlet Residential land use designation by prohibiting vacation rentals and requiring a conditional use permit for cottage enterprises. 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	E <u>N</u>	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	E <u>N</u>	P <u>C</u>	N	N
Cottage Enterprise	P <u>C</u>	P	P	P

HAMLET PLAN: The draft Hamlet Plan with proposed changes can be found in Attachment B. 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.



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

Comprehensive Plan Text/SJC Code* Amendment Request

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

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

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

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

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

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



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

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

In summary the changes to the land use designations are:

Table 18.30.310, Allowed Land Uses, Hamlet Commercial changes:

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

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

College, YES	Community Club or Community Org. Assembly facility YES	Library, YES	Museum YES	Post office YES
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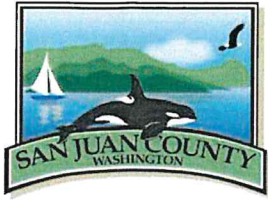
Table 18.30.310, Allowed land Uses, Hamlet Recreational Changes

Indoor recreational facility, YES	Park & Child’s playground, YES
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Table 18.30.310, Residential Land Uses in Hamlet Residential:

Multifamil residential, units, 3+ if Density permits, YES	*Vacation rental of residential or accessory dwelling unit, NO
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*Our intention is to eliminate vacation rentals in the residential areas. Properties with existing, compliant vacation rentals permits would continue to have them as long as they remain in compliance with the San



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

18.30.310, Residential Land Uses in Hamlet Commercial:

Cottage Enterprise...Yes;	Multi-family Residential Units (3+ units) if Density Permits...Yes	Vacation Rental of Residential or Accessory Dwelling Unit...Yes
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18.30.310, Transportation Land Uses Hamlet Commercial, and Hamlet Industrial A &B:

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

3. Why is the amendment being proposed?

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

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

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

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

These proposed changes are consistent with the GMA because they:

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

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

- Yes, indicate UGA_____
- No**

5. Does this proposal increase population or employment capacity?

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

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



Table of Proposed Changes:

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

	Current language	Change we'd like to see
1	<p>18.30.250 Deer Harbor plan review committee, Section C Purpose. <i>The purpose of the Deer Harbor plan review committee is to advise the San Juan County planning commission on land use and development matters affecting Deer Harbor and it's environs.</i></p>	<p>We'd like "and environs" added throughout the document. We will work on a specific definition for "and environs."</p>
2	<p>18.30.260 Commercial zoning requirements. <i>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, 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.</i></p> <p><i>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. (Ord. 26 2007 § 5)</i></p>	<p>Eliminate the community center overlay district completely and instead simply say commercial development needs to take place in the designated commercial area. The regular permitting process will regulate development. The concept of an overlay district is unnecessarily restrictive to new business development.</p>
	<p>18.30.270 Deer Harbor community center overlay district.</p> <p><i>A. Purpose. To implement the policy of the Deer Harbor Hamlet plan. The Deer Harbor community center overlay district is intended to protect the public, health, safety and welfare by solely limiting the area in the Deer Harbor Hamlet where the community center planned unit development may be constructed.</i></p> <p><i>B. Applicability.</i></p> <p><i>1. The Deer Harbor community center overlay district shall include those parcels that front on both sides of Deer Harbor Road and will extend from the southern edge of the Deer Harbor Inn to the northern edge of the Resort at Deer Harbor (as indicated in Figure 1 of the</i></p>	<p>Eliminate this entire section.</p>

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

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

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

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

Commercial Land Uses

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

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Bed and Breakfast Residence (Owner lives in residence)	P	P/C Y	N	N
Camping Facilities	N	€ N	N	N
Day Care with 1 – 6 Children	P/C	P/C Y	N	N
Day Care with 7+ Children	C	€ Y	N	N
Drinking Establishment	N	P Y	N	N
Eating Establishment	N	P Y	C	N
Hotel/Motel	C ²	€	N	N
Indoor Entertainment Facility Theater	N	€ Y	N	N
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 C	Y	N	N
Residential Care Facilities [1 – 6 persons]	C	P/C Y	N	N
Residential Care Facilities [7 – 15 persons]	N	€ Y	N	N
Existing Resorts and Camps, Expansion of Existing Uses without Increase to Scope or Scale	N	C	N	N
Existing Resorts and Camps, Increase in Scope or Scale of Facilities and Services	N	C	N	N
Camps, New	N	N	N	N
Resorts, New	N	N	N	N
Retail Sales and Services	N C	Y	Y	C

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Transient Rental (Vacation Rental) of Residence or ADU	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

Industrial Land Uses

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

Institutional Land Uses

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

Recreational Land Uses

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

Recreational Land Uses

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

Residential Land Uses

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

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
Hangars	N	N	N	N
Helipads	N	N	N	N
Helipads, Emergency Services	C	C	C	C
Ferry Terminals	N	C	C	N
Parking Lots, Commercial	C	Y	C	N
Outer Island Parking	C	C	C	C
Parking Structures	N	N	N	N
Trails and Paths, Public	Y	Y	Y	Y
Water Taxi	C	C	C	N
Streets, Public	Y	Y	Y	Y
Unnamed Transportation Uses	C	C	C	C

Exhibit A

~~Deer Harbor Hamlet Plan~~ 2036



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



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



Photo Credit: RFJ, San Juan Islands Visitors Bureau

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

Prepared by:
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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 **Amendments**

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

8
9 **Vision Statement**

10
11 Purpose

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

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

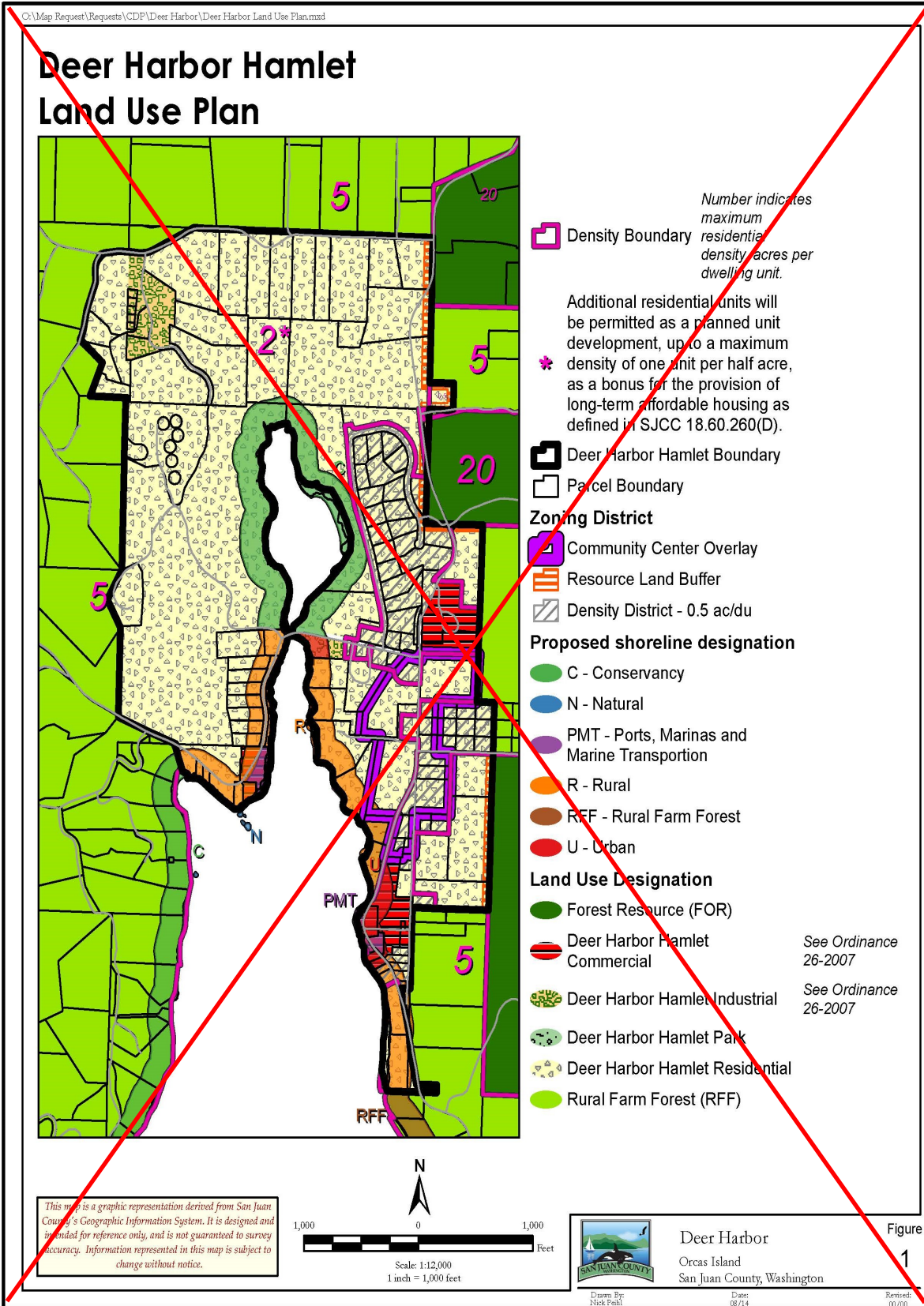
22
23 Although ~~the~~ this Hamlet Plan looks to 2036, the visions and values expressed in ~~this Plan~~ it
24 extend beyond the twenty-year planning horizon to future generations. The Plan is to be
25 reviewed regularly to consider changes in conditions or the vision of the Hamlet's citizens.

26
27 Vision

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

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

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



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.

The Harbor

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

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

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

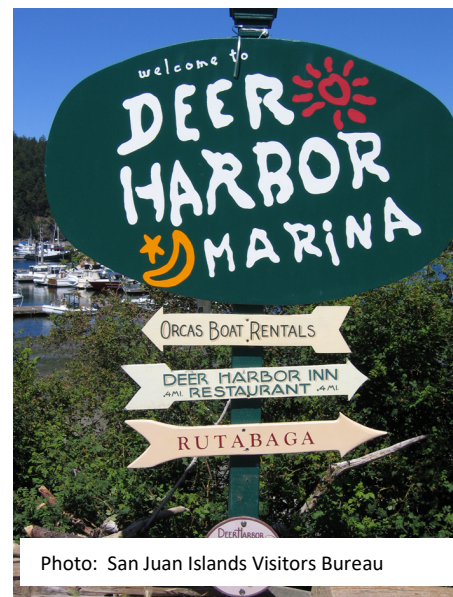
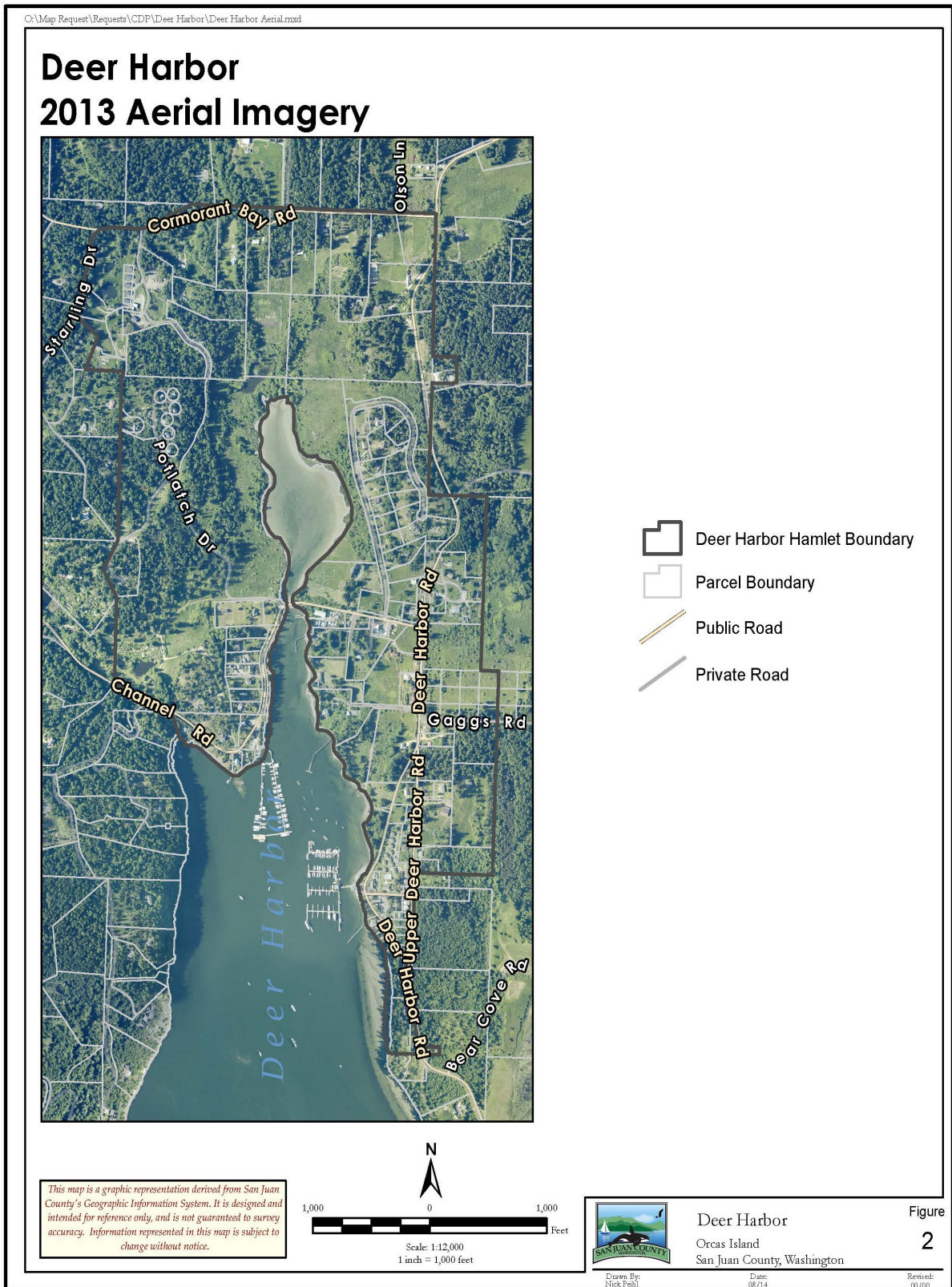


Photo: San Juan Islands Visitors Bureau

1 Map 1. Deer Harbor 2013 Aerial Imagery



2

1 Population

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

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

10
11 The County's population may rise by 8.9 percent between 2010 and 2036, or approximately nine
12 new residents of Deer Harbor Hamlet.¹

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 Current Use

40 The current use map (Map 2), displays the spatial distribution of Deer Harbor Hamlet uses and
41 activities. The map may appear misleading because agricultural land with scattered seasonal
42 residential units is displayed as residential use. A significant part of the Hamlet is forested, but

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 some relatively large tracts have been clear-cut or substantially thinned. Combined with the
2 substantial blowdown due to major storms, the area of forested lands has declined. Grasses
3 predominate in cleared areas.

4
5 The water-related businesses presently located in Deer Harbor Hamlet include:

- 6
7 a. One fuel dock;
8 b. One mail/freight boat serving ~~Waldron Island~~ the outer islands;
9 c. Three inter-island freight barge services which use the boat ramp located at the
10 Cayou Quay Marina;
11 d. The Deer Harbor Boatworks which includes a single ramp and a boat repair
12 facility with space for approximately thirty boats in dry storage;
13 e. One mobile marine emergency service; and
14 f. Two marinas which, combined, have over 200 slips serving both transient and
15 local boat owners.

16
17 Overwater development of Deer Harbor includes:

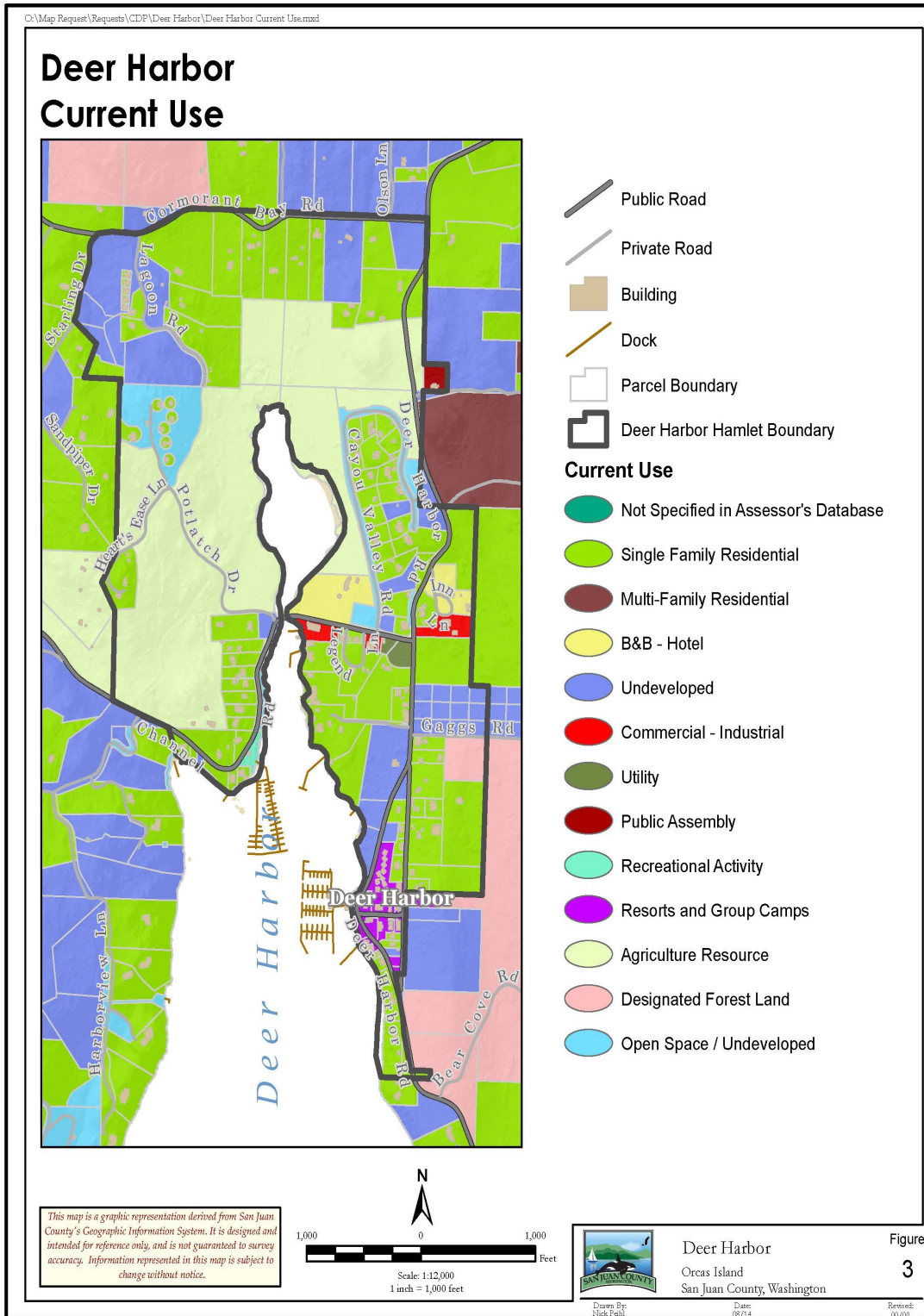
- 18
19 a. Twenty-eight mooring buoys; and
20 b. Ten docks, three of which are commercial.
21 The docks range in size from six feet by thirty feet to 600 feet by 250 feet for the
22 total area covered by the largest marina.

23
24 There is development potential for nearly tripling the mooring buoys; however, the Shoreline
25 Master Program and the Unified Development Code limit an increase in the number of docks
26 and buoys.

27
28 The harbor's current use, history, and environmental sensitivity should be a significant
29 consideration for future uses.

30
31
32

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) are 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.

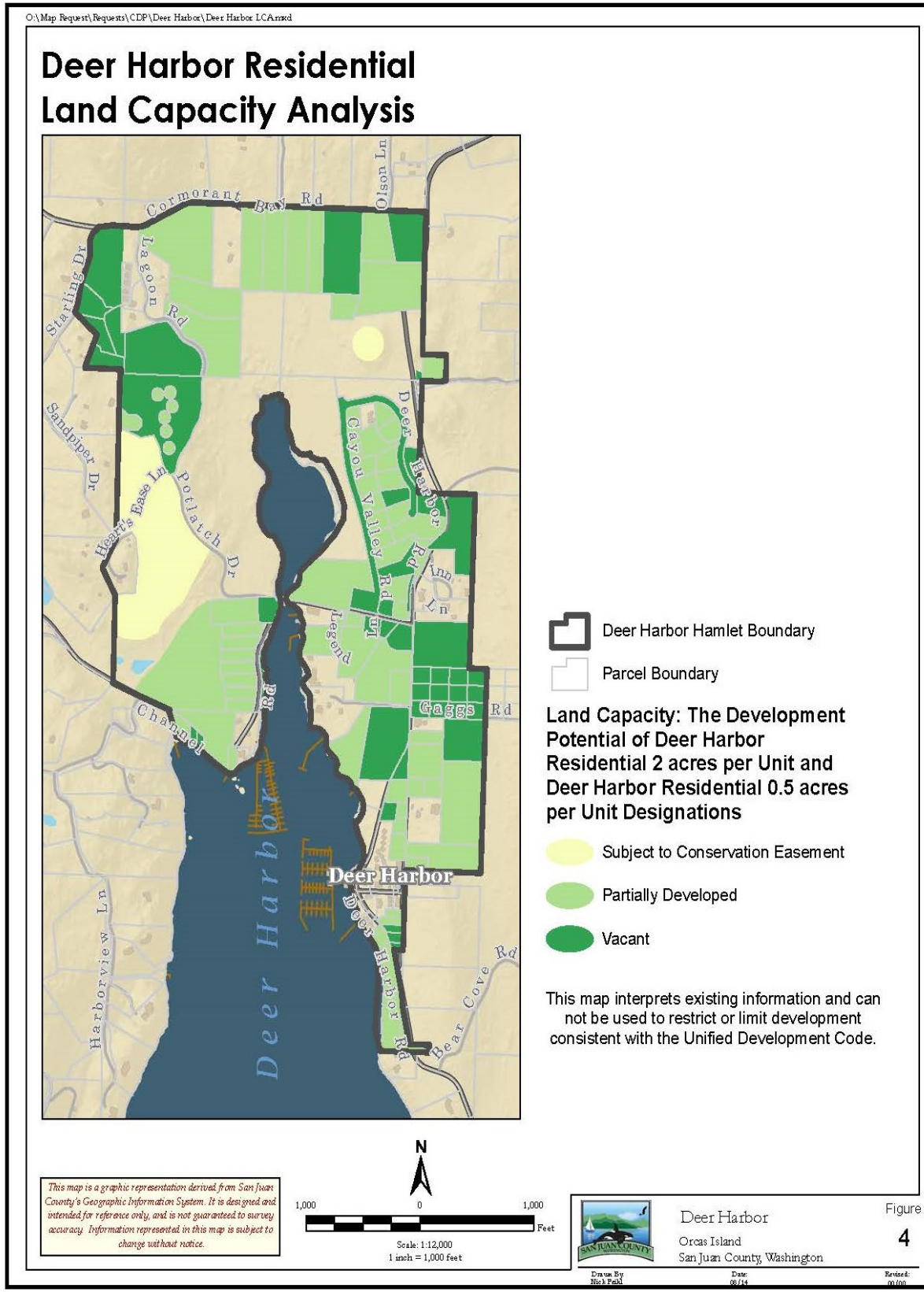
25
26 A population decrease of ~~minus~~ seventeen percent will reduce the population by approximately
27 seventeen fulltime residents. The strength of the second home market indicates that the eight
28 homes left behind by the declining population will become second homes rather than
29 permanent residences. Furthermore, in the case of a declining population, it is likely that
30 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

1
23
4

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

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

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

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

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

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

3
 4 The water level in many wells is below sea level and these are subject to saltwater intrusion
 5 if not managed correctly.
 6

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

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

8
 9 The highest density of wells in the Hamlet is in the vicinity of the Deer Harbor Resort where
 10 there are a number of existing wells that serve domestic users as well as the ~~two~~ wells that
 11 serve the Resort.
 12

13 3. Maintaining the rural character of the Hamlet area is a high priority. If the rural character of
 14 the area is to be retained, the existing natural characteristics of the land should be
 15 protected as far as possible. The rural character of the Hamlet may be compromised by
 16 residential or commercial architecture, sidewalks, or building designs that are inconsistent
 17 with the built environment.
 18

19 4. As more of the land in the Deer Harbor Hamlet is developed, the limited public access to the
 20 shoreline and constrained public open space in the Hamlet will become a telling community
 21 deficiency. If shoreline access and open space are to be available to the public in the future,
 22 land needs to be identified and set aside in public ownership for these purposes. The
 23 acquisition of the two-acre waterfront park site, north of the Deer Harbor Marina,
 24 significantly increases the public shoreline and accommodates walking paths as well as

1 providing a very limited number of regulated automobile parking spaces. Deer Harbor road
2 is too narrow to allow for parallel parking.

3
4 5. ~~The demand for additional commercial, industrial, public and institutional uses during the~~
5 ~~twenty year planning period is difficult to accurately predict. In order to prevent future~~
6 ~~random, unplanned and scattered mixed land uses in the Hamlet, and to preserve the rural~~
7 ~~character while providing these services, all new non residential land uses (not already~~
8 ~~located in a Hamlet Commercial and Industrial Districts) will be confined to the Community~~
9 ~~Center Overlay District.~~

10
11 6. As Deer Harbor Hamlet continues to grow over the twenty-year planning period, available
12 agricultural land will decrease as will other open space uses that contribute to the rural
13 character of the Hamlet. ~~The establishment of the Deer Harbor Community Center District~~
14 ~~will also decrease available open space.~~ Additionally, high and rapidly increasing land prices
15 in the Deer Harbor area make acquisition of land for public facilities or open space,
16 particularly in waterfront or view locations, very expensive.

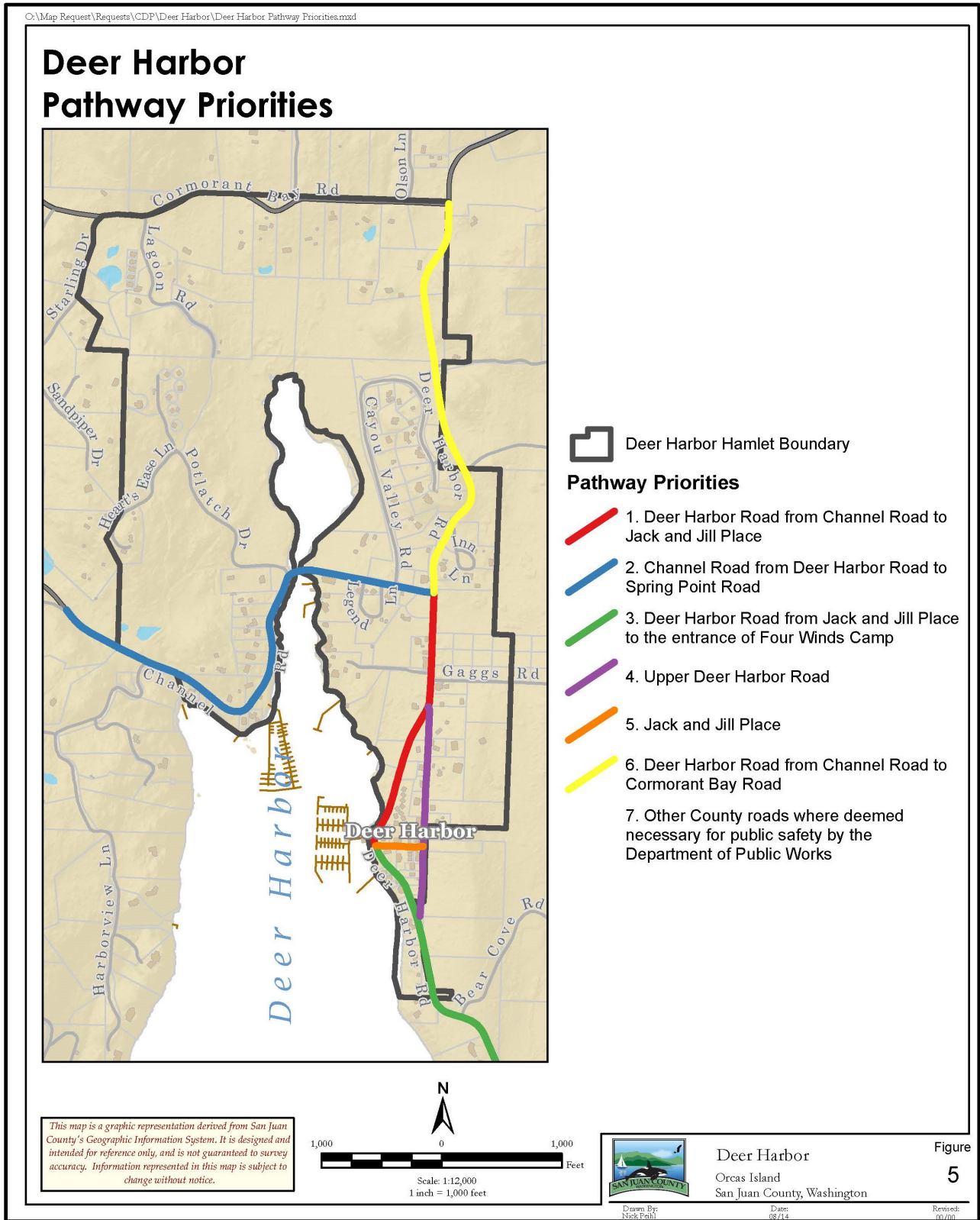
17
18 ~~76.~~ The current center of activity in Deer Harbor is located in the vicinity of the Deer Harbor
19 Resort with its store, Post Office, and the Deer Harbor Marina This is a fully developed part
20 of Deer Harbor. This location generates a substantial percentage of the existing trips both to
21 and within the Deer Harbor Hamlet. Road right-of-way and parking at this location are at
22 capacity in summer months.

23
24 ~~87.~~ The marinas in Deer Harbor Hamlet are both commercial sites and transportation links to
25 the nearby non-ferry served islands People living on these islands often keep a car in the
26 Hamlet and use the leased County dock at the Deer Harbor Marina for access. This dock
27 provides a crane for loading cargo on small boats. Many of these outer island residents park
28 on upper Deer Harbor Road above and south of the Deer Harbor Resort. This location does
29 not provide a suitable permanent solution to meet this parking need and may interfere with
30 future pathways in the vicinity.

31
32 The County acknowledges earlier agreements to provide increased parking in the Deer
33 Harbor Hamlet and, to this end, will make a good faith effort to provide such parking as
34 space presents itself.

35
36 98. Pedestrian and bicycle circulation in the core of Deer Harbor is dangerous because of
37 narrow roadways and limited sight distances resulting from curves, hills and vegetation. A
38 comprehensive pathways network program is developing and will be implemented for Deer
39 Harbor. Map 5 below displays proposed pedestrian and bicycling routes in the Hamlet. As of
40 2020, some parts of the trails plan are already complete.

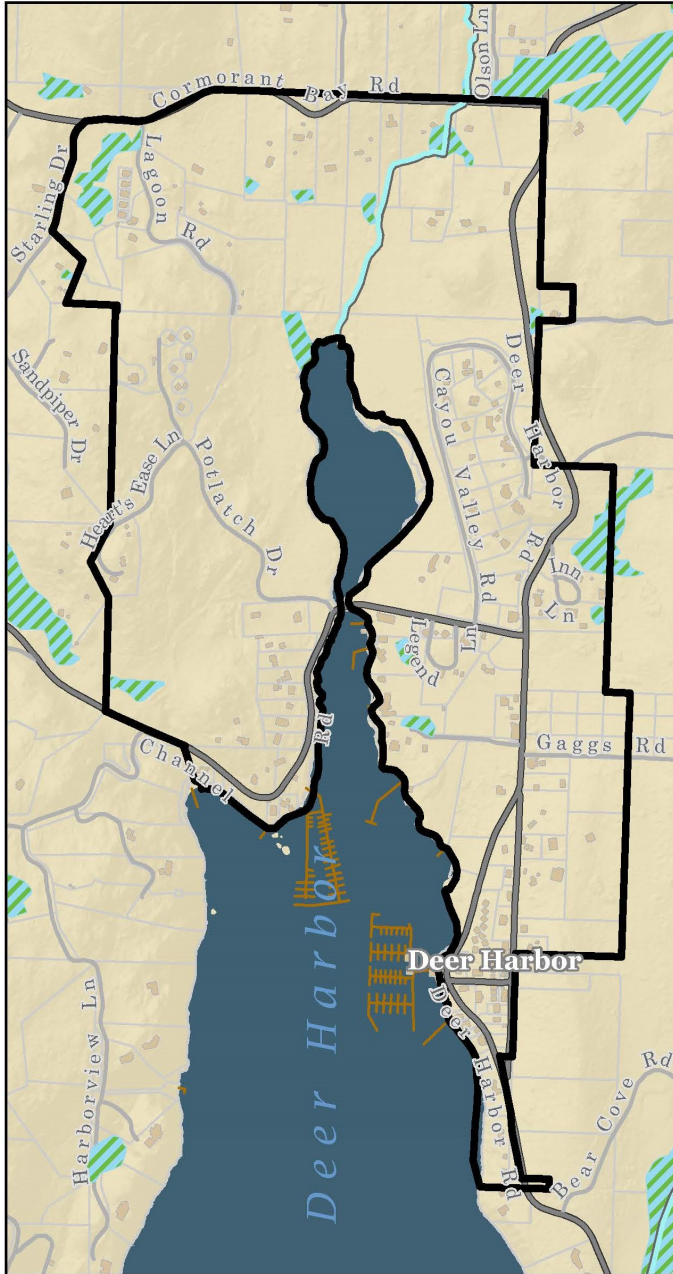
1 Map 5. Deer Harbor Pathway Priorities, 2014.











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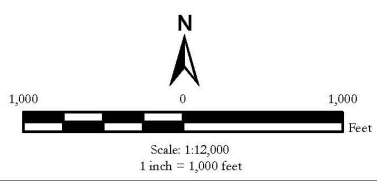
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Deer Harbor Wetlands and Hydrography



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

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



Deer Harbor
Orcas Island
San Juan County, Washington

Figure
6

Drawn By: Nick Fentl Date: 08/14 Revised: m/m

11.4 THE PLAN GOALS, POLICIES AND ACTIONS

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.

11.4.1. Planning Goals, Policies and Actions

Goal 1:

~~1. 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.

Goal 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.

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

3
4 ~~3.~~ **Goal 3:**
5 ~~The third goal of the Deer Harbor Hamlet Plan is to e~~Encourage adherence to the
6 architecture and design guidelines developed by the Deer Harbor Hamlet Review
7 Committee.

8
9 Policy: Encourage potential homebuilders and land-owners to attend pre-application meetings.

10
11 Action a: Distribute the design guidelines to property owners.

12
13 ~~4.~~ **Goal 4:**
14 ~~The fourth goal of the Deer Harbor Hamlet plan is to m~~Maintain the Deer Harbor Plan Review
15 Committee.

16
17 ~~5.~~ **Goal 5:**
18 ~~The fifth goal of the Deer Harbor Hamlet Plan is to p~~Provide for adequate and safe circulation
19 in the Hamlet, including pedestrian and bicycle circulation and a vehicular parking area within
20 the community core for local and outer island residents' use.

21
22 Policy 1: Adopt a map (Figure 5) establishing potential routes for improved pedestrian and
23 bicycle circulation.

24
25 Action a: Adopt the following list as the priority for providing pedestrian and/or bicycle
26 pathways:

- 27
28 1. Deer Harbor Road from Channel Road to Jack and Jill Place road;
29 2. Channel Road from Deer Harbor Road to Spring Point Road;
30 3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp;
31 4. Upper Deer Harbor Road;
32 5. Jack and Jill Place;
33 6. Deer Harbor Road from Channel Road to Cormorant Bay Road; and
34 7. Other County roads where deemed necessary for public safety by the Department of Public
35 Works.

36
37 Policy 2: ~~The County r~~Recognizes the importance of walking trails and pathways, and
38 ~~recommends that~~ encourages the appropriate County Departments, and Volunteer Citizen
39 Groups to assist in promoting and developing such pathways in the Deer Harbor Hamlet.

40
41 Policy 3: Promote ~~F~~footpath designs that reflect the rural context ~~are preferred~~ over urban curb
42 and gutter designs.

43
44 Policy 4: DHHPRC supports research and may recommend potential solutions to the outer island
45 parking issues to the County.

46
47

1 **Goal 6:**

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

6
 7 Policy 1: Maintain an adequate supply of water resources as necessary for the growth of the
 8 Hamlet.

9
 10 Policy 2: Encourage the use of alternative water sources such as rain catchment and desalination
 11 where appropriate.

12
 13 Action a: Prepare an analysis of existing and future water systems capacity to provide potable
 14 water and fire flows.

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

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

22

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

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

34
 35 ~~Policy: The DHHPRC shall support collection, collation and compilation of information~~
 36 ~~appropriate to the creation of the Community Center.~~

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

41
 42 ~~Action b: Continue to keep the Community Center Overlay District designation on the~~
 43 ~~Community map.~~

44
 45

1 ~~8.~~ **Goal 7:**

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

4

5 Policy: Promote the use of alternative and innovative water sources such as rainwater
6 catchment and desalination.

7 **11.4.2 Land Use Plan and Official Map**

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

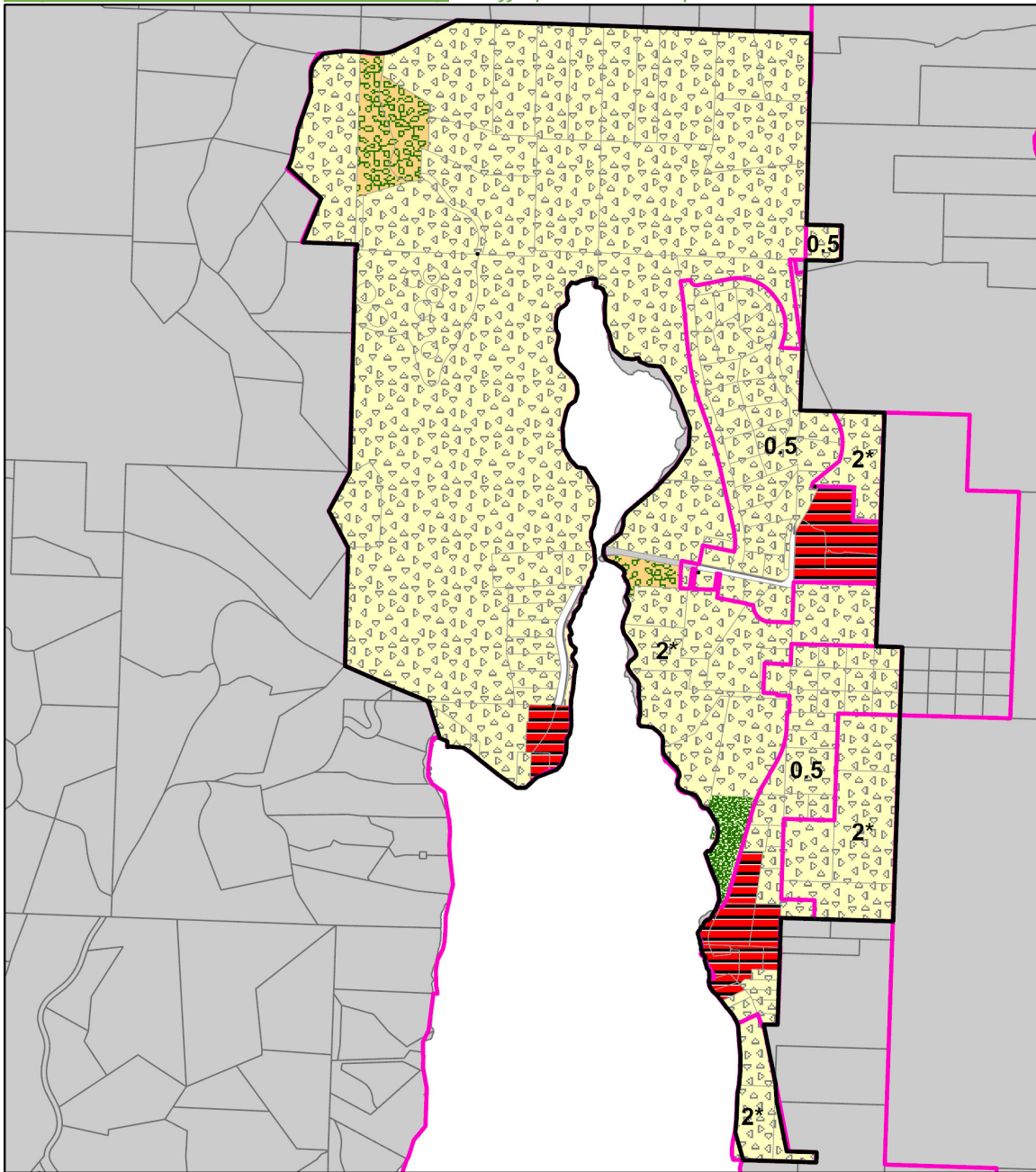
11

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

16

17

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

0 500 1,000 2,000 3,000 Feet

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 ~~Connor/Cookston~~ light industrial use site south of Cormorant Road in
40 the northwest corner of the Hamlet is designated DHHI-B.
41

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

1 Residential land use designations:

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

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

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

16
17 **Residential Density Bonus**

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

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

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

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

36 **11.4.3 Recommended architectural and design standards**

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

38
39 **Goals:**

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

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

11.4.4. Design Elements

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

4.5 Recommended architectural standards

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

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

ATTACHMENTS

Attachment A: A Brief History of the Deer Harbor Plan

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

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

Deer Harbor Ordinances

Number/ Date	Title	Purpose
Ordinance 2-1998 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,~~
 5 ~~and to preserve the rural character while providing these services, commercial development~~
 6 ~~must take place in the Hamlet commercial land use designation unless otherwise allowed. all new~~
 7 ~~commercial zoning must be located and confined to an area designated as the community center~~
 8 ~~“overlay district” and will only be allowed as part of an approved community center planned unit~~
 9 ~~development. The community center planned unit development must reflect the preferred~~
 10 ~~development standards detailed in SJCC 18.30.280.~~

11

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

17

18 **18.30.270 Deer Harbor community center overlay district**

19

20 ~~A. Purpose. To implement the policy of the Deer Harbor Hamlet plan. The Deer Harbor~~
 21 ~~community center overlay district is intended to protect the public, health, safety and welfare~~
 22 ~~by solely limiting the area in the Deer Harbor Hamlet where the community center planned unit~~
 23 ~~development may be constructed.~~

24

25 ~~B. Applicability.~~

26

27 ~~1. The Deer Harbor community center overlay district shall include those parcels that front on~~
 28 ~~both sides of Deer Harbor Road and will extend from the southern edge of the Deer Harbor Inn~~
 29 ~~to the northern edge of the Resort at Deer Harbor (as indicated in Figure 1 of the Deer Harbor~~
 30 ~~Hamlet plan) within the Deer Harbor Hamlet.~~

31

32 ~~2. All new commercial land use district designations within the Deer Harbor Hamlet must be~~
 33 ~~part of a planned unit development on parcels of no less than one acre that have road frontage,~~
 34 ~~that reflect the preferred development standards and must occur within the Deer Harbor~~
 35 ~~community center overlay district.~~

36

37 ~~C. General Regulations.~~

38

39 ~~1. The community center planned unit development is subject to the requirements of SJCC~~
 40 ~~18.60.120, the procedural requirements of SJCC 18.80.160 and shall reflect the preferred~~
 41 ~~community center development standards.~~

1
2 ~~2. The community center planned unit development is limited to one PUD on contiguous lots~~
3 ~~within the community center overlay district. (Ord. 26-2007 § 6)~~
4

5 ~~**18.30.280 Community center development standards**~~
6

7 ~~A. Purpose. To aid the formation of the community center planned unit development that~~
8 ~~encompasses both commercial and civic uses within a unified and coherent design regime that~~
9 ~~is responsive to community needs and community values.~~
10

11 ~~B. Applicability. The development standards that shall guide the community center planned unit~~
12 ~~development are not regulatory so much as advisory. When evaluating proposals for the~~
13 ~~community center planned unit development, the administrator shall consider the complete~~
14 ~~application and the consistency of the proposal with the intent and scope and scale of the~~
15 ~~development standards for the community center planned unit development.~~
16

17 ~~C. General.~~
18

19 ~~1. Minimum Parcel Size. The minimum size parcel is one acre.~~
20

21 ~~2. Open Space.~~
22

23 ~~a. Minimum of 50 percent integrated open space.~~
24

25 ~~b. Open space must be connecting, rather than separated and isolated.~~
26

27 ~~c. Open space includes parks, recreation areas, pedestrian walkways, buffers between the~~
28 ~~community center and adjacent uses, interior buffers, landscaped areas, patios, areas retained~~
29 ~~in natural open space, view corridors.~~
30

31 ~~d. At minimum, provide pedestrian walkways throughout the community center, picnicking and~~
32 ~~public gathering areas.~~
33

34 ~~e. Walkways shall be at least eight feet wide and connected with all existing and proposed~~
35 ~~pathways in the hamlet. This path must be part of the overall landscape plan, which shall~~
36 ~~provide safe separation between the paths and all structures and parking areas, except where~~
37 ~~these paths provide access to such structures and parking areas.~~
38

39 ~~f. Provide 50-foot landscaped buffers between the community center boundaries and adjacent~~
40 ~~properties. Type "C" screening (see UDC, SJCC 18.60.160) shall be provided between the~~
41 ~~community center and adjacent residentially developed or designated properties.~~
42

1 ~~g. Landscaped areas throughout the community center with a wide variety of trees, shrubs, and~~
2 ~~grasses. Landscaping should provide a connection between the built and natural environments~~
3 ~~and should create a softening of the built environment so that it does not dominate the area.~~
4

5 ~~h. Sixty foot setback from the center line of the existing public road.~~
6

7 ~~i. No required setback between uses in the community center except as required by the~~
8 ~~International Building Code.~~
9

10 ~~j. Provide view corridors at least 20 feet wide to visual points of interest.~~
11

12 ~~3. Streets, Roads, and Access.~~
13

14 ~~a. Right of way width — same as UDC, SJCC 18.60.090 and 18.60.100 (50 feet if public, 30 feet if~~
15 ~~private).~~
16

17 ~~b. Roadway width — same as UDC, SJCC 18.60.090 and 18.60.100 (20 feet wide for private, not~~
18 ~~mentioned for public).~~
19

20 ~~c. No individual access to public roads, must be through common road or roads from~~
21 ~~community center to public roads, except for loading and unloading.~~
22

23 ~~d. Provide loading and unloading areas (see SJCC 18.60.140, Off street loading space~~
24 ~~requirements).~~
25

26 ~~4. Parking.~~
27

28 ~~a. UDC standards for number of spaces per use.~~
29

30 ~~b. Parking nodes throughout community center district serving all the uses in the community~~
31 ~~center rather than at individual sites.~~
32

33 ~~c. Parking lot interiors landscaped (see SJCC 18.30.350).~~
34

35 ~~d. No single parking area greater than 30 spaces.~~
36

37 ~~e. On street parking allowed; provided, that parking spaces are located outside of the travel~~
38 ~~way and designed to not interfere with through traffic.~~
39

40 ~~5. Utilities.~~
41

42 ~~a. Demonstrate adequate potable water at preliminary stage. There must be a community~~
43 ~~system capable of serving all proposed uses in community center district.~~

- 1
- 2 ~~b. Construct infrastructure for water and sewer at final stage prior to development~~
- 3 ~~commencing (may be phased to construct additional infrastructure as development occurs).~~
- 4
- 5 ~~c. Demonstrate adequate area and suitability for handling sewage. Must be community system~~
- 6 ~~capable of serving all proposed uses in the community center district.~~
- 7
- 8 ~~d. Storm drainage per UDC, SJCC 18.60.070.~~
- 9
- 10 ~~6. Built Environment.~~
- 11
- 12 ~~a. Buildings to be clustered and grouped to maximize open space.~~
- 13
- 14 ~~b. Buildings shall be for multiple uses unless closely clustered, then single-use buildings~~
- 15 ~~allowed.~~
- 16
- 17 ~~c. Provide for a mix of uses, including residential as accessory to an allowed nonresidential use~~
- 18 ~~and/or as multifamily.~~
- 19
- 20 ~~D. Application Requirements.~~
- 21
- 22 ~~1. Same as SJCC 18.80.160 (Procedures for planned unit developments).~~
- 23
- 24 ~~2. Type, height, location of landscaping.~~
- 25
- 26 ~~3. Walkways.~~
- 27
- 28 ~~4. Open spaces.~~
- 29
- 30 ~~5. Drainage plan.~~
- 31
- 32 ~~6. Sewer plan.~~
- 33
- 34 ~~7. Water plan.~~
- 35
- 36 ~~8. Site plan.~~
- 37
- 38 ~~9. Topography.~~
- 39
- 40 ~~10. Open space calculation.~~
- 41
- 42 ~~11. Building locations and sizes.~~
- 43

- 1 ~~12. Road location, right of way width and surface area width, access to public roads.~~
- 2
- 3 ~~13. List of proposed uses.~~
- 4
- 5 ~~14. Phasing over 20 years.~~
- 6
- 7 ~~15. Building elevations (approximate).~~
- 8
- 9 ~~16. Floor plans to the extent known.~~
- 10
- 11 ~~17. Grading plan per UDC.~~
- 12
- 13 ~~E. Review Process.~~
- 14
- 15 ~~1. Allowed uses may locate in community center only after review and approval of planned unit~~
- 16 ~~development.~~
- 17
- 18 ~~2. Review process with preliminary review and approval and final approval upon compliance~~
- 19 ~~with conditions attached to preliminary review. Conditions would likely require construction of~~
- 20 ~~infrastructure such as road, water, sewer, drainage, landscaping, all phasing to specific time~~
- 21 ~~periods noted in the approval.~~
- 22
- 23 ~~F. Changes to Uses in Community Center. Should allow flexibility for changes as uses locate~~
- 24 ~~within the community center; provided, that applicants demonstrate compliance with the~~
- 25 ~~intent and scope and scale of the approved site plan. (Ord. 26-2007 § 7)~~

27 **18.30.310 Permitted land uses.**

28
 29 All development and use within the exterior boundaries of the Deer Harbor Hamlet shall conform
 30 to the table of allowed land uses set forth in Table 18.30.310.

31 **Table 18.30.310 Allowed Land Uses in Deer Harbor Hamlet¹**

32 **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

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
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
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 <u>C</u> <u>Y</u>	N	N
Residential Care Facilities [7 – 15 persons]	N	C <u>Y</u>	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 <u>N</u>	C <u>Y</u>	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.
 8 ⁴ Though a project permit is not required, these facilities are subject to the requirements for
 9 joint use wireless facilities found in Chapter 18.40 SJCC.
 10 ⁵ Must meet the performance standards in SJCC 18.30.800.
 11 ⁶ Must meet the performance standards in SJCC 18.30.790.
 12 ⁷ Multiple live work units may be located in one live-work building that contains both
 13 commercial uses and a dwelling unit.
 14

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

Industrial Land Uses

LAND USES	HR	HC	HI-A	HI-B
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

1 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

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

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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

Recreational Land Uses

LAND USES	HR	HC	HI-A	HI-B
Outdoor Recreation Developments	N	C	N	N
Parks <u>and child's playgrounds</u>	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

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Residential Land Uses

LAND USES	HR	HC	HI-A	HI-B
Cottage Enterprise	<u>P</u> 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	<u>€Y</u>	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	<u>€N</u>	<u>P</u> C	N	N
Rural Residential Clusters	Y	N	N	N
Unnamed Residential Uses	C	C	C	C

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⁷ Re-designation from commercial or industrial to residential must comply with the density requirement of a maximum of four units per acre.

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Transportation Land Uses

LAND USES	HR	HC	HI-A	HI-B
Airfields	N	N	N	N

Transportation Land Uses

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

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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

Utility Land Uses

LAND USES	HR	HC	HI-A	HI-B
Water Treatment Facilities	P/C	P/C	P/C	P/C
Unnamed Utility Uses	C	C	C	C

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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
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

2 Notes

3 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.

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

4 3. Deer Harbor land use designations:

5 HC = Hamlet commercial

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

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

8 HR = Hamlet residential

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