




SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

REPORT DATE: September 3, 2021
TO: San Juan County Planning Commission
CC: Mike Thomas, County Manager
FROM: Adam Zack, Planner III 
SUBJECT: 2036 Comprehensive Plan (*Plan*) Update
Element B.2 Land Use and Rural
Land Use Loose Ends
DISCUSSION: September 17, 2021
ATTACHMENTS: A. September 3, 2021 Draft of Land Use and Rural Element

PURPOSE

To brief the Planning Commission and get their feedback on several unresolved Land Use and Rural Element policies in advance of the public participation planned in the coming months.

PUBLIC COMMENTS

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 September 16 will be provided to the Planning Commission prior to the meeting. Please focus public comments on the issues and options contemplated in this memo.

BACKGROUND

The Planning Commission has been working on a pre-hearing draft of the Comprehensive Plan (*Plan*) update. They have focused on the Land Use and Rural Element (Element) throughout 2021. There remain several unresolved issues that have been tabled to this point, which should be resolved prior to the public participation planned for the fall and winter of 2021. The unresolved issues are:

- Forest Resource Land Policy 2.4.5.b.5;
- Mineral Resource Land Policy 2.4.5.c.5; and
- Agricultural and Forest Resource Land Designation criteria policies.

Resolving these issues before gathering comments during public participation will give the public the opportunity to provide input on these changes before the Planning Commission arrives at their public hearing draft of the *Plan* update, including the Land Use and Rural Element.

The preliminary draft of the Land Use and Rural Element is provided in Attachment A. This draft of the Element shows the proposed changes in strikeout and underline format (~~Removal~~, Addition). The preliminary changes reflect the work of the Planning Commission on goals and policies throughout the *Plan* update. The Planning Commission will continue to refine this draft during work sessions following the Town Halls. The public can provide comments on this preliminary draft throughout the public process. This public process will include Town Halls, public work sessions, and public hearings.

FOREST RESOURCE LAND POLICY 2.4.5.b.5

Previous memo: <https://www.sanjuanco.com/DocumentCenter/View/21615/>

The Proposed Element Forest Resource Land Policy 2.4.5.b.5, page 35 of Attachment A, states:

“Create land use incentives to preserve large parcels and open space in forest resource lands without converting the land to permanent incompatible non-forest uses.”

The concept behind this policy is to allow a range of uses on forest resource land that would not conflict with the use of the land for producing timber but would incentivize property owners keeping the land in large parcels. The Planning Commission asked staff to provide an example before making a preliminary recommendation on this policy.

A land use incentive for preserving large parcels and open space could be allowing recreational/commercial uses, such as a low-impact campground, on Forest Resource Land with performance standards that include specific requirements such as the preservation of the land for forestry uses, a minimum parcel size, or maintaining a set minimum of open space. This would give property owners in the forest resource land designation a way to use their land in the years between timber harvests in exchange for the public benefits such as keeping larger parcels from being subdivided or maintaining open space. The proposed policy would establish a directive to explore ways to create these types of incentives in the development code. The actual development code would be established through a separate code amendment process following the *Plan* update.

MINERAL RESOURCE LAND POLICY 2.4.5.c.5

Previous memo: <https://www.sanjuanco.com/DocumentCenter/View/21615/>

The propose Element Mineral Resource Land Policy 2.4.5.c.5, on page 36 of Attachment A, is a proposed policy addressing mineral land succession planning. Mine succession is commonly referred to as ‘reclamation.’ The Planning Commission asked staff to prepare this draft policy. The staff proposed policy is:

“Require a reclamation plan for new mining activities. An approved Washington Department of Natural Resources (WADNR) Surface Mine Reclamation Permit can satisfy this requirement.”

A Surface Mine Reclamation Permit issued by WADNR is required for surface mines above a certain size. The Surface Mine Reclamation Permit requires mine operators to establish a reclamation plan. WADNR regularly inspects permitted mines for compliance with the reclamation plan requirements including stability of slopes, revegetation, and topsoil conservation. As such, this permit is a sound method to ensure reclamation of surface mines. In most cases, surface mines will require a WADNR permit. In those instances where a mining operation will not require a WADNR permit, the County can require a reclamation plan when new activities are proposed.

AGRICULTURAL AND FOREST RESOURCE LAND DESIGNATION CRITERIA POLICIES

Previous memo: <https://www.sanjuanco.com/DocumentCenter/View/21615/>

The Planning Commission considered proposed amendments to the agricultural and forest resource land designation criteria at their meetings in January and February 2021. During those meetings, the Commission decided to hold off on making a preliminary recommendation on the proposed resource land designation criteria until they had time to consider the natural resource land designation review maps. The Planning Commission was provided the natural resource land designation review maps with a staff report dated April 2, 2021.

The *Plan's* natural resource land designation criteria are important because they establish the local thresholds for designating natural resource lands. The Washington State Growth Management Act (GMA) establishes general criteria for designating natural resource lands. The *Plan* designation criteria sets more locally specific requirements compared to the GMA criteria. They allow the County to determine which lands ought to be designated natural resource lands based on local circumstances.

The existing *Plan* establishes two criteria for designation as agricultural resource in Policy 2.3.D.5.a.1. The current designation criteria are not specific enough to narrow the field of parcels to those that are commercially significant for agricultural production. Many parcels in the County meet the *Plan's* existing agricultural resource land designation criteria though they may not be commercially significant. Under the existing *Plan* criteria, parcels must meet one of the following criteria to be designated agricultural resource land:

- Parcels are 10 acres or larger with prime farmland soils, or
- Parcels participate in the current-use and open space agricultural tax programs.

The proposed Agricultural Resource Land (AG) designation criteria in the attached draft make the thresholds for designation more specific to ensure that designation decisions are being made for clear and uniform reasons (Attachment A, pg. 33). Under the proposed amendments to the *Plan* agricultural resource land designation criteria, parcels that are commercially significant based on a countywide analysis can be designated AG provided they meet one of several conditions spelled out in Policy 2.4.6.a.1. This policy is shown in strikeout/underline format on page 33 of Attachment A. The proposed designation criteria in Policy 2.4.6.a.1 without strikeout/underline format would read:

- (1) Lands that are not characterized by urban growth, that are used or capable of being used for agricultural production, have long-term commercial significance based on WAC 365-190-050(3), and meet one or more of the following criteria may be designated as Agricultural Resource Lands:
 - i. The land is enrolled in the current-use farm- agriculture or open space tax program as it pertains to agriculture.
 - ii. The land is either currently used or has been used in the preceding ten years for agriculture.
 - iii. Areas with at least 200 contiguous acres of agricultural land developed at a density less than one dwelling unit per ten acres.
 - iv. Adjacent lands are primarily in agricultural use.

- v. Parcels that may not meet any of the criteria described in (i) and (iv) above can be included to provide logical boundaries to the Agricultural Resource Land designation and to avoid small areas of conflicting non-agricultural land uses amid resource lands. Similarly, parcels that meet some or all the criteria described in (i) and (iv) above may be excluded to provide logical boundaries to the Agricultural Resource Land designation and to avoid conflict with existing land uses.

The existing Forest Resource land designation criteria present the opposite problem from the Agricultural Resource land designation criteria. Many parcels in the County do not meet the *Plan's* Forest Resource (FOR) land designation criteria though they might be commercially significant. The designation criteria are too specific and might exclude lands that are commercially significant for forestry from designation. The existing *Plan* establishes four criteria for designation as forest resource in Policy 2.3.D.5.b.1. Under the existing *Plan* criteria, parcels must meet all four of the following criteria to be designated forest resource land:

- Lands in grades 1-5 on the State's Private Forest Land Grades map;
- Parcels are twenty acres or larger;
- Parcels participate in the Designated Forest Land or Open Space Timber tax programs; and
- Lands are being managed for the long-term production of forest products.

The attached draft Element includes new Forest Resource land designation criteria that are less specific to ensure that more commercially significant lands also qualify for forest resource land designation (Attachment A, pg. 34). Under the proposed amendments to the *Plan* forest resource land designation criteria, parcels that are commercially significant based on a countywide analysis can be designated forest resource provided they meet one of the following: Under the proposed amendments to the *Plan* forest resource land designation criteria, parcels that are commercially significant based on a countywide analysis can be designated FOR provided they meet one of several conditions spelled out in Policy 2.4.6.b.1. This policy is shown in strikeout/underline format on page 34 of Attachment A. The proposed designation criteria in Policy 2.4.6.b.1 without strikeout/underline format would read:

- (1) Lands which are not characterized by urban growth, are used or capable of being used for forestry production, and determined to have long-term commercial significance based on WAC 365-190-060(2) and meet one or more of the following criteria may be designated Forest Resource Lands:
 - i. Lands enrolled in the designated forest land, current-use timber land, or open space-timber tax programs;
 - ii. State trust lands managed for production of forest products;
 - iii. Lands managed for the long-term production of forest products with few non-forest related uses present;
 - iv. Areas with at least 100 contiguous acres of forest land developed at a density less than one dwelling unit per fifteen acres. Lands in public ownership can count toward the 100 contiguous acre threshold, even if they are not managed for commercial production of forest products; or
 - v. Parcels that may not meet any of the criteria in i. through iv. above can be included to provide logical boundaries to the Forest Resource land designation and to avoid

small areas of conflicting non-forestry land uses amid resource lands. Similarly, parcels that meet some or all of the criteria described in i. through iv. above can be excluded to provide logical boundaries to the Forest Resource Land designation and to avoid conflict with existing land uses.



COMPREHENSIVE PLAN

SECTION B, ELEMENT 2

DRAFT LAND USE AND RURAL ELEMENT

September 3, 2021 DRAFT

Supersedes October 14, 2019

Ordinance 11-2019

***incorporating Ord. 11-2010 and 17-2010**

"Neighborhoods, hamlets, villages and towns are clearly defined so as to conserve agricultural, forest, mineral resource and environmentally sensitive lands. These areas provide for commerce and community activities without losing their small scale and attractive island ambiance. . . . Through innovative land use strategies, our citizens and institutions balance and protect private property rights, public rights, and our natural environment."

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ELEMENT 2
LAND USE AND RURAL

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2.1 INTRODUCTION

The Land Use Element is comprised of interrelated land use goals which form the basis of the County's land use strategy and provides for a supply and distribution of land use types to accommodate the population and employment growth for the next twenty years. It establishes the desired character, quality, and patterns of development. Land use goals, policies and Official Maps will guide how the County manages growth and development within urban growth areas; how it will reduce development pressures and patterns of sprawl within rural areas; conserve agricultural, forest and mineral resource lands of long-term commercial significance; and preserve and protect open space, scenic and cultural resources.

The land use goals, policies, and Official Maps are implemented through the regulations in Title 18 San Juan County Code (SJCC) and County programs. They determine where and how future land uses develop. As a result, this element is integral in realizing the community vision for land use:

Neighborhoods, hamlets, villages, towns, and other activity centers are clearly defined to conserve, rural, agricultural, forest, mineral resource lands and critical areas. These areas define our heritage and sense of place: providing for commerce and community activities without losing their small scale and attractive island ambiance. The unique character of our shorelines is protected by encouraging uses that maintain or enhance the health of the shoreline environment. Through innovative land use strategies, our citizens and institutions balance and protect private property rights, public rights, and our natural environment.

The WA State Growth Management Act (GMA) requires this element to:

- Establish the general distribution, location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses (RCW 36.70A.070(1)), and
- Include rural lands that are not designated for urban growth, agriculture, forest, or mineral resources. This must provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses (RCW 36.70A.070(5)).

Central to the GMA planning framework are three primary land use categories: urban, natural resource, and rural lands. Figure 1 below illustrates these categories relative to the intensity of the built environment. The GMA requires the County to designate urban growth areas (UGAs) inside of which urban development is permitted and outside of which urban growth is not allowed. Urban growth occurs at a higher intensity than rural and resource lands. Designated UGAs must be served or capable of being served by urban services such as water and sewer systems. Under the GMA, the County must designate natural resource lands with long-term commercial significance for the production of agricultural, timber, and mineral resources. Natural resource lands must be preserved from incompatible land uses to ensure that they remain available for resource industries. Finally, the GMA requires that lands that are not urban or natural resource lands be designated as rural lands. Diverse uses and densities must be allowed on rural lands to enable rural living while preserving the rural character.

1

Figure 1. Land Use Categories.

2

3

2.1.A Purpose

4

5

6 San Juan County is faced with a number of critical land use issues, perhaps the most critical being
 7 protection of the primarily *rural character* and natural environment of the islands while allowing for
 8 growth and *development* that maintains these characteristics and a healthy, diverse economy and
 9 populace. The Land Use Element of the *Comprehensive Plan*, guided by the county-wide Vision Statement,
 10 establishes the desired character, quality, and pattern of development for the physical environment of
 11 the county. It represents the policy plan for growth over the next twenty years. The goals and policies in
 12 this element direct future decisions on land use regulations, actions, procedures, and programs that will
 13 further implement the intent and purpose of the overall *Plan*.

14

2.1.B Land Use Concept

15

16

17 This Element establishes the concepts for how San Juan County should grow and develop while protecting
 18 its exceptional quality of life and natural environment, and equitably sharing the public and private costs
 19 and benefits of growth. The concept establishes the overall direction for guiding residential, commercial,
 20 and industrial growth in a manner that protects public health and safety and private property rights while
 21 preserving rural character and ~~our~~ the County's unique island atmosphere.

22

23 The land use concept guides San Juan County's efforts to achieve these ends by indicating where housing,
 24 shopping, community services, cultural facilities, and economic development activities should be
 25 encouraged, and where open space, rural areas, farmlands, and forested areas should be protected. It
 26 distinguishes between urban growth areas for ~~urban levels of development~~, activity centers and other
 27 areas of more intensive rural development, rural areas, and resource lands, and places the emphasis for
 28 growth in areas where adequate public facilities and services can be provided in an efficient and economic
 29 manner.

30

31 Finally, the land use concept attempts to preserve open space, protect ~~Critical Areas~~, maintain and
 32 improve the quality of air, water, soil and land resources, and protect the historic and cultural character
 33 of the islands. The land use concept is based on the densities established on the Official Maps.

34

1 The Land Use Element consists of ~~five~~^{six} major sections:

- 2
- 3 ~~The~~ General Goals, which provide the overall goals and policies for all lands in the county.
- 4 ~~The~~ Land Use Designations, which establish ~~four principal land use classes with~~ specific goals and
- 5 policies for a number of designations within these classes:
- 6 ~~Urban~~ Growth Areas, including Towns ~~and Urban Growth Areas.~~
- 7 ~~Activity Centers including Villages, Hamlets, Island Centers, and Residential Activity~~
- 8 ~~Centers, which are designated consistent with RCW 36.70A.070(5)(d) as Limited Areas of~~
- 9 ~~More Intensive Rural Development (LAMIRDs). Activity Centers also include Master~~
- 10 ~~Planned Resorts, which are designated consistent with RCW 36.70A.360 and .362.~~
- 11 ~~Rural Lands including Rural General Use, Rural Farm Forest, Rural Residential, Rural~~
- 12 ~~Industrial, Rural Commercial, Conservancy, and Natural.~~
- 13 Resource Lands including Agricultural and Forest lands.
- 14 ~~Rural Lands including Rural General Use, Rural Farm Forest, Rural Residential, Rural~~
- 15 ~~Industrial, Rural Commercial, Conservancy, and Natural.~~
- 16 ~~The~~ Special Districts of Conservancy and Natural which include goals and policies for conservation
- 17 of areas with valuable natural features.
- 18 ~~Rural lands including activity centers, limited areas or more intensive rural development~~
- 19 ~~(LAMIRD), master planned resorts, Rural general use, rural farm forest, rural residential, rural~~
- 20 ~~industrial, rural commercial, conservancy and natural land use designations.~~
- 21 ~~The~~ Overlay Districts, which contain additional goals and policies for certain land areas and uses
- 22 that warrant specific recognition and management, including Mineral Resource Lands, Critical
- 23 Areas, Open Space Conservation, watershed management, and Airport Districts.
- 24 ~~The sSubarea pPlans section,~~ which contains goals and policies for the creation of plans and
- 25 regulations for specific geographic areas in the eCounty ~~when the needs of those areas cannot be~~
- 26 ~~addressed by the land use provisions of this element.~~

28 2.1.C Existing Land Use Pattern

29

30 San Juan County is located north of Puget Sound and the Strait of Juan de Fuca, west of Rosario Strait,

31 east of Haro Strait, and south of the US-Canadian border. It is composed of over 130 islands. The majority

32 of these islands are either undeveloped or developed with rustic recreational development. Most of the

33 land on the inhabited islands is developed with either residential, agricultural or forestry uses.

34 Commercial and industrial development is primarily located in the County's urban growth areas (UGAs),

35 limited areas of more intense rural development (LAMIRDs), Activity Centers and Master Planned Resorts.

36

37 The County's three UGAs are the primary social and economic centers of San Juan, Lopez and Orcas

38 islands. Existing residential development in Friday Harbor, an incorporated UGA, Eastsound and Lopez

39 Village is comprised of single-family residences interspersed with multifamily development. Commercial

40 development in the UGAs includes a mix of retail, food service, and visitor accommodations. The types of

41 existing commercial development serve the needs of both the resident population and the seasonal visitor

42 population; reflecting the significant effect of the tourist economy. Industrial development in the County

43 is generally limited to small-scale manufacturing of locally-sourced consumer goods such as soaps and

44 food products.

1 There are four LAMIRDs designated on the Official Maps: Country Corner Commercial (Orcas), Island
2 Center (Orcas), Island Center (Lopez), and Marine Center (Lopez). These LAMIRDs are predominately
3 developed with commercial and institutional uses that provide services to surrounding rural areas.
4 Commercial developments are mostly retail such as hardware stores and nurseries. The Island Center
5 LAMIRD on Lopez Island also includes the Lopez Island K-12 school. There are few residential uses in these
6 areas except those that are accessory to nonresidential uses.

7
8 Activity Centers and Master Planned Resorts are special types of LAMIRDs that include resorts, villages
9 and hamlets located outside of UGAs. They provide a variety of allowed uses and residential densities to
10 serve the resident and visitor populations. Most of the Activity Centers and Master Planned Resorts have
11 adopted subarea plans to guide development in these unique areas. Residential development in activity
12 centers is mostly composed of single-family residences at higher rural density between one dwelling per
13 two acres to one dwelling per half-acre. Commercial uses in Activity Centers are a mix of retail, food
14 service, and visitor accommodations. Master Planned Resorts are primarily developed for recreational
15 purposes and include a mix of residential and commercial uses that must support the on-site recreational
16 nature of the resorts.

17
18 Agricultural and forest resource lands are primarily developed with natural resource uses such as farms
19 and timber land. Residential development in these areas typically occurs at the lowest density allowed in
20 the County. Commercial development is limited to uses that are accessory to natural resource
21 development such as roadside stands and cottage enterprises that process resource products into
22 consumer goods.

23
24 Rural areas, those that are not urban or natural resource lands, cover the majority of the County. These
25 lands are typically either developed with residential uses or undeveloped. There are some scattered farms
26 and timber lands in rural areas. Residential development in rural areas ranges in density but occurs at a
27 lower rate of dwellings per acre than urban areas and activity centers. Commercial development in rural
28 areas is predominately small-scale and limited to uses accessory to residential development.

29 30 2.1.D Population and Housing Forecasts, Housing Needs, and Land Capacity Analysis, Residential and 31 Commercial Capacity

32
33 San Juan County's 2016 population was 16,314. The 2036 population is projected to increase to 19,423
34 persons by the year 2036, an increase of 3,109 (Appendix 1 Population Forecast and Land Capacity
35 Analysis). Table 1 shows the forecasted 2036 population growth per island. San Juan and Orcas are
36 projected to experience the most population growth; more than 1,000 residents each. Of the ferry served
37 islands, Lopez and Shaw are expected to have the least population growth in this period. The total
38 projected countywide growth is 3,109 new residents by 2036.

1 **Table 1. 2036 Forecasted Population Growth per Island.**

<u>Island</u>	<u>2016 Population</u>	<u>2036 Population</u>	<u>2036 Population Growth</u>
<u>San Juan</u>	<u>7,810</u>	<u>9,298</u>	<u>1,488</u>
<u>Lopez</u>	<u>2,466</u>	<u>2,936</u>	<u>470</u>
<u>Orcas</u>	<u>5,395</u>	<u>6,423</u>	<u>1,028</u>
<u>Shaw</u>	<u>241</u>	<u>287</u>	<u>46</u>
<u>Waldron</u>	<u>109</u>	<u>130</u>	<u>21</u>
<u>Stuart</u>	<u>33</u>	<u>39</u>	<u>6</u>
<u>Decatur</u>	<u>89</u>	<u>106</u>	<u>17</u>
<u>Blakely</u>	<u>42</u>	<u>50</u>	<u>8</u>
<u>Other Islands</u>	<u>129</u>	<u>154</u>	<u>25</u>
<u>Total</u>	<u>16,314</u>	<u>19,423</u>	<u>3,109</u>

2 Source: Appendix 1 Population Forecast and Land Capacity Analysis.

3
4 The GMA requires the County to ensure that the *Plan* and its implementing development regulations
5 provide enough capacity of land suitable for development to accommodate the projected housing and
6 employment growth (RCW 36.70A.115). The Land Capacity Analysis (LCA) in Appendix 1 analyzed the
7 amount of capacity provided by the development regulations and *Plan* designations and densities to
8 accommodate future growth through the year 2036.

9
10 The County's average household size is 2.04 people per household. At this rate, the number of households
11 will increase from 7,997 to 9,521 by 2036, an increase of 1,524 households. Appendix 5, Housing Needs
12 Assessment, indicates there were 13,859 housing units in the County in 2016. If housing units continue
13 to grow at an average annual rate of 209 per year (the rate between 1980 to 2016), a total of 18,059
14 dwellings would be expected by 2036. This is an increase of 4,180 dwelling units over 2016 levels.

15
16 Table 2 shows the residential capacity for rural, resource, urban, and mixed-use residential land use
17 designations. It indicates that the majority of residential capacity is in the Rural Farm Forest land use
18 designation (RFF). This is the most prevalent land use designation in the County with around 48,608 acres
19 (forty-three percent of all acres) designated RFF. The LCA indicates that the County's existing land use
20 designations, densities and regulations provide residential capacity for the development of between 2,039
21 and 3,392 dwelling units after accounting for market and seasonal home factors. There is sufficient
22 housing capacity to accommodate the forecasted 3,109 new residents or 1,524 new households.

23
24 **Table 2. Residential Capacity by Natural Resource, Rural and Urban Growth Area Designations.**

<u>Land Use Category</u>	<u>Land Use Designation</u>	<u>Residential Capacity in Possible Dwelling Units</u>
<u>Natural Resource Land</u>	<u>Agricultural Resource</u>	<u>124.59</u>
	<u>Forest Resource</u>	<u>134.71</u>
	<u>Natural Resource Land Subtotal</u>	<u>259.30</u>
<u>Rural</u>	<u>Rural Farm Forest</u>	<u>1,131.27</u>
	<u>Rural Residential</u>	<u>150.53</u>
	<u>Conservancy</u>	<u>48.28</u>
	<u>Lopez Village Growth Reserve Area</u>	<u>0.82</u>
<u>Rural Activity Centers, Eastsound Subarea outside UGA, and LAMIRD</u>	<u>Residential Activity Center</u>	<u>35.32</u>
	<u>Olga Hamlet</u>	<u>5.17</u>
	<u>Orcas Village Residential</u>	<u>3.76</u>
	<u>Deer Harbor Hamlet Residential</u>	<u>16.96</u>
	<u>Eastsound Rural</u>	<u>6.94</u>

<u>Land Use Category</u>	<u>Land Use Designation</u>	<u>Residential Capacity in Possible Dwelling Units</u>	
	<u>Eastsound Rural Residential 5P</u>	<u>5.69</u>	
	<u>Eastsound Rural Residential 2P</u>	<u>7.79</u>	
	<u>Activity Center and LAMIRD</u>	<u>81.63</u>	
	<u>Subtotal</u>		
<u>Rural Subtotal, including Activity Centers and LAMIRDs</u>		<u>1,412.53</u>	
<u>Eastsound UGA</u>	<u>Eastsound Residential 1</u>	<u>.52</u>	
	<u>Eastsound Residential 1P</u>	<u>5.69</u>	
	<u>Eastsound Residential 2</u>	<u>13.03</u>	
	<u>Eastsound Residential 2P</u>	<u>15.91</u>	
	<u>Eastsound Residential 4-12</u>	<u>7.16</u>	
	<u>Eastsound Residential 4P</u>	<u>55.45</u>	
	<u>Eastsound Village Residential</u>	<u>181.69</u>	
	<u>Service and Light Industrial</u>	<u>-5</u>	
	<u>Eastsound Village Commercial Scenario A</u>	<u>-27</u>	
	<u>Eastsound Village Commercial Scenario B</u>	<u>24.13</u>	
	<u>Eastsound Village Commercial Scenario C</u>	<u>174.65</u>	
	<u>Marina Scenario A</u>	<u>-2</u>	
	<u>Marina Scenario B</u>	<u>1.60</u>	
	<u>Marina Scenario C</u>	<u>21.58</u>	
	<u>Eastsound UGA Subtotal</u>		
	<u>Scenario A</u>		<u>245</u>
<u>Scenario B</u>		<u>300</u>	
<u>Scenario C</u>		<u>471</u>	
<u>Lopez Village UGA</u>	<u>Lopez Village Residential</u>	<u>121.81</u>	
	<u>Lopez Village Commercial Scenario A</u>	<u>0</u>	
	<u>Lopez Village Commercial Scenario B</u>	<u>577.34</u>	
	<u>Lopez Village Commercial Scenario C</u>	<u>1,154.69</u>	
	<u>Lopez Village UGA Subtotal Scenario A</u>		<u>121.81</u>
	<u>Lopez Village UGA Subtotal Scenario B</u>		<u>699.15</u>
	<u>Lopez Village UGA Subtotal Scenario C</u>		<u>1,276.50</u>
<u>Countywide Total</u>	<u>Scenario A</u>	<u>2,039.09</u>	
	<u>Scenario B</u>	<u>2,691.14</u>	
	<u>Scenario C</u>	<u>3,392.01</u>	

1 Source: Appendix 1 Population Forecast and Land Capacity Analysis.

2

3 According to the LCA, there is sufficient employment capacity to accommodate the projected population

4 growth. It shows that the gross commercial employment capacity projected to be available in 2036 could

5 accommodate between 19,062 and 12,869 jobs. Countywide employment is only projected to increase

6 by 473 new jobs, in proportion with the population. Table 3 below shows the employment capacity for

7 each mixed-use, commercial, and industrial land use designation in the County based on current

8 development regulations, existing development, and 2017 Official Map designations.

1 **Table 3. Employment Capacity by Mixed-use, Commercial, and Industrial Land Use Designations.**

<u>Land Use Designation</u>	<u>Developable Acres</u>	<u>Commercial Capacity in Square Feet</u>	<u>Future Employment Capacity in Jobs</u>
<u>Rural Industrial</u>	<u>49.97</u>	<u>27,081.91</u>	<u>56.29</u>
<u>Rural General Use</u>	<u>1,145.86</u>	<u>4,123,102.45</u>	<u>10,326.39</u>
<u>Island Center</u>	<u>30.44</u>	<u>184,505.05</u>	<u>422.86</u>
<u>Deer Harbor Hamlet Commercial</u>	<u>2.65</u>	<u>19,706.41</u>	<u>37.11</u>
<u>Deer Harbor Hamlet Industrial</u>	<u>4.43</u>	<u>22,288.00</u>	<u>41.97</u>
<u>Orcas Village Commercial</u>	<u>7.71</u>	<u>34,049.90</u>	<u>64.13</u>
<u>Marine Center</u>	<u>17.36</u>	<u>46,921.96</u>	<u>112.99</u>
<u>Master Planned Resort</u>	<u>133.82</u>	<u>362,715.75</u>	<u>1,149.35</u>
<u>Country Corner Commercial</u>	<u>5.76</u>	<u>481.82</u>	<u>0.91</u>
<u>Service Park</u>	<u>4.97</u>	<u>90,368.50</u>	<u>170.19</u>
Non-UGA Subtotal	<u>1,402.97</u>	<u>4,911,221.75</u>	<u>12,382.19</u>
Eastsound UGA			
<u>Service and Light Industrial</u>	<u>19.98</u>	<u>258,911.79</u>	<u>487.60</u>
<u>Village Commercial</u>			
<u>Scenario A</u>	<u>13.18</u>	<u>117,073.96</u>	<u>220.48</u>
<u>Scenario B</u>	<u>13.18</u>	<u>58,308.78</u>	<u>109.81</u>
<u>Scenario C</u>	<u>13.18</u>	<u>0</u>	<u>0</u>
<u>Marina</u>			
<u>Scenario A</u>	<u>7.96</u>	<u>218,376.21</u>	<u>411.26</u>
<u>Scenario B</u>	<u>7.96</u>	<u>3,192.59</u>	<u>6.01</u>
<u>Scenario C</u>	<u>7.96</u>	<u>0</u>	<u>0</u>
Eastsound UGA Subtotal			
<u>Scenario A</u>	<u>41.12</u>	<u>594,361.96</u>	<u>1,119.35</u>
<u>Scenario B</u>	<u>41.12</u>	<u>320,413.15</u>	<u>603.43</u>
<u>Scenario C</u>	<u>41.12</u>	<u>258,911.79</u>	<u>487.60</u>
Lopez Village UGA			
Village Commercial			
<u>Scenario A</u>	<u>8.49</u>	<u>2,309,372.02</u>	<u>5,561.13</u>
<u>Scenario B</u>	<u>8.49</u>	<u>1,154,686.01</u>	<u>2,780.57</u>
<u>Scenario C</u>	<u>8.49</u>	<u>0</u>	<u>0</u>
Countywide Total			
<u>Scenario A</u>	<u>1,452.58</u>	<u>7,814,955.73</u>	<u>19,062.67</u>
<u>Scenario B</u>	<u>1,452.58</u>	<u>6,386,320.91</u>	<u>15,766.19</u>
<u>Scenario C</u>	<u>1,452.58</u>	<u>5,170,133.54</u>	<u>12,869.79</u>

2 Source: Appendix 1 Population Forecast and Land Capacity Analysis.
3
4
5
6
7
8

2.1.CE Population and Residential Density

This Element is consistent with the County's 2036 population projections of 19,423 (Appendix 1). This includes 9,298 people on San Juan, 6,423 on Orcas, 2,936 on Lopez, 287 on Shaw and 479 on the remaining Islands.

Residential density, the number of residential units allowed per acre, is established on the County's Official Maps for each area of the County. The permitted density indicates the maximum number of dwelling units that may be constructed per acre of land, or conversely in rural areas, the minimum number of acres per dwelling unit. The Official Maps of residential density do not establish a minimum parcel size; however, new land divisions may not establish a parcel pattern which would permit development of the area at a residential density greater than that provided for in the Official Maps, or create parcels smaller than those allowed by the UDC San Juan County Code (SJCC).

The County's patterns of development which have occurred in San Juan County have been greatly influenced by the residential densities established in the 1979 Comprehensive Plan. In many instances, the densities have been voluntarily reduced by property owners through the dedication of conservation easements with the San Juan Preservation Trust (a private, non-profit land trust), and the San Juan County Land Bank who also, density reduction is being achieved through purchase of conservation easements and land acquisition by the San Juan County Land Bank.

Some of the residential densities that were established in the 1979 Comprehensive Plan exceeded the density that is considered consistent with rural character by the Growth Management Hearings Boards established under Washington's Growth Management Act. In response to an order from the Western Washington Growth Management Hearings Board, this Plan includes rural densities that allow fewer dwelling units than permitted by the 1979 plan in a number of areas. Existing parcels which were established under the greater densities of the 1979 plan may still be developed for residential use, but any further subdivision in these areas must meet the newly established density limits. Plan policies encourage the combination of existing lots in order to reduce the number of dwelling units that may be developed in rural areas where the existing parcel pattern would permit development at a density greater than that established by this Plan and the Official Maps.

Information on existing and future population are found in Appendix 1, Population Projections, Buildout Analysis and Land Use Inventory.

2.1.DE Growth Management and Resource Protection

To ensure that critical areas and rural resources are protected, and that urban governmental services will not be required outside of urban growth areas and LAMIRDs, in addition to the density requirements changes there are also Comprehensive Plan policies that place address limits on capital facility development in the rural areas, and establish UDC conservation subdivision standards and other site design and performance standards.

2.2 GENERAL GOALS AND POLICIES OF THE LAND-USE ELEMENT

This section of the Land Use Element establishes the General goals and policies overall goal and policies for address how the county will try to achieve the its Vision and identifies. They address a number of general goals and policies for a broad range of issues which may apply to all land classes use designations in the County.

1 **2.2.A General Goal and Policies**

2
3 **General Goal: To provide for the orderly use of San Juan County land, shorelines and water areas and**
4 **to respect, protect and maintain the natural beauty and land and marine resources of the islands,**
5 **maintain the present rural, residential, agricultural atmosphere, respect the natural environment and**
6 **processes, recognize the marine orientation of the County, and to regulate development in a manner**
7 **which will protect both the rights of private landowners and the interests of the public.**

8
9 **General Policies:**

- 10
11 1. ~~Balance the public's interest in the management of~~ Manage community growth and its associated
12 impacts, ~~with the protection of~~ while protecting individual property rights through adoption of a
13 coordinated set of goals, policies and regulations to guide future development in the County.
14
15 2. Recognize and support the right of property owners to maintain and replace legal, non-conforming
16 uses and structures.
17
18 3. Consider site capabilities and existing development patterns when determining the land use
19 designation and appropriate locations and intensities of various uses of the land.
20
21 4. Direct high density residential and mixed use development into urban growth areas, and ~~into~~
22 ~~appropriate~~ Activity Centers to prevent sprawl and relieve growth pressure in the surrounding rural
23 areas.
24
25 5. ~~Implement the goals and policies of this Plan by adopting a land use designation map and a set of~~
26 ~~development regulations and enforcement procedures.~~
27
28 6. Investigate the development of a program to allow for the transfer of residential density from Rural
29 and Resource Lands to Activity Centers and other approved receiving areas ~~as appropriate~~ to protect
30 rural and resource lands. Transfer of residential density within Activity Centers should also be allowed.
31
32 67. ~~Implement the Vision Statement goals of preserving rural character and limited natural resources by~~
33 ~~means of voluntary, incentive-based programs, and other strategies, to reduce the currently allowable~~
34 ~~maximum number of residential structures in rural areas in a manner that is fair and equitable for the~~
35 ~~affected property owners including, and by establishing strategies that encouraging~~ property owners
36 to keep parcels whole and to preserve open space.
37
38 78. Implement the maximum allowable Residential densities specified on the Official Maps ~~indicate the~~
39 ~~maximum allowable density for any given parcel.~~
40
41 89. Recognize that the maximum allowable density applied to land by designation on the Official Maps
42 reflects the general intent of this *Plan* for residential development and should be allowed unless ~~maximum~~
43 ~~density~~ it would exceed site capabilities or unless it would not comply with ~~other applicable~~ County land
44 use regulations. ~~For purposes of this Plan, s~~Site capabilities or conditions which may indicate a density
45 lower than the specified maximum include, but are not limited to:
46
47 a. Suitability of soils to sustain individual or community sewage disposal systems.
48
49 b. Quality and quantity of water available to serve the proposed development.
50
51 c. The presence ~~Geologically Hazardous Areas, Frequently Flooded Areas, Wetlands, or Fish and~~
52 ~~Wildlife Habitat Conservation Areas~~ of critical areas which would either be materially harmed, or
53 which would result in hazards to life and property as a result of development at maximum density.

1 ~~910.~~ Preserve rural character of rural, resource, and conservancy lands outside of UGAs by providing
 2 ~~for~~ requiring conservation design in new land divisions and allowing ~~for~~ limited residential density
 3 bonuses in return for additional protection of open space resources and natural resource functions.
 4

5 ~~1011.~~ Manage runoff to prevent flooding and property damage, promote groundwater recharge and
 6 protect the quality and quantity of ground and surface water in accordance with the Water Element
 7 of this *Plan*. ~~In conformance with RCW 36.70A.070(1), a description of existing flooding, drainage, and~~
 8 ~~water quality problems will be developed and included as an appendix to this Plan.~~
 9

10 ~~1112.~~ *Vacation rental* (short-term, *i.e.*, of less than thirty days) of a principal, single-family residential
 11 unit or an ADU accessory dwelling unit should be subject to standards similar to those for hospitality
 12 commercial establishments but should be classified as a residential use for purposes of land use
 13 regulation.
 14

15 12. Placeholder for vacation rental cap policy, if adopted.
 16

17 13. ~~Future~~ Review and revision of the Land Use Element, its land use designations, this *Plan Element* and
 18 the Official Maps should be based in part on the:
 19

- 20 a. ~~the~~ Sufficiency of capital facilities as provided in the Capital Facilities Element and six-year plan;_i
- 21 b. ~~r~~Review of development patterns, projected needs;_i
- 22 c. ~~the a~~Availability and adequacy of water resources;_i
- 23 d. ~~the a~~Ability to control and mitigate the impacts of development;_i and
- 24 e. ~~the r~~Retention and protection of resource lands, special districts, critical areas, and water quality.
 25

26 2.2.B Economy

27
 28 **Goal: To support a broad-based, diversified, stable, year-round economy which provides a range of**
 29 **goods, services and employment opportunities ~~servng the needs of County residents, while~~**
 30 **safeguarding the rural, residential, agricultural, and marine nature of the County.**
 31

32 Policies:

- 33
- 34 1. Provide a predictable development atmosphere ~~for the local economy~~ through the formulation of
 35 clearly defined land use designations, regulations and standards.
 36
- 37 2. Allow the establishment of *home occupations* and *cottage enterprises* with appropriate performance
 38 standards.
 39
- 40 3. Retain *resource-based activities* by:
 41
 - 42 a. Conserving agricultural, forest, and mineral resource lands;
 - 43
 - 44 b. Encouraging forest land owners to use best management practices and sustainable harvesting
 45 techniques;
 - 46
 - 47 c. Allowing resource-based processing and commercial activities to locate on resource lands and in
 48 some rural areas; and
 - 49
 - 50 d. Allowing the storage of personal commercial fishing vessels and related equipment incidental to
 51 a personal residential use throughout the county.
 52

- 1 4. Ensure that new commercial, industrial, and institutional uses are consistent and compatible with the
 2 islands' natural environment, community livability, and the needs of county residents by establishing
 3 performance standards, ~~which address:~~
 4
 5 a. ~~compatibility with surrounding area;~~
 6 b. ~~visual impact, including signage, light and glare;~~
 7 c. ~~storm drainage control;~~
 8 d. ~~traffic access and circulation;~~
 9 e. ~~outdoor storage and location of parking and loading;~~
 10 f. ~~noise abatement;~~
 11 g. ~~water and air pollution, including hazardous wastes, odor, and noxious fumes; and~~
 12 h. ~~Critical Areas.~~
- 14 5. Allow for tourism-related businesses and activities ~~within the context of~~ while maintaining a diverse
 15 and balanced economy ~~while~~ and minimizing the related negative impacts.
- 17 6. Commercial and industrial uses should be located only where directly accessible from a County Road,
 18 or from a private road if traffic and maintenance impacts to the private road are minimized.

20 2.2.C Energy

22 **Goal: To conserve energy and promote energy efficiency.**

24 Policies:

- 26 1. Promote education on site planning methods that ~~make maximum~~ use of energy-saving features
 27 of the natural environment.
- 29 2. Provide opportunities ~~within land use designations~~ for the development and use of alternative energy
 30 resources which are compatible with the natural environment.

32 2.2.D Essential Public Facilities

34 ~~Recognizing the diverse essential public facility needs of San Juan County's many islands, following are the~~
 35 ~~policies for addressing the siting and development of essential public facilities, including essential public~~
 36 ~~facilities located within the Shoreline jurisdiction.~~

38 **Goal: To ensure that the land use needs for *essential public facilities* are identified and provided for**
 39 **as a necessary component of a coordinated land use system.**

41 Policies:

- 43 1. ~~Identify~~ Essential Public Facilities (EPFs) in the County.

45 ~~Essential Public Facilities (EPFs) are facilities that provide a necessary public service as their primary~~
 46 ~~mission, and that are difficult to site. EPFs include, but are not limited to, those facilities listed in RCW~~
 47 ~~36.70A.200; any facility that appears on the list maintained by the State Office of Financial~~
 48 ~~Management under RCW 36.70A.200(4); secure community transition facilities as defined in RCW~~
 49 ~~71.09.020; state education facilities; state or regional transportation facilities as defined in RCW~~
 50 ~~47.06.140 and facilities determined to be an Essential Public Facility under SJCC 18.30.050E. Essential~~
 51 ~~public capital facilities of county or state-wide significance also include, but are not limited to:~~
 52 ~~passenger and vehicle ferry terminals (public); public elementary and secondary schools; solid waste~~
 53 ~~collection, transfer, and disposal facilities; county roads and county docks; county equipment storage~~

1 and maintenance yards; county septage handling and treatment facilities; primary electrical
 2 transmission and distribution systems; fire stations and emergency service facilities; public libraries;
 3 post offices; parks; county administrative offices; and general aviation airports.
 4

- 5 2. Do not preclude the siting and construction of EPFs. ~~Regulations and policies may not preclude the~~
 6 ~~siting and construction of EPFs. and W~~when possible, require that EPFs shall comply with existing
 7 regulations and policies. ~~When this is not possible, or when existing, non-conforming facilities need~~
 8 ~~to be expanded, special siting, design and approval procedures should be developed that:~~
 9
- 10 3. Develop special siting, design and approval procedures for Wwhen Policy 2 above ~~this is not possible,~~
 11 ~~or when existing, non-conforming facilities need to be expanded, special siting, design and approval~~
 12 ~~procedures should be developed that:~~
 13
- 14 a. Consider impacts on existing land uses, resource lands, open space, scenic resources, shoreline
 15 master program, Critical Areas, and the natural and rural environment;
 - 16
 - 17 b. Consider the quality of service provided and the economic, social and environmental costs and
 18 benefits to the public;
 - 19
 - 20 c. Include the public in selecting sites and developing alternatives to mitigate negative impacts;
 - 21
 - 22 d. ~~Require EPFs to provide~~ reasonable mitigation of negative impacts. An application for ~~approval~~
 23 ~~of an EPF Conditional Use Permit may however,~~ not be denied because impacts are not fully
 24 mitigated; and
 25
 - 26 e. Prevent the siting of incompatible uses adjacent to general aviation airports.
 27
- 28 3. Do not locate EPFs ~~Essential public facilities should not be located~~ within frequently flooded or
 29 geologically hazardous areas unless no practicable alternative exists.
 30
- 31 4. ~~On Lopez and Orcas Islands,~~ new public schools and government administrative offices ~~On~~
 32 ~~Lopez and Orcas Islands,~~ should be located within an ~~U~~urban ~~G~~rowth ~~A~~rea (UGA), a LAMIRD, or
 33 other areas where adequate water supply and sewage disposal exist without new extensions of urban
 34 services.
 35
- 36 5. ~~Do not locate O~~ther facilities ~~should not be located~~ outside an UGA or LAMIRD unless its operation
 37 warrants a rural location.
 38
- 39 6. Establish shoreline environment designation, policies, boundaries, and provisions regarding the
 40 identification, siting and design of essential public facilities located in the shoreline jurisdiction in The
 41 ~~Shoreline Master Program Element should establish shoreline environment designation, policies,~~
 42 ~~boundaries, and provisions regarding the identification, siting and design of essential public facilities~~
 43 ~~located in the shoreline jurisdiction.~~
 44
- 45 7. ~~To help offset potential impacts from essential public facilities,~~ dDevelop voluntary and incentive
 46 based programs to protect the overall functions and values of ~~C~~ritical ~~A~~reas and to support resource
 47 land uses, particularly commercial agricultural uses ~~T~~o help offset potential impacts from essential
 48 public facilities.
 49
 50
 51
 52

2.2.E Recreation

Goal: To provide ~~for~~ recreational opportunities ~~to~~ that will meet the needs and interests of County residents while ensuring that recreational uses are compatible with the natural limitations of specific sites and surrounding uses.

Policies:

1. Coordinate with other public and private agencies to ensure that plans and programs provided within the County accommodate the recreational needs and interests of County residents.
2. Allow the use of public lands consistent with the physical and cultural limitations of each ~~specific site~~ and the island on which it is located.
3. Allow commercial recreational developments, consistent with the above goal, ~~which will serve to~~ complement public recreational facilities.
4. Prohibit recreational vehicle ~~parks~~ and all-terrain vehicle ~~parks~~ ~~tracks~~ ~~because these uses place excessive demands on public transportation systems.~~
5. Prohibit the development or use of land for large-scale, permanent, tourist attractions such as theme parks and casinos, ~~as they are out of scale and character with San Juan County.~~ Allowable tourist attractions should be limited to those that do not require significant land area, ~~and such attractions should meet all concurrency requirements.~~
6. Establish performance standards for public and private recreational developments to minimize adverse impacts on adjacent properties and the natural environment.

2.2.F Natural Resource Conservation

Goal: To preserve nonrenewable natural resources and conserve renewable natural resources for the benefit of existing and future generations.

Policies:

1. Conserve soils capable of supporting long-term agricultural production identified by the ~~The federal~~ Natural Resources Conservation Service (NRCS) ~~identified 34 soil types suitable for farming in San Juan County. These soils can be found on page 121 of the 2009 Soil Survey of San Juan County, Washington, available at: http://soils.usda.gov/survey/online_surveys/washington/#san2009.~~
2. Conserve forest lands in the Washington Department of Natural Resources' forest grades 1-5 classification ~~(as classified by the Washington Department of Natural Resources)~~ for long-term timber production.
3. Encourage sustainable forest management in order to conserve forest lands and promote the retention and preservation of forest stands that are particularly important to visual aesthetics, wildlife habitat, groundwater retention and/or site stability.
4. Protect and preserve, wetlands, critical marine and terrestrial wildlife habitats and wildlife corridors, including breeding grounds, resting and feeding areas for migratory birds, nursery areas and habitats of threatened, endangered and sensitive species.

- 1 5. Encourage the reclamation, rehabilitation and enhancements of: ~~(a)~~ wetlands, ~~(b)~~ marine and
2 terrestrial wildlife habitat, and ~~(c)~~ vegetated areas necessary to maintain site stability and
3 groundwater recharge.
4
- 5 6. Develop voluntary, incentive-based, protection measures for natural resources including conservation
6 easements, transfer and purchase of development rights programs, current use taxation, and public
7 education programs.
8
- 9 7. Protect the health, safety and welfare of the public by ensuring that areas susceptible to geological
10 and hydrological hazards are not developed in a manner which would result in injury, loss of life,
11 property damage or financial losses due to flooding, erosion, landslide, or steep slope failures.
12
- 13 8. Incorporate low impact development standards and guidelines (based on the ~~Technical Guidance~~
14 ~~Manual for Puget Sound, Puget Sound Action Team, 2005~~ *Western WA. Stormwater Management*
15 *Manual*) into implementing regulations for critical areas, rural and resource lands, special districts,
16 activity centers and urban growth areas.
17
- 18 9. Establish provisions for Conversion Option Harvest plans in coordination with the state Department
19 of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of
20 the DNR and the County in the processing, administration and enforcement of forest practice
21 activities, especially as they relate to the clearing of land for non-forestry uses.
22

23 2.2.G Social Services

24
25 **Goal: To augment County health and social service capabilities by allowing provision the development**
26 **of affordable residential care facilities.**

27 Policy:

- 28 1. Allow the establishment of adult family homes for the elderly and special needs residents and home
29 day care facilities for children in all designations which allow residential uses ~~in accordance with state~~
30 and federal laws.
31
32
33

34 2.2.H Historic and Archaeological Preservation

35
36 **Goal: To protect, preserve, and restore significant archaeological and historical resources in the**
37 **County and encourage ~~those types of~~ new development that will enhance ~~historic~~ community identity.**

38 Policy:

- 39 1. Protect areas of known archaeological and historic value from incompatible development and ensure
40 that newly discovered areas uncovered during excavation are examined by the appropriate
41 authorities.
42
43
44
- 45 2. Protect through voluntary measures ~~the~~ significant historic resources identified in an inventory, using
46 a variety of preservation techniques including acquisition, incentives, conservation easements,
47 transfer of development rights, overlay districts, and alternative re-use of structures.
48
- 49 3. Incorporate the preservation of sites and structures of historic and archaeological significance as a
50 part of the environmental consideration in development permit and land division reviews.
51
52

1 **2.2.I Open Space and Scenic Resources**
2

3 **Goal: To protect and conserve open space and scenic resources.**
4

5 **Policy:**
6

- 7 1. Protect open space and scenic resources identified in the County's *Open Space and Conservation Plan*
8 through implementation of a variety of conservation techniques including fee acquisition,
9 conservation easements, incentives, overlay districts, purchase, retirement, or transfer of
10 development rights, and educational programs.
11

12 **2.2.J Access to Public Lands and Facilities**
13

14 **Goal: To provide safe and convenient access to public lands and facilities without causing significant**
15 **negative impacts on the quality of life or property of island residents, or adversely affecting fragile**
16 **natural features.**
17

18 **Policies:**
19

- 20 1. ~~Public agencies should a~~Acquire or otherwise assure access to publicly owned lands and facilities. ~~Such~~
21 ~~access that~~ should not adversely affect the public resource or adjacent properties.
22
23 2. ~~Mark P~~public access areas should be clearly and appropriately marked.
24
25 3. ~~Provide G~~greenways or buffer zones should be provided within public access areas to protect
26 adjacent private property when possible.
27

28 **2.2.K Sewage Disposal**
29

30 **Goal: To protect water quality and the public health, safety, and welfare by ensuring that growth**
31 **and development is supported by site conditions suitable for sewage disposal systems, or by sewage**
32 **treatment facilities in urban growth areas, and certain activity centers and residential activity centers,**
33 **in order to protect water quality and the public health, safety, and welfare.**
34

35 **Policies:**
36

- 37 1. Allow development only upon County approval of sewage disposal systems or upon connection to an
38 approved community sewage treatment facility.
39
40 2. Allow innovative, functional technologies for the efficient processing of sewage. ~~These alternative~~
41 ~~methods of sewage disposal may be allowed~~ with approval from the County's Public Health Officer.
42
43 3. Locate sewage disposal facilities to prevent contamination of surface and ground water resources.
44
45 4. Coordinate with the Town of Friday Harbor in the development of programs for local sewage sludge
46 disposal which will have minimal negative impact on the public.
47
48 5. Prohibit the importation and disposal of sewage sludge to the islands from outside of the County.
49
50 6. Allow the extension of community sewage treatment facilities into rural areas only to remedy existing
51 or potential groundwater contamination problems, or to correct existing or impending health hazards,

1 or to provide service to public schools, and only when it meets the other criteria provided in this Plan,
 2 Sections B.7.1.C and B.7.2.A.

3 4 2.2.L Telecommunications

5
6 **Goal: To allow for the development of effective telecommunications systems in a manner consistent
 7 with the character of island neighborhoods and the rural and scenic qualities of the islands.**

8 9 **Policy:**

- 10
11 1. Allow for telecommunications towers and antennae subject to location, siting, appearance, and
 12 performance standards.
 13
 14 2. Use to the maximum extent possible Existing commercial telecommunications antennae and towers
 15 ~~should be used to the maximum extent possible~~ to accommodate future telecommunications needs
 16 before new facilities are approved.
 17

18 2.2.M Physical Activity

19
20 **Goal: To implement community planning and design approaches that promote walking, bicycling and
 21 other physical activity.**

22
23 Detailed policies supporting physical activity are found in Appendix 11, Parks, Trails and Natural Areas
 24 Plan and Nonmotorized Plan, and the Transportation Element of this plan ~~(which includes a Non-~~
 25 ~~motorized Transportation Plan)~~ and the goals and policies of adopted subarea and activity center plans.
 26

27 2.2.N Agriculture

28
29 **Goal: Protect agricultural land and promote diverse agricultural activities that enhance stewardship
 30 and economic viability, and maintain the rural character of San Juan County.**

31 32 **Policies:**

- 33
34 1. Encourage agricultural best management practices that conserve and regenerate soils; sequester
 35 carbon; build climate resilience; and protect water quality, fisheries, and wildlife through incentives,
 36 education and promotion of programs such as the Voluntary Stewardship Program.
 37
 38 2. Protect farmland and encourage productivity by designation and zoning, including innovative zoning
 39 techniques and accessory uses listed in RCW 36.70A.177.
 40
 41 3. Adopt a policy of no net loss of Agricultural Resource Land (ARL).
 42
 43 4. Encourage agricultural activities, ag-related facilities and infrastructure on prime farmland provided
 44 these facilities are located in such a way as to minimize their impact on prime agricultural lands.
 45 Develop incentives for agricultural activities that could include tax credits, expedited permit review,
 46 reduced permit fees, permit exemptions for activities complying with best management practices,
 47 Voluntary Stewardship Program or similar programs.
 48
 49 5. Prioritize agricultural production and working farms on publicly held agricultural lands.
 50
 51 6. Encourage the leasing of lands held in public trust for agricultural use.
 52

- 1 7. Support agricultural viability by encouraging investment in infrastructure on agricultural lands held in
2 public trust.
- 3
- 4 8. Encourage public agencies to develop conservation easements that support long term agricultural
5 viability.
- 6
- 7 9. Allow necessary infrastructure and services (which support agriculture and contribute to growing,
8 storing, processing, and distributing a local food supply.
- 9
- 10 10. Avoid duplication of federal and state regulations that apply to agriculture, resource-based industries
11 and value-added production while reserving the authority to address issues of local concern with
12 regard to resource-based activities and operations.
- 13
- 14 11. Allow year round and seasonal housing for agricultural workers, including tiny homes, bunkhouses
15 and other low cost and low impact solutions.
- 16
- 17 12. Encourage the recycling and beneficial use of island biomass and retention of nutrients through
18 innovative zoning that allows composting and biochar production.
- 19
- 20 13. Allow agricultural accessory uses, such as farm stands, direct sales of agricultural products,
21 agritourism and farm-based businesses where agriculture is allowed. Establish comprehensive
22 definitions for agricultural accessory uses.
- 23
- 24 14. Implements right-to-farm provisions that assure agricultural uses are not considered a nuisance in San
25 Juan County.
- 26
- 27 15. Support agricultural marketing, branding, and educational programs, agricultural policy advisory
28 committees, and local agricultural grants.
- 29

30 2.2.O Climate Change

31

32 **Goal 1: Understand climate change impacts and ensure that the *Plan* and development regulations are**
33 **responsive to new conditions and improved approaches to climate mitigation and resilience.**

34 **Policies:**

- 35
- 36
- 37 1. Commit resources for a climate change impact study that assesses lands susceptible to climate
38 impacts and identifies hazard areas and regulatory changes to:
 - 39
 - 40 a. Make development in these areas more resilient;
 - 41
 - 42 b. Inventory greenhouse gases from development;
 - 43
 - 44 c. Address intersections of climate impacts and social equity; and
 - 45
 - 46 d. Develop a climate mitigation action plan.
 - 47
- 48 2. Periodically review and if necessary, update the San Juan County Comprehensive Plan and
49 development regulations to ensure that:
- 50

- 1 a. Plan goals and policies establish clear objectives and actions to increase climate mitigation
2 and cultivate community resilience;
3
- 4 b. Policies and regulations are responsive when new technologies are available to account for a
5 changing climate; and
6
- 7 c. The effects of climate change are addressed. These include:
8
9 i. Sea level rise;
10
11 ii. More frequent severe weather events and natural disasters; and
12
13 iii. Constraints to potable water supply.
14
- 15 3. Collaborate with local nonprofits, agencies, and special taxing districts when drafting land use
16 regulations for responding to new technologies or strategies for mitigating the effects of climate
17 change.
18
- 19 4. Engage the community when adopting changes to goals, policies and regulations to adapt to climate
20 change. Public input improves amendments and strengthens community buy-in.
21
- 22 5. Allow uses that support natural resource industries as they adapt to the effects of climate change.
23
- 24 6. Establish land use patterns that:
25
26 a. Reduce demand for transportation and infrastructure;
27
28 b. Focus new development in areas less prone to climate impacts; and
29
30 c. Limit human impacts on ecosystems and habitats.
31
- 32 **Goal 2: The carbon footprint of new development is reduced through innovative development**
33 **regulations and programs.**
34
- 35 7. Incentivize green building rating system certifications (such as LEED) for development to reduce
36 greenhouse gas emissions and increase climate resilience.
37
- 38 8. Establish development standards and incentives to support resource efficient design and
39 construction.
40
- 41 9. Provide green building informational materials, checklists and other resources to property owners
42 and developers.
43
- 44 10. Incorporate energy efficiency principles into publicly funded developments.
45
- 46 11. Reduce waste of natural resources and decrease greenhouse gas emissions generated by the
47 transport of building materials by promoting the design of developments and infrastructure for
48 disassembly and reuse or recycling.
49
50

Goal 3: Natural systems and nature-based systems in the built environment provide valuable services that support climate mitigation and resilience.

12. Increase resilience to climate impacts with nature-based solutions such as green infrastructure.
13. Support training for County staff on the development, incorporation, and preservation of green infrastructure.
14. Establish landscaping standards that provide functional environmental benefits such as improved air quality, carbon sequestration, temperature regulation, and stormwater management.
15. Promote forest stewardship activities that result in carbon sequestration, reduce wildfire risks, or a combination of both.
16. Value ecosystem services that mitigate the effects of climate change. Ecosystem services are features of natural areas that provide services instead of built infrastructure. Ecosystem services include:
 - a. Carbon sequestration;
 - b. Stormwater management;
 - c. Aquifer recharge; and
 - d. Erosion control.

2.3 — LAND USE DESIGNATIONS

This section of the Land Use Element establishes ~~San Juan County has established~~ four principal land use classes: Urban Growth Areas, Activity Centers (including LAMIRDs), Rural Lands, and Resource Lands. Each Class has ~~s~~Specific goals and policies that for each class specify the criteria used to qualify lands for each land use designation, and They also provide guidance for guide the development of regulations by identifying uses and activities which may be established in them these areas.

Generally, the factors for ~~assigning~~ land use designations in this *Plan* include the following: physical site conditions such as soils, slope, groundwater recharge and drainage; present and projected needs of the population; the character of existing development and parcel size; financial impacts on the County and its residents; community livability; capacities of roads, sewers, water systems, and other facilities; proximity to shopping, business and community activities; and providing a balance between various land uses.

2.3-A URBAN GROWTH AREAS

Goal 1: To recognize and provide for areas of compact urban development that includes urban-levels of uses and intensities which offer diverse employment opportunities, a variety of residential densities and housing types which will eventually achieve urban-level densities in most locations, general commercial, general industrial, institutional, recreational, and community uses in a concentrated, development pattern that includes urban-level and uses and intensities of use.

Policy:

1. Establish different urban growth areas, each of which has a mix of land uses with housing, businesses, and services appropriate to its character, size, and location, as described in ~~a. and b.,~~ below.

1 Types of Urban Growth Areas

2
 3 a. **Towns** are incorporated Urban ~~G~~rowth Areas with a full range of urban facilities and services,
 4 including high-density residential, ~~general~~ commercial, and ~~general~~ industrial uses, schools, and
 5 neighborhood and community parks. Towns offer a variety of housing types and are pedestrian-
 6 oriented with compact development patterns. They have municipal sewage treatment facilities,
 7 municipal water systems and provide other urban governmental services. ~~Towns are~~
 8 ~~incorporated.~~

9
 10 b. **Unincorporated Urban Growth Areas (UGAs)** are: ~~1}~~

11
 12 i. adjacent to incorporated towns, are or can be served by municipal water systems and municipal
 13 sewage treatment facilities, and contain or are appropriate for a mixture of uses including general
 14 commercial and general industrial and high density residential. All or a portion of these areas may
 15 be annexed into a town within the twenty year planning time frame; or

16
 17 ~~2}~~ ii. are non-municipal urban growth areas i.e, they provide community sewage treatment facilities
 18 and community water systems services at non-rural or urban levels of service, and provide some
 19 other services similar to towns but have no incorporated core. The UGAs provide a variety of
 20 housing types and residential densities, some of which are at urban-level densities, ~~with t~~The
 21 remainder conditioned during land division to not preclude future upzoning. The UGAs are
 22 pedestrian-oriented with a compact village core.

23
 24 2. Urban ~~G~~rowth Areas should be designated on the *Comprehensive Plan* Official Maps where existing
 25 or proposed uses and services will meet the above definitions. Urban ~~G~~rowth Areas designated on
 26 the *Comprehensive-Plan* Official Maps are identified in Table 14, below.

27
 28 **Table 14. Summary of Urban Growth Areas.**

Location	Designation
Friday Harbor	Town
Friday Harbor Urban Growth Area	Urban Growth Area
Eastsound	Urban Growth Area
Lopez Village	Urban Growth Area

29
 30 3. Designate new lands as unincorporated urban growth areas only if they meet the following
 31 criteria:

32
 33 a. The land is developed with or characterized by urban growth.

34
 35 i. Urban growth refers to growth that makes intensive use of land for the location of
 36 buildings, structures, and impermeable surfaces to such a degree as to be incompatible
 37 with the primary use of land for the production of food, other agricultural products, or
 38 fiber, or the extraction of mineral resources, rural uses, rural development, and natural
 39 resource lands.

40
 41 ii. Characterized by urban growth refers to land having urban growth located on it, or to
 42 land located in relationship to an area with urban growth on it as to be appropriate for
 43 urban growth.

1 b. A range of governmental facilities and services presently exists or can be economically and
 2 efficiently provided at urban levels of service in a timely manner. These services include
 3 sewer, water, storm drainage, transportation improvements, fire and law enforcement
 4 protection, and parks and recreation.

5
 6 c. The area has a physical connection to an existing UGA.

7
 8 d. Additional urban growth area is needed to accommodate forecasted urban growth based on
 9 a land capacity analysis and population forecast.

10
 11 f. The area does not have long-term commercial significance for agricultural, mineral, or forest
 12 products.

13
 14 g. Establishing new urban development in the area will not conflict with activities on nearby
 15 designated natural resource lands.

16
 17 h. Parcels that may not meet any of the criteria described in (a) through (g) above can be
 18 included to provide logical boundaries to the urban growth area and to avoid small areas of
 19 conflicting land uses amid urban lands. Similarly, parcels that meet some or all the criteria
 20 described in (a) through (g) above may be excluded to provide logical boundaries to the urban
 21 growth area and to avoid conflict with existing land uses.

22
 23 ~~34. Locate N~~ new urban-level residential, general-commercial and general-industrial uses, and urban-level
 24 facilities and services should be located only in urban growth areas, except as explicitly provided by
 25 this Plan and in compliance with the GMA, in order to avoid incompatible land uses and protect the
 26 character and values of the rural areas. Rural industries and heavy industrial types of activities will
 27 generally be located in Island Center activity centers and the Rural Industrial areas (see Rural areas,
 28 below).

29
 30 ~~45.~~ Consider the local knowledge, experience, and preferences of community residents, in addition to the
 31 directives of the GMA and this Plan, when establishing the type, size, character, and boundaries of an
 32 urban growth area, deciding appropriate uses and their location, determining community
 33 infrastructure requirements, and establishing standards and design guidelines to protect and retain
 34 important features which the community values.

35
 36 ~~56.~~ Adopt S subarea plans or location-specific designations and standards for urban growth areas should
 37 be adopted to guide land use and development in these areas. including identification of R residential,
 38 commercial, industrial, and open space and park areas should be identified in each growth area. Land
 39 use districts and development standards for subareas should be consistent with GMA direction to
 40 develop compact urban areas and to retain and enhance community character and values. Critical
 41 Areas within growth areas should be preserved and enhanced.

42
 43 ~~67.~~ Ensure that L land use districts, densities and standards for urban growth areas should be are
 44 consistent with GMA direction to develop compact urban areas and for most areas to ultimately
 45 achieve urban-level densities. Densities and development should be phased so as to be compatible in
 46 the near term with existing development patterns. Standards should also be developed to prohibit
 47 new development during the phasing period that would physically preclude eventual higher densities.

48
 49 ~~78.~~ Require that A all new development in urban growth areas should be connected to and served by
 50 urban services public or private community water and sewage treatment systems. Long-range sewer
 51 and water system plans should be developed or updated by the utility providers in cooperation with

1 the eCounty so that the plans are consistent with the growth projections, land use regulations, and
 2 subdivision patterns in each area.
 3

4 ~~89. Encourage~~ New residential development in urban growth areas ~~should to~~ include a full range of
 5 single- and multi-family housing types. New areas added to an urban growth area should permit
 6 minimum densities of 4 units per acre ~~in order~~ to support efficient public services and provide a full
 7 range of affordable housing opportunities in the future.
 8

9 ~~910. Establish~~ Open space design standards ~~should be established~~ to maintain the rural character at the
 10 borders of urban growth areas. Open space areas, in the form of squares, green spaces, and parks
 11 within ~~growth areas~~ UGAs, should be an integral part of these areas to provide settings for recreation
 12 and public gatherings, and to protect ~~Critical Areas~~ critical Areas, scenic qualities, and historic features.
 13

14 ~~101. The County should investigate~~ Evaluate the storm drainage impacts of current and future
 15 development for each urban growth area, and develop additional design and building standards for
 16 land development ~~projects~~, and capital projects, and establishment of a utility if ~~appropriate~~, needed
 17 to control storm water runoff and associated impacts.
 18

19 ~~121. The Town of Friday Harbor and the County should p~~Prepare and maintain an Urbans Growth
 20 Areas Management Agreement in accordance with the San Juan County and Town of Friday Harbor
 21 Joint Planning Policyies ~~adopted in 1992, as amended in Appendix 3 of this Plan.~~
 22

23 ~~132. Design U~~Urbans Growth Areas (UGAs) ~~should be designed~~ to accommodate fifty percent (50%) of
 24 the twenty-year population growth projected for the island where the UGA is located ~~during the~~
 25 twenty-year ~~planning period~~. Development of urban areas should be encouraged consistent with
 26 smart growth principles. The Town, County, and utility providers should jointly explore infrastructure
 27 planning, construction and financing options for necessary capital improvements. Potential financing
 28 options include developer agreements, utility local improvement districts, grants, service area
 29 agreements, and impact fees.
 30

31 ~~143. Establish~~ development standards for planned unit developments (PUD) in urban growth areas to
 32 more effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for
 33 sites characterized by special features of geography, topography, size and shape. ~~PUD standards~~
 34 ~~should include provisions for a mixture of housing types and residential densities, and preservation of~~
 35 ~~open space and natural features, as well as concurrency requirements to address impacts on~~
 36 ~~transportation and other capital facilities and services.~~
 37

38 **Note: Policy 14 is addressed in the Lopez Village Subarea Plan**

39 ~~14. An adaptive management program regarding seawater intrusion into the Lopez Village UGA water~~
 40 ~~supply is hereby established to evaluate whether existing regulatory and non-regulatory actions with~~
 41 ~~regard to seawater intrusion are protecting the quality and quantity of groundwater used for public~~
 42 ~~water supplies in the Lopez Village UGA. This program is intended to supplement the County's existing~~
 43 ~~water quality protections in San Juan County Code Chapter 8.06.~~
 44

45 ~~a. Benchmarks. The program uses June 2002 well data and the groundwater model described~~
 46 ~~in the June 2003 Lopez Village Groundwater Model Report ("2003 Report") prepared by~~
 47 ~~Pacific Groundwater Group as a benchmark. The 2003 Report is hereby incorporated into the~~
 48 ~~Comprehensive Plan by reference.~~

49 ~~b. Monitoring network. A well monitoring network of eleven wells has been established in and~~
 50 ~~around Lopez Village in partnership with the Washington State Department of Ecology. Data~~
 51 ~~loggers have been installed on these wells and will measure elevation and static level at least~~

hourly. Additionally, manual samples will be taken at least twice a year from the wells for chemical analysis. The analysis will test for alkalinity, calcium, chloride, conductivity, fluoride, magnesium, nitrate, potassium, sodium, and sulfate.

e. ~~Review by County Hydrogeologist. A County Hydrogeologist will review and analyze data collected by the monitoring network by December 31, 2008, and annually thereafter. The review will include:~~

i. ~~Analysis of the collected data and comparison to the projections regarding pumpage and water levels in the model developed in the 2003 Report.~~

ii. ~~Modification to the model in the 2003 Report if it is not simulating aquifer conditions correctly or if more accurate indicators of seawater intrusion are developed and can feasibly be integrated into the model.~~

iii. ~~Analysis of the aquifer capacity compared to growth projections.~~

d. ~~Thresholds. Degradation of the aquifer will be considered to occur if the County Hydrogeologist determines that there is a greater impact on seawater intrusion than predicted in the groundwater model. If more accurate indicators of seawater intrusion or other degradation are developed and integrated into the model, such indicators will be used to measure degradation in future analyses.~~

e. ~~Response to degradation of water quality. If degradation occurs, the County will immediately take appropriate action to cease the issuance of building permits in the Lopez Village UGA. The County will not resume issuing building permits in the Lopez Village UGA until such time as action which will prevent further seawater intrusion has been identified and implemented. (Ord. 40-2008)~~

Goal 2: Preserve community character in unincorporated urban growth areas.

Policies

1. Development within urban growth areas should be of a scale and intensity appropriate to the rural character of the islands, including but not limited to:

a. New buildings should be consistent with the size and height of existing buildings;

b. Large buildings, long blank walls and large expanses of concrete should be avoided;

c. Design of buildings and site layout should incorporate open spaces and scenic views;

d. The night sky should remain dark and free of light-pollution; and

e. Development should be designed to minimize air pollution and untreated stormwater runoff to maintain excellent air and water quality;

f. Industrial, commercial, and other allowed nonresidential uses should be regulated to minimize their impact on neighboring residential uses and the natural environment both within the UGA and in the surrounding rural and natural resource lands; and

g. Urban growth areas are centered on walkable, commercial cores.

2. Establish street design standards for unincorporated UGAs to ensure improvements to the streetscape are consistent with community character.

- 1 3. Establish lighting standards for unincorporated UGAs that preserve the dark night sky.
- 2
- 3 4. Establish dimensional standards for new urban development that are consistent with the existing
- 4 scale of development inside unincorporated UGAs.
- 5
- 6 5. Encourage infrastructure to support walking and bicycling within the unincorporated UGA commercial
- 7 cores.
- 8
- 9 6. Establish standards that minimize air and water pollution by controlling stormwater runoff and
- 10 emissions of air pollution.
- 11
- 12 7. Establish development standards for industrial, commercial, and nonresidential uses that minimize
- 13 impacts to other surrounding land uses and the natural environment.
- 14

15 **~~2.3.B Activity Centers (including Limited Areas of More Intensive Rural Development)~~ **Note: moved****
 16 **To Rural Element**

17

18 **~~Goal: To recognize existing centers of activity areas of more intense rural development, which offer~~**
 19 **~~diverse employment opportunities, a variety of residential densities and housing types, general~~**
 20 **~~commercial, general industrial, institutional, recreational, and community uses in a concentrated,~~**
 21 **~~development pattern.~~**

22

23 **Policy:**

- 24
- 25 ~~1. Establish different types of activity centers, each of which has a mix of land uses with housing,~~
 26 ~~businesses, and services appropriate to its character, size, and location, as described in a. d., below.~~

27

28 ~~Identify and delineate activity centers that are limited Areas of More Intensive Rural~~
 29 ~~Development (LAMIRDs) according to the criteria in RCW 36.70A.070(5)(d). LAMIRDs consist of~~
 30 ~~existing (as of 1990, commercial, industrial, or residential areas in which the kinds, intensities, or~~
 31 ~~densities of use, or the capital facilities and services that exceed the levels normally associated with~~
 32 ~~rural development. Such areas allow for the continuance of the existing areas and uses, and for infill~~
 33 ~~in the areas to the level of existing patterns; however, the areas must be minimized and contained,~~
 34 ~~with logical outer boundaries defined predominantly by the built environment, and may not extend~~
 35 ~~beyond the existing area or use.~~

36

37 ~~Also establish Master Planned Resort Activity Centers, according to the criteria in RCW 36.70A.360~~
 38 ~~and 362.~~

39

40 **Types of Activity Centers**

41

42 ~~a. **Village Activity Centers** have only rural governmental services and are not incorporated. They~~
 43 ~~provide a limited variety of residential densities, and are pedestrian-oriented with a compact~~
 44 ~~village core. They provide some intensive uses and services (including community sewage~~
 45 ~~treatment facilities and community water systems), but are not considered capable of or~~
 46 ~~appropriate for urban-level development or expansion at this time, only for infill.~~

47

48 ~~b. **Hamlet Activity Centers** are residential areas that have some non-rural densities, and have small~~
 49 ~~commercial centers which provide goods and services to surrounding rural and resource land~~
 50 ~~uses. Hamlets are served by community water systems and may have community sewage~~
 51 ~~treatment facilities, but have only rural governmental services.~~

c. ~~Island Centers~~ are generally characterized by existing general commercial and general industrial uses and may also include some rural commercial and rural industrial uses. These centers may be served by community water systems, but have only rural governmental services. Island Centers differ from other Activity Centers in that they generally do not have a high density residential component included within the center boundaries, and new residential development (except where accessory to commercial or industrial use) should be prohibited. The commercial and industrial uses located in these centers provide goods and services island-wide.

d. ~~Residential Activity Centers~~ are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

e. ~~Master Planned Resorts~~ are self-contained and fully integrated planned unit developments, in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. They may contain other residential uses and commercial activities within their boundaries, but only if these uses are integrated into and support the on-site recreation nature of the resort. Master Planned Resorts may be within other activity centers.

2. ~~Designate Activity cCenters~~ should be designated on the ~~Comprehensive Plan Official Maps~~ where existing or proposed uses and services meet the above definitions. ~~Designated Activity cCenters~~ designated on the ~~Comprehensive Plan Official Maps~~ are identified in Table 2, below.

Table 2. Summary of Activity Centers.

Location	Designation	Existing Site Specific Plans & Standards
Orcas Village	Village Activity Center	Yes
Olga	Hamlet Activity Center	Yes
Deer Harbor	Hamlet Activity Center	Yes
Doe Bay	Hamlet Activity Center	No (subject to Rural Residential general, interim activity center standards)
Westsound	Hamlet Activity Center	No (subject to Rural Residential general, interim activity center standards)
W. Beach Rd./Crow Valley Rd. - Orcas	Island Center	No
Center Rd./School Road - Lopez	Island Center	No
Country Corner Orcas	Island Center	Yes
North Roche Harbor Area	Residential Activity Center	No
North Rosario Area	Residential Activity Center	No
Roche Harbor	Master Planned Resort	Yes (resort master plan)
Rosario Resort	Master Planned Resort	Yes (resort master plan)
West Beach Resort	Master Planned Resort	No

~~Source: Plan Official Maps~~

3. ~~Locate Nnew~~ general commercial, general industrial, and institutional uses should be located in activity centers, as appropriate with the established patterns of development and use, to avoid incompatible land uses and the proliferation of these uses in rural areas.

- 1 4. ~~Use the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan dated June 1994, and~~
2 ~~modified in April 1996, as a guide for the planned unit development of the RHMPR. The following~~
3 ~~policies are established to manage development in the RHMPR:~~
4
- 5 a. ~~The RHMPR Plan is based on a 200-unit reduction in density from that potentially allowed under~~
6 ~~the 1979 established densities on property under Roche Harbor ownership.~~
7
 - 8 b. ~~A phased planned unit development (PUD), subject to the County's PUD process, should be~~
9 ~~submitted for approval of any new development in the RHMPR planning area in any one year~~
10 ~~period, when such development exceeds 4,000 square feet of gross floor area, or for any~~
11 ~~recreational facility development.~~
12
 - 13 c. ~~Each phase of the PUD should be accompanied by an environmental assessment prepared in~~
14 ~~accordance with the requirements of the State Environmental Policy Act (SEPA).~~
15
 - 16 d. ~~Each phase of the PUD should include a detailed plan identifying the number of dwelling units,~~
17 ~~allowable uses, average density, percentage of open space, road access and circulation, and~~
18 ~~provisions for water, sewage, and stormwater management. The specific area descriptions~~
19 ~~identified in the Addendum to the modified RHMPR Activity Center Plan should be used to guide~~
20 ~~phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should~~
21 ~~be provided by the developer for all areas included in the RHMPR and in the Westcott Bay~~
22 ~~drainage basin, exclusive of those areas in the Rural Farm-Forest designation, prior to~~
23 ~~implementation of any phase of development.~~
24
 - 25 e. ~~At least one public meeting should be held in the Roche Harbor area prior to approval of PUD~~
26 ~~phases. Such meetings should provide opportunity for public review and comment on proposed~~
27 ~~phase plans.~~
28
- 29 5. ~~In addition to the directives of the GMA and this Plan, c~~~~onsider the local knowledge, experience, and~~
30 ~~preferences of community residents when establishing the type, size, character, and boundaries of an~~
31 ~~LAMIRD/activity center, deciding appropriate uses and their location, determining community~~
32 ~~infrastructure requirements, and establishing standards and design guidelines to protect and retain~~
33 ~~important features which the community values.~~
34
- 35 6. ~~Adopt S~~~~ubarea plans or location specific designations and standards for village, hamlet and island~~
36 ~~center activity centers may be adopted as needed to guide land use and development in these areas.~~
37 ~~Land use districts and development standards for activity centers should be compatible with existing~~
38 ~~development patterns and community character, including rural aspects. Critical A~~~~reas within~~
39 ~~activity centers should be preserved and enhanced. Residential, commercial and industrial areas~~
40 ~~should be identified in each activity center, if appropriate, and specific development standards~~
41 ~~adopted for these areas.~~
42
- 43 7. ~~Require N~~~~new development in activity centers to be served by public or private community water and~~
44 ~~sewage treatment systems should be connected to such systems where available and appropriate.~~
45 ~~System operators should be responsible for maintaining an up to date understanding of the status of~~
46 ~~their systems (including capacity and numbers of existing connections and commitments to service).~~
47 ~~For sewage treatment systems and Group A water systems in Village, Hamlet, and Residential activity~~
48 ~~centers long-range sewer and water system plans should be developed or updated by the utility~~
49 ~~providers in cooperation with the c~~~~ounty so that the plans are consistent with the growth~~
50 ~~projections, land use regulations, and subdivision patterns in each area. Service by such facilities in~~
51 ~~residential activity centers may be conditioned specifically for the individual area or portions thereof.~~
52

- 1 ~~8. Locate Mixed uses, high density residential uses, commercial, industrial, and public uses, should be~~
2 ~~located within activity centers where adequate facilities, services, utilities and improvements exist or~~
3 ~~are planned to support the level and type of development identified, as appropriate to the existing~~
4 ~~levels and patterns of development, and the established range of uses.~~
5
- 6 ~~9. Allow a full range of single and multi family housing types and density bonuses Residential~~
7 ~~development in activity centers, except Island Centers and Master Planned Resort activity centers,~~
8 ~~should allow a full range of single and multi family housing types. Density bonuses are allowable, as~~
9 ~~appropriate to established development patterns, to achieve affordable housing goals. New~~
10 ~~residential development should be prohibited in Island Centers except as an accessory to commercial~~
11 ~~or industrial use. New residential development may take place in mMaster Planned Resort activity~~
12 ~~centers, but only if it is integrated into and supports the on site recreational nature of the resort, as~~
13 ~~determined at the time of Master Plan approval.~~
14
- 15 ~~10. Establish Open space design standards should be established to maintain the rural character at in~~
16 ~~and around the borders of activity centers.~~
17
- 18 ~~11. Require that Open space areas, in the form of squares, green spaces, and parks within activity~~
19 ~~centers, should be an integral part of these activity centers to and provide settings for recreation and~~
20 ~~public gatherings, and to protect Critical Areas, scenic qualities, and historic features.~~
21
- 22 ~~12. Require In all activity centers storm drainage considerations should be addressed in the design of land~~
23 ~~development projects to control storm water runoff and erosion.~~
24
- 25 ~~13. Establish development standards for Master Planned Resort activity centers to ensure that~~
26 ~~development is compatible with surrounding land uses and that adequate facilities and services are~~
27 ~~available for the planned level of development planned. Development standards should address, at~~
28 ~~a minimum, the following:~~
29
- 30 ~~a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of~~
31 ~~buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural,~~
32 ~~historic, and other important features;~~
33
- 34 ~~b. Location and design of improvements and activities in such a manner to avoid or minimize adverse~~
35 ~~effects of the resort on surrounding lands;~~
36
- 37 ~~c. Water quantity and quality, including stormwater management;~~
38
- 39 ~~d. Location specific standards to retain and enhance resort character;~~
40
- 41 ~~e. Protection of Critical Areas; and~~
42
- 43 ~~f. Concurrency requirements for impacts on transportation facilities and other capital facilities and~~
44 ~~services.~~
45
- 46 ~~14. Establish development standards for Planned Unit Developments (PUD) in activity centers (where~~
47 ~~appropriate and practical, given existing development patterns, potential project sizes, available~~
48 ~~supportive services, terrain, etc.) to more effectively accomplish the goals and policies of this Plan and~~
49 ~~allow flexibility in site planning for sites characterized by special features of geography, topography,~~
50 ~~size and shape. PUD standards should include provisions for a mixture of housing types and residential~~
51 ~~densities, and preservation of open space and natural features, as well as concurrency requirements~~
52 ~~to address impacts on transportation and other capital facilities and services.~~
53
54
55

1 **2.3.C—Rural Lands Note: Moved to Rural Element**

2
3 ~~**Goal: To maintain and enhance the rural character of the County. Rural lands are intended to retain**~~
4 ~~**the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people**~~
5 ~~**with choices of living environments at lower densities or use intensities than those in Activity Centers.**~~
6 ~~**Rural lands also include the *Special Districts*, which are discussed further in Section B.2.4.**~~

7
8 **Policies (2.3.C.1–10):**

- 9
10 1. ~~Identify as Rural lands on the *Comprehensive Plan* Official Maps all those which are not within an~~
11 ~~Activity Center and are not designated as Resource Lands.~~
- 12
13 2. ~~Adopt performance standards for clearing and grading on Rural lands to minimize the potential~~
14 ~~adverse impacts of these activities on forested lands, soils, surface water quality and quantity,~~
15 ~~groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and~~
16 ~~reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage~~
17 ~~courses, and protect adjacent property from damage.~~
- 18
19 3. ~~Establish provisions for Conversion Option Harvest plans in coordination with the state Department~~
20 ~~of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of~~
21 ~~the DNR and the County in the processing, administration and enforcement of forest practice~~
22 ~~activities, especially as they relate to the clearing of land for non-forestry uses.~~
- 23
24 4. ~~Establish development standards for Planned Unit Developments (PUD) in Rural areas to more~~
25 ~~effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for sites~~
26 ~~characterized by special features of geography, topography, size and shape. PUD standards should~~
27 ~~include provisions for a mixture of housing types at rural densities, and preservation of open space~~
28 ~~and natural features.~~
- 29
30 5. ~~Strengthen Right to Farm and Right to Forestry provisions which establish the high priority and~~
31 ~~avored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and~~
32 ~~assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and~~
33 ~~non-forestry uses.~~
- 34
35 6. ~~Consider the scope and scale of proposals for the alteration, modification, or expansion of existing~~
36 ~~camp and existing small resorts. Changes that would expand the scope of services (e.g., adding meal~~
37 ~~service or new recreational facilities, or adding new convention, hotel or marina facilities), increase~~
38 ~~the scale of facilities, or add on-site residential housing, should require discretionary use or~~
39 ~~conditional use permits. Allow expansion of existing uses that conform to the current scope and scale~~
40 ~~subject to reasonable performance standards to ensure that alteration and expansion of such uses~~
41 ~~have minimal adverse impacts on surrounding uses.~~
- 42
43 7. ~~Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable~~
44 ~~performance standards to ensure that alteration, intensification, and expansion of such uses have~~
45 ~~minimal adverse impacts on surrounding uses. If increased off-site impacts (noise, vibration, dust,~~
46 ~~traffic) would result from expansion or modification, a conditional use permit should be required.~~
47 ~~Modification to include a new use or operation (e.g., an asphalt plant or a rock crusher) should be a~~
48 ~~conditional use and be limited to areas where residential densities are planned at five acres or more~~
49 ~~per unit.~~
- 50
51 8. ~~Prohibit the Alteration and expansion of existing airstrips and airfields that would result in increased~~
52 ~~aircraft activity, conflict with the purpose of the applicable land use district, or cause increased~~

1 adverse impacts to surrounding areas. Allow minor, low impact changes subject to reasonable
 2 performance standards to ensure that such uses have minimal adverse impacts on surrounding uses.
 3 Alteration and expansion of existing airports should be subject to a conditional use permit.
 4

5 ~~9. When evaluating proposals for the alteration, modification, or expansion of non-conforming uses,~~
 6 ~~consider the total impact of the non-conforming uses as well as the added impact of the incremental~~
 7 ~~changes, and the consistency of the changes with the applicable land use designation when evaluating~~
 8 ~~proposals for the alteration, modification, or expansion of non-conforming uses.~~

9 10. Establish clearly defined Rural land use designations which promote and preserve the rural character
 10 of the islands while meeting the varied needs of island residents. The designations are:
 11

12 **a. Rural General Use**

13
 14 **Goal: To provide flexibility for a variety of *small-scale, low impact uses to locate on rural lands.***

15
 16 **Policies:**

17
 18 (1) ~~Areas which are characterized by the following criteria may be designated as Rural General~~
 19 ~~Use on the *Comprehensive Plan* Official Maps:~~

20
 21 i. ~~There is an existing mix of residential development, scattered single family residences, small~~
 22 ~~farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises,~~
 23 ~~rural commercial and rural industrial uses;~~

24
 25 ii. ~~Parcels are generally five to twenty acres in size; and~~

26
 27 iii. ~~Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.~~

28
 29 (2) ~~Allow resource-based industrial and commercial activities, rural commercial, rural industrial,~~
 30 ~~and cottage enterprise uses.~~

31
 32 (3) ~~Establish performance standards for the uses contained in Policy (2), above, to minimize~~
 33 ~~adverse environmental and visual impacts. Standards should address access, circulation,~~
 34 ~~building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke,~~
 35 ~~water quality, waste disposal, and storm drainage control.~~

36
 37 (4) ~~Allowable uses should be compatible with the existing rural character and should not result~~
 38 ~~in more than a minimal and manageable increase in demand on existing rural governmental~~
 39 ~~services and facilities, utilities, community water systems, sewage disposal systems, and~~
 40 ~~County roads.~~

41
 42 **b. Rural Farm-Forest**

43
 44 **Goal: To provide for rural living opportunities which are compatible with small-scale farming and**
 45 **forestry activities.**

46
 47 **Policies:**

48
 49 ~~(1) Areas which are characterized by the following criteria may be designated as Rural Farm-~~
 50 ~~Forest lands on the *Comprehensive Plan* Official Maps:~~

51
 52 i. ~~The predominant land use is farming and forestry mixed with residential development;~~

53
 54 ii. ~~Parcels are generally five or more acres in size; and~~
 55

1 iii. Soils are suitable for small scale agricultural or forestry uses.

2
3 ~~(2) Adopt site development standards for permissible uses that will maintain a predominant~~
4 ~~portion of the farm and forested areas for farming and forest uses.~~

5
6 ~~(3) Allow cottage enterprise uses and agriculture and forestry related commercial and industrial~~
7 ~~uses, such as processing and limited retailing facilities for farm and forest products, to be~~
8 ~~located on Rural Farm Forest lands.~~

9
10 ~~(4) Establish development standards that allow for farm stay accommodations for agritourism~~
11 ~~enterprises.~~

12
13 ~~(5) Allow the development of farm worker accommodations on Rural Farm Forest lands subject~~
14 ~~to standards that ensure the occupancy is seasonal and limited to persons employed by the~~
15 ~~proprietor in farm labor for a farm production season only, and that ensure compliance with~~
16 ~~applicable public health and safety requirements.~~

17
18 ~~(6) Establish performance standards for the uses listed in Policies (3), (4) and (5), above, to~~
19 ~~minimize adverse environmental and visual impacts. Standards should address access,~~
20 ~~circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray,~~
21 ~~smoke, waste disposal, and storm drainage.~~

22
23 **c. Rural Residential**

24
25 **Goal: To protect the predominantly residential character of some rural areas and provide for a**
26 **variety of residential living opportunities at rural densities.**

27
28 **Policies:**

29
30 ~~(1) Areas which are characterized by the following criteria may be designated as Rural Residential~~
31 ~~on the Comprehensive Plan Official Maps:~~

32
33 ~~i. There are existing small acreage platted areas generally with private covenants and~~
34 ~~restrictions, and some exclusively residential developments are expected to continue to~~
35 ~~occur; and~~

36
37 ~~ii. Parcels are generally two to five acres in size, and may also include areas with lots less than~~
38 ~~two acres in size.~~

39
40 ~~(2) Guide the site design of new residential land divisions to retain rural character and minimize~~
41 ~~the demand for and cost of public facilities and services.~~

42
43 ~~(3) Prohibit cottage enterprises and commercial and industrial uses, other than home~~
44 ~~occupations and uses of comparable impact on residential use.~~

45
46 ~~(4) Community facilities such as fire stations, club houses and associated recreational amenities~~
47 ~~should be allowed in Rural Residential areas to serve these residential communities.~~

48
49 **d. Rural Industrial**

50
51 **Goal: To provide areas for rural oriented industrial uses which are not generally compatible with**
52 **activity center land uses, which compliment rural character and development, and which can be**
53 **served by rural governmental services.**

Policies:

- (1) ~~Areas which are characterized by the following criteria may be designated as Rural Industrial on the *Comprehensive Plan* Official Maps:~~
- ~~i. Lands with an existing or historical commitment to rural industrial uses;~~
 - ~~ii. Lands with direct access to a public roadway classified as a minor or major arterial;~~
 - ~~iii. Lands where on-site physical features can be used to protect surrounding lands from negative impacts; and~~
 - ~~iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve several new uses in a concentrated area.~~
- (2) ~~Rural industrial uses should be limited to those which are most appropriately located in the rural environment because of incompatibility with intensive, mixed use development patterns characteristic of activity centers. Such uses include, but are not limited to, storage yards, lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.~~
- (3) ~~New residential development (except where accessory to commercial or industrial use) within these areas should be prohibited.~~
- (4) ~~Establish performance standards for all development in Rural Industrial areas to ensure that allowed uses are consistent with the rural character of the area and minimize adverse environmental impacts. Standards should address access, circulation, signage, parking, noise, odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.~~

e. ~~Rural Commercial~~

~~Goal: To provide areas for rural oriented commercial uses which compliment rural character and development, and which can be served by rural governmental services.~~

~~Policies:~~

- (1) ~~Areas which are characterized by the following criteria may be designated as Rural Commercial on the *Comprehensive Plan* Official Maps:~~
- ~~i. Lands with an existing or historical commitment to rural commercial uses;~~
 - ~~ii. Lands with direct access to a public roadway classified as a minor or major arterial; and~~
 - ~~iii. Lands where on-site physical features and/or parcel size can be used to protect surrounding rural land uses from negative impacts.~~
- (2) ~~Limit Rrural commercial uses should be limited to those which are most appropriately located in and are compatible with the rural environment. Such uses include, but are not limited to, veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale hospitality commercial uses such as country inns and restaurants.~~
- (3) ~~Prohibit Nnew residential development (except where accessory to commercial or industrial use) within these areas should be prohibited.~~

- 1 ~~(4) Establish performance standards for all development in Rural Commercial areas to ensure~~
 2 ~~that allowed uses are consistent with the rural character of the area and minimize adverse~~
 3 ~~environmental impacts. Standards should address access, circulation, signage, parking, noise,~~
 4 ~~odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.~~

6 **2.43.D RESOURCE LANDS**

7
 8 **Goal: To recognize and protect the physical conditions and characteristics of agricultural and forest**
 9 **resource lands, including social and environmental benefits, which are conducive to the use of such**
 10 **lands for long-term commercial production.**

11 **Policies (2.3.D.1-5):**

- 12
 13
 14 1. Identify lands as Agricultural and Forest Resource lands on the ~~Comprehensive Plan~~ Official Maps
 15 which are not designated as Activity Centers or Rural Lands.
 16
 17 2. Apply site planning standards for land division activities on resource lands to ensure that agricultural
 18 and forest resource lands are conserved for long-term farm and forest uses.
 19
 20 3. Preserve natural resource lands for their social, economic, and environmental benefits.
 21
 22 **a. The economic benefits include but are not limited to:**
 23
 24 (1) employment opportunities, and
 25 (2) Living wage jobs.
 26
 27 **b. The environmental benefits include but are not limited to:**
 28
 29 (1) carbon sequestration;
 30 (2) soil health; and
 31 (3) water quality.
 32
 33 **c. Social benefits include but are not limited to:**
 34 (1) food security;
 35 (2) the farming community;
 36 (3) maintaining scenic landscapes; and
 37 (4) access to recreation.
 38
 39
 40 ~~34. Strengthen~~ Implement Right-to-Farm and Right-to-Forestry provisions which establish the high
 41 priority and favored use of Resource Lands for farming and forestry operations and assure that such
 42 uses will not be considered a nuisance or inconvenience to adjacent non-farm uses.
 43
 44 45. Continue to apply the Open Space Conservation Overlay District regulations to Agricultural Resource
 45 Lands located within the San Juan Valley.
 46
 47 56. Establish clearly defined Resource Lands designations which protect and conserve long-term
 48 commercially significant agricultural and forest lands, ~~and~~ associated uses, and benefits. The
 49 designations are:
 50
 51
 52

1 a. Agricultural Resource Lands
2

3 **Goal: To ensure the conservation of agricultural resource lands of long-term commercial**
4 **significance for existing and future generations, and protect these lands from interference by**
5 **adjacent uses which may affect the continued use of these lands for production of food and**
6 **agricultural products.**
7

8 **Policies:**
9

10 (1) Lands in agricultural use that are not characterized by urban growth, that are used or capable
11 of being used for agricultural production, have long-term commercial significance based on
12 WAC 365-190-050(3), and which are characterized by meet one or more of the following
13 criteria may be designated as Agricultural Resource Lands:
14

15 i. Areas in parcels of ten acres or larger with soils capable of supporting long term
16 commercial agricultural production. The federal Natural Resources Conservation Service
17 (NRCS) identified 34 soil types suitable for farming in San Juan County. These soils can be
18 found on page 121 of the 2009 Soil Survey of San Juan County, Washington, available at:
19 http://soils.usda.gov/survey/online_surveys/washington/#san2009 The land is enrolled
20 in the current-use farm- agriculture or open space tax program as it pertains to
21 agriculture.;

22
23 ii. Lands which meet the criteria in a. above which are under conservation easement for
24 agricultural use or which are enrolled in the Open Space Agriculture taxation program.
25 The land is either currently used or has been used in the preceding ten years for
26 agriculture.

27
28 iii. Areas with at least 200 contiguous acres of agricultural land developed at a density less
29 than one dwelling unit per ten acres.

30
31 iv. Adjacent lands are primarily in agricultural use.
32

33 v. Parcels that may not meet any of the criteria described in (i) and (iv) above can be
34 included to provide logical boundaries to the Agricultural Resource Land designation and
35 to avoid small areas of conflicting non-agricultural land uses amid resource lands.
36 Similarly, parcels that meet some or all the criteria described in (i) and (iv) above may be
37 excluded to provide logical boundaries to the Agricultural Resource Land designation and
38 to avoid conflict with existing land uses.
39

40 (2) Limit conversion of Agricultural Resource Lands to permanent non-farm uses through
41 implementation of a purchase or transfer of development rights program, special tax
42 assessment programs, conservation easements, and conservation site design options for
43 residential land divisions and boundary line modifications.
44

45 (3) Allow cottage enterprises that do not interfere with agricultural use, and allow agriculture-
46 related activities such as processing and limited retailing facilities for locally grown products
47 on farm sites and within agricultural areas consistent with allowances in State law for
48 accessory uses in agricultural resource lands.
49

50 (4) Allow farm labor housing and farm stay accommodations subject to specific performance
51 standards on Agricultural Resource Lands.
52

- 1 (5) Limit the location of utility lines and facilities, new roads and road realignments, access routes
 2 and other non-agricultural public and private facilities, to the least disruptive locations within
 3 agricultural areas.
 4
- 5 (6) Establish development standards for agricultural accessory uses, farmstands, agritourism and
 6 farm-based businesses that allow these uses while preventing the conversion of agricultural
 7 resource land to permanent incompatible uses.
 8
- 9 (7) Support the use of innovative technologies, procedures and practices that protect existing
 10 land, soil and water resources on agricultural land.
 11
- 12 (8) Support programs that promote and market locally grown and processed agricultural
 13 products.
 14

15 **b. Forest Resource Lands**
 16

17 **Goal 1: To protect and conserve forest lands of long-term commercial significance for**
 18 **sustainable forest productivity and provide for uses which are compatible with forestry**
 19 **activities while maintaining water quality, water quantity, and fish and wildlife habitat.**
 20

21 **Goal 2: To protect forest lands that provide significant ecosystem services by protecting air and**
 22 **water quality, reducing forest fire risks, providing access to recreational opportunities,**
 23 **providing carbon sequestration benefits, and improving wildlife habitat and connectivity for**
 24 **upland species.**
 25

26 **Policies:**
 27

- 28 (1) Lands which are not characterized by urban growth, are used or capable of being used for
 29 forestry production, and determined to have long-term commercial significance based on
 30 WAC 365-190-060(2) and characterized by meet one or more of the following criteria may be
 31 designated Forest Resource Lands:
 32
- 33 i. are in Forest Land Grades 1-5 on the Department of Natural Resources Private Forest Land
 34 Grades map Lands enrolled in the designated forest land, current-use timber land, or open
 35 space-timber tax programs;
 36
- 37 ii. parcels are twenty acres or larger, or of a size meeting the Washington State requirements
 38 for timber open space designation State trust lands managed for production of forest
 39 products;
 40
- 41 iii. are in a tax deferred status of Designated Forest Land or Open Space Timber, or are state
 42 trust lands under forest management Lands managed for the long-term production of forest
 43 products with few non-forest related uses present.;~~and~~
 44
- 45 iv. Areas with at least 100 contiguous acres of forest land developed at a density less than
 46 one dwelling unit per fifteen acres. Lands in public ownership can count toward the 100
 47 contiguous acre threshold, even if they are not managed for commercial production of
 48 forest products; or
 49
- 50 iv. are being managed for the long-term production of forest products with few non-forest
 51 related uses present Parcels that may not meet any of the criteria in i. through iv. above can
 52 be included to provide logical boundaries to the Forest Resource land designation and to

1 avoid small areas of conflicting non-forestry land uses amid resource lands. Similarly,
 2 parcels that meet some or all of the criteria described in i. through iv. above can be excluded
 3 to provide logical boundaries to the Forest Resource Land designation and to avoid conflict
 4 with existing land uses.

5
 6 (2) Areas within the shoreline jurisdiction should not be designated Forest Resource unless part
 7 of a larger parcel that is primarily located outside of the shoreline jurisdiction. Limits on
 8 harvesting in the shoreline jurisdiction reduce the commercial significance of forestlands in
 9 these areas, maintenance of forestlands in shorelines provides significant benefits to
 10 shoreline and nearshore habitat. The benefits of forestlands in shorelines include but are not
 11 limited to:

- 12
 13 i. Improving water quality;
 14 ii. Shading nearshore fish habitat;
 15 iii. Visual screening for shoreline development; and
 16 iv. Supporting natural transport of shoreline sediment.

17
 18 (3) Limit conversion of Forest Resource Lands to non-forest uses through implementation of a
 19 purchase or transfer of development rights program, special tax assessment programs,
 20 conservation easements, and/or the formulation of site design standards for residential land
 21 divisions, including standards for planned unit developments.

22
 23 (34) Allow cottage enterprises, and forest resource-based industries such as lumber processing
 24 and retailing facilities for forest products.

25
 26 (5) Create land use incentives to preserve large parcels and open space in forest resource lands
 27 without converting the land to permanent incompatible non-forest uses.

28
 29 (6) Strongly encourage and incentivize wildfire risk-reduction practices such as:

- 30
 31 i. Vegetation management including thinning, spacing, trimming, and removing ladder
 32 fuels, and
 33
 34 ii. Creating defensible space surrounding structures that will reduce the fire-spread
 35 potential between buildings and neighboring vegetation.

36 37 **c. Mineral Resource Lands**

38
 39 **Goal: Assure that mineral resource lands of long-term commercial significance are conserved**
 40 **in order to provide continued and economical local access to valuable minerals, particularly**
 41 **those used for construction materials.**

42
 43 **Policies (2.5.A.1-4):**

44
 45 (1) Upon application by a landowner, lands which are characterized by all of the following criteria
 46 may be designated as a Mineral Resource Land Overlay District (MRLD) on the *Comprehensive*
 47 *Plan* Official Maps:

- 48
 49 i. Have a known or potential extractable resource in commercial quantities verified by
 50 submittal of a geologic and economic report prepared by a qualified professional or the

land has a legally established mining operation, and the County Council adopts findings that the land has commercial significance for mineral resources;

- ii. Current or future land use will not exceed a residential density of one dwelling unit per ten acres;
 - iii. Are not within an Activity Center, Rural Residential, Natural or Conservancy designation or any Shoreline designation; and
 - iv. Are not within a wetland or fish and wildlife habitat conservation area as defined in this *Plan*.
- (2) Protect mineral resource lands of long-term commercial significance from incompatible land uses and land use patterns so that access to existing and potential resources is maintained. With appropriate design and performance standards land uses such as agriculture, forestry and some industries, and low-intensity residential uses (average density at least ten acres per unit), are compatible with mineral extraction and processing while other uses such as medium- to high-intensity residential uses are not. ~~Resource protection should be accomplished without loss of existing density potential.~~
- (3) ~~Provide the highest priority protection for Existing and potential sources of sand, gravel, and rock vary in size and distribution; those which are most likely to provide for long term production with only minimal impact on the environment should receive the highest priority for protection through designation with a Mineral Resource Lands overlay district by designating them under a MRLO and attendant establish~~ regulations to protect long-term access and use potential.
- (4) Allow those activities associated with long-term mineral extraction which enhance the commercial viability of extraction operations to locate within designated mineral resource lands, subject to performance standards to minimize negative impacts on the surrounding area and the environment.
- (5) Require a reclamation plan for new mining activities. An approved Washington Department of Natural Resources (WADNR) Surface Mine Reclamation Permit can satisfy this requirement.

2.4 — SPECIAL DISTRICTS

Note: Moved to Rural

~~This section of the Land Use Element provides goals and policies for the conservation of areas with unique or valuable natural features which warrant specific recognition and protective measures to ensure their existing character is maintained. Two districts, Conservancy and Natural, fall into this category.~~

~~2.4.A — Conservancy~~

~~**Goal: — To protect, conserve, and manage existing natural conditions, resources, and valuable historic, scenic, educational, or scientific research areas for the benefit of existing and future generations without precluding compatible human uses.**~~

~~Policies (2.4.A.1–5):~~

- ~~1. Areas which are characterized by one or both of the following criteria may be designated as Conservancy on the *Comprehensive Plan* Official Maps:~~

1
2 a. ~~areas possessing valuable natural features or resources which will tolerate only minimal~~
3 ~~disturbance of the existing terrestrial or freshwater environments; or~~
4

5 b. ~~areas possessing scenic, historical, or recreational qualities of considerable local, regional, state~~
6 ~~or national significance which would be adversely affected by extensive modification or intensive~~
7 ~~use.~~
8

9 2. ~~Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and~~
10 ~~fragile areas and renewable and non-renewable natural resources.~~

11
12 3. ~~Ensure that the location and design of all development within Conservancy areas will minimize~~
13 ~~adverse impacts on the natural features or resources of the site.~~
14

15 4. ~~Allow uses and activities which promote environmental conservation and provide environmental~~
16 ~~education opportunities.~~
17

18 5. ~~Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for~~
19 ~~example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage~~
20 ~~yards for park and recreation areas).~~
21

22 **2.4.B Natural**

23
24 **Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit**
25 **of existing and future generations.**
26

27 **Policies (2.4.B.1-6):**

28
29 1. ~~Designate lands as Natural only upon request of the landowner.~~
30

31 2. ~~Designate as Natural only those areas which are characterized by the presence of intact indigenous~~
32 ~~ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of~~
33 ~~human use.~~
34

35 3. ~~Prohibit uses and activities which would encroach upon and disrupt rare plant and animal species and~~
36 ~~ecosystems.~~
37

38 4. ~~Prohibit land divisions for residential development.~~
39

40 5. ~~Prohibit cottage enterprises and all commercial and industrial uses.~~
41

42 6. ~~Allow uses and activities which promote preservation of the ecosystem and provide environmental~~
43 ~~education opportunities.~~
44

45 **2.5 RURAL LANDS**

46
47 Beautiful rural lands are the keystone of San Juan County's sense of place and identity. The County's rural,
48 modestly developed landscapes, marine shorelines, open spaces, water, and mountain views, barely
49 illuminated night skies, and natural environments provide the basis for its quality of life. Preservation of
50 the County's rural character and land use patterns from sprawl is a primary objective of this Element.
51

52 Some of the primary points the vision articulates that relate to rural lands are:
53

- 1 • The community is primarily rural;
- 2 • The Islands are rural, residential, quiet, agricultural, marine and isolated;
- 3 • Hamlets, villages, towns and other activity centers are clearly defined to preserve rural and
- 4 natural resource lands;
- 5 • Rural lands are central to the Islands’ heritage;
- 6 • The islands are a place where people respect others’ dignity, privacy and freedoms;
- 7 • The community fosters a sense of neighborliness, self-sufficiency, and community pride;
- 8 • There is recognition of people’s independence and self-reliance in the Islands;
- 9 • Natural resources are sustainably used; and
- 10 • The *Plan* seeks a balance between the needs of private property rights, public rights, and the
- 11 natural environment.

13 **Growth Management Act Rural Element Requirements**

14
 15 Under the WA State Growth Management Act (GMA), rural lands are those lands that are not designated
 16 natural resource lands or designated for urban growth. A majority of the County’s land has been
 17 designated as rural lands on the Official Maps.

18
 19 The GMA requires this *Plan* to have a rural element RCW 36.70A.070(5) which must:

20
 21 “[...] permit rural development, forestry, and agriculture in rural areas. The rural element
 22 shall provide for a variety of rural densities, uses, essential public facilities, and rural
 23 governmental services needed to serve the permitted densities and uses. To achieve a
 24 variety of rural densities and uses, counties may provide for clustering, density transfer,
 25 design guidelines, conservation easements, and other innovative techniques that will
 26 accommodate appropriate rural economic advancement, densities, and uses that are not
 27 characterized by urban growth and that are consistent with rural character.”

28
 29 Though rural development must include a variety of densities and uses, density in rural areas is typically
 30 lower than urban areas. There are two primary GMA mandates for rural areas. One is to reduce
 31 conversion of undeveloped land into sprawling low-density residential development (RCW
 32 36.70A.070(5)(c)(iii)). The *Plan* must also limit the extension of some services into rural lands. Rural lands
 33 must only be served by rural governmental services which generally do not include storm and sanitary
 34 sewers.

35
 36 Rural lands include limited areas of more intense rural development (LAMIRD). Activity centers and
 37 master planned resorts are sub-types of LAMIRD. The GMA allows LAMIRDs to permit a wider variety of
 38 uses in rural areas. Many of the GMA requirements for LAMIRD are included in RCW 36.70A.070(5)(d).
 39 The following types of development in LAMIRDs are allowed by RCW 36.70A.070 (5)(d)(i):

40
 41 “(i) Rural development consisting of the infill, development, or redevelopment of existing
 42 commercial, industrial, residential, or mixed-use areas, whether characterized as
 43 shoreline development, villages, hamlets, rural activity centers, or crossroads
 44 developments.”

45

1 LAMIRDs are constrained to areas where existing development is confined within a defined ‘logical outer
 2 boundary.’ The logical outer boundary must only contain areas or uses of more intensive rural
 3 development existing as of 1990 and not allow new patterns of low-density sprawl (RCW 36.70A.070
 4 (5)(d)(iv)). Some public services such as water and sewer are allowed in a LAMIRD. These services are
 5 limited to those necessary to serve nonresidential uses and be provided in a manner that does not permit
 6 low-density sprawl (RCW 36.70A.070 (5)(d)(iii)).

8 **Rural Character**

10 Rural lands are unique because their designations and regulations must preserve rural character. Rural
 11 character is defined in this *Plan* as:

13 “Rural character” means a quality of the landscape dominated by pastoral, agricultural, forested,
 14 and natural areas interspersed with single-family homes and agricultural structures. Rural
 15 character refers to the patterns of land use and development established by the Comprehensive
 16 Plan:

- 18 1. In which open space, the natural landscape, and vegetation predominate over the built
 19 environment;
- 21 2. That foster traditional rural lifestyles, rural-based economies, and opportunities to both
 22 live and work in rural areas;
- 24 3. That provide visual landscapes that are traditionally found in rural areas and communities;
- 26 4. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- 28 5. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
 29 development;
- 31 6. That generally do not require the extension of urban governmental services; and
- 33 7. That are consistent with the protection of natural surface water flows and groundwater
 34 and surface water recharge and discharge areas.

36 This *Plan* establishes policies that allow rural development in designated rural lands while protecting rural
 37 character. Some *Plan* policies that help protect rural character are:

- 39 ▪ Requiring or protecting open space;
- 41 ▪ Establishing rural road standards;
- 43 ▪ Developing standards for clearing, grading, other development activities, and site-planning that
 44 minimize adverse impacts to natural processes;
- 46 ▪ Establishing densities;
- 48 ▪ Limiting the intensity of uses in rural areas;
- 50 ▪ Limiting the extension of urban governmental services beyond existing service areas; and

- 1 ▪ Allowing home occupation, cottage enterprise, and resource uses to provide opportunities to live
2 and work in rural areas.

3 4 Existing Rural Development

5
6 Much of the rural land in the County is either undeveloped or developed with residential uses. Rural lands
7 are interspersed with natural resource uses including farms and forestlands. Rural residential density
8 outside of LAMIRDs, activity centers, and master planned resorts ranges between one dwelling per five
9 acres to one dwelling per fifteen acres. The predominant development pattern in rural areas has led to
10 many of the scenic areas, robust natural environment, and lifestyle that characterize much of the County.

11 12 Residential Rural Development

13
14 Residential development in the rural areas is integrated into the visual and natural landscape because it
15 is typically set back from the roadways and separated from adjacent development by open spaces and
16 landscaped areas. There are some existing neighborhoods that were platted prior to the establishment
17 of maximum densities by this Plan. These neighborhoods are characterized by smaller parcel sizes than
18 many other rural areas but retain vegetative buffers and open spaces where possible thanks to the ‘cabin-
19 in-the-woods’ aesthetic preferred by many property owners even before the County adopted
20 development regulations. The natural environment predominates over the built environment in
21 residential rural areas.

22
23 Residential development inside the boundaries of LAMIRD, activity centers, and master planned resorts
24 occurs at a range of densities. The allowed density in these areas is typically higher than other rural lands,
25 ranging between one dwelling per five acres to four dwellings per acre. The primary factor that limits
26 residential density in these areas is the availability of water and septic services. Many activity centers
27 have adopted subarea plans that specifically define the kinds of residential development allowed in each
28 area.

29 30 Commercial and Industrial Rural Development

31
32 Most commercial and industrial development in the rural areas is found in the LAMIRDs. Commercial
33 developments serve the rural and visitor populations by providing access to goods, services, and
34 recreational opportunities. Furthermore, rural commercial developments allow the opportunity to live
35 and work in rural areas, fostering rural lifestyles.

36
37 Outside of the LAMIRDs, activity centers, and master planned resorts, commercial development is often
38 accessory to residential uses. Islanders utilize home occupation and cottage enterprise options to work
39 where they live. These small-scale commercial operations support rural lifestyles by providing goods,
40 services, recreational, and employment opportunities for residents and visitors alike. The income
41 provided by these vital parts of the islands’ economy, allow many people to afford a life here that may
42 otherwise be out of reach.

43 44 **2.5.1 GENERAL RURAL GOALS AND POLICIES**

45
46 **Goal: To protect rural character while allowing a mix of uses that support the ability of residents to**
47 **live and work in rural lands.**

- 48
49 1. Establish Setback, landscaping, and open space standards to ensure that open space, the natural
50 landscape, and vegetation predominate over the built environment.

- 1 2. Encourage the preservation of undeveloped land in rural areas.
- 2
- 3 3. Establish standards that protect wildlife habitat in rural lands.
- 4
- 5 4. Prohibit sprawling, low-density development in rural lands. Establish rural densities between one
- 6 dwelling per five acres and one dwelling per twenty acres outside of Activity Centers, LAMIRD, and
- 7 Master Planned Resorts, where density may be higher.
- 8
- 9 5. Ensure that any extension of services into rural lands is based on demonstrable need and is financially
- 10 feasible.
- 11
- 12 6. Allow the location of rural industries and heavy industrial types of activities in Island Center activity
- 13 centers and Rural Industrial areas.
- 14

15 **2.5.2 ACTIVITY CENTERS (INCLUDING LIMITED AREAS OF MORE INTENSIVE RURAL**

16 **DEVELOPMENT)**

17

18 **Goal: To recognize existing ~~centers of activity~~ areas of more intense rural development, which offer**

19 **diverse employment opportunities, a variety of residential densities and housing types, general**

20 **commercial, general industrial, institutional, recreational, and community uses in a concentrated,**

21 **development pattern.**

22 **Policy:**

- 23
- 24
- 25 1. Establish different types of activity centers, each of which has a mix of land uses with housing,
- 26 businesses, and services appropriate to its character, size, and location, as described ~~in a-d,~~ below.
- 27

28 Identify and delineate activity centers that are ~~L~~limited ~~a~~Areas of ~~m~~More ~~i~~Intensive ~~r~~Rural

29 ~~d~~Development (LAMIRDs) according to the ~~criteria in RCW 36.70A.070(5)(d)~~. LAMIRDs consist of

30 existing (as of 1990), commercial, industrial, or residential areas in which the kinds, intensities, ~~or~~

31 densities of use, or the capital facilities and services that exceed the levels normally associated with

32 rural development. Such areas allow for the continuance of the existing areas and uses, and for infill

33 in the areas to the level of existing patterns; however, the areas must be minimized and contained,

34 with logical outer boundaries defined predominantly by the built environment, and may not extend

35 beyond the existing area or use.

36

37 ~~Also e~~Establish Master Planned Resorts ~~Activity Centers,~~ according to the ~~criteria in RCW 36.70A.360~~

38 ~~and 362.~~

39

40 Types of Activity Centers

- 41
- 42 a. **Village Activity Centers** have only rural governmental services and are not incorporated. They
- 43 provide a limited variety of residential densities, and are pedestrian-oriented with a compact
- 44 village core. They provide some intensive uses and services (including community sewage
- 45 treatment facilities and community water systems), but are not considered capable of or
- 46 appropriate for urban-level development or expansion at this time, only for infill.
- 47
- 48 b. **Hamlet Activity Centers** are residential areas that have some non-rural densities, and have small
- 49 commercial centers which provide goods and services to surrounding rural and resource land
- 50 uses. Hamlets are served by community water systems and may have community sewage
- 51 treatment facilities, but have only rural governmental services. The four hamlet activity centers
- 52 are Westsound, Deer Harbor, Olga, and Doe Bay on Orcas island.

- 1 c. **Island Centers** are generally characterized by existing general commercial and general industrial
 2 uses and may also include some rural commercial and rural industrial uses. These centers may be
 3 served by community water systems, but have only rural governmental services. Island Centers
 4 differ from other Activity Centers in that they generally do not have a high density residential
 5 component included within the center boundaries, and new residential development (except
 6 where accessory to commercial or industrial use) should be prohibited. The commercial and
 7 industrial uses located in these centers provide goods and services island-wide.
 8
- 9 d. **Residential Activity Centers** are residential areas that have existing development patterns ~~more~~
 10 denser than one unit per five acres, some portion of which is served by non-rural levels of capital
 11 facilities or services. The area north of Rosario master planned resort is the only residential
 12 activity center in the County.
 13
- 14 e. **Master Planned Resorts** are self-contained and fully integrated planned unit developments, in a
 15 setting of significant natural amenities, with a primary focus on destination resort facilities
 16 consisting of short-term visitor accommodations associated with a range of developed on-site
 17 indoor or outdoor recreational facilities. They may contain other residential uses and commercial
 18 activities within their boundaries, but only if these uses are integrated into and support the on-
 19 site recreation nature of the resort. Master Planned Resorts may be within other activity centers.
 20
- 21 3. ~~Designate A~~activity centers should be designated on the *Comprehensive Plan* Official Maps where
 22 existing or proposed uses and services meet the above definitions. Designated Aactivity centers
 23 ~~designated on the Comprehensive Plan Official Maps~~ are identified in Table 2, below.
 24

25 **Table 25. Summary of Activity Centers.**

Location	Designation	Existing Site-Specific Plans & Standards
Orcas Village	Village Activity Center	Yes
Olga	Hamlet Activity Center	Yes
Deer Harbor	Hamlet Activity Center	Yes
Doe Bay	Hamlet Activity Center	No (subject to general, interim activity center standards <u>Interim controls in village and hamlet activity centers</u>)
Westsound	Hamlet Activity Center	No (subject to general, interim activity center standards <u>Interim controls in village and hamlet activity centers</u>)
W. Beach Rd/Crow Valley Rd-- Orcas	Island Center	No
Center Rd-/School Road_ - Lopez	Island Center	No
Country Corner-Orcas	Island Center	Yes
North Roche Harbor Area note: Roche Harbor area only in MPR	Residential Activity Center	No
North Rosario Area	Residential Activity Center	No
Roche Harbor	Master Planned Resort	Yes (resort master plan)
Rosario Resort	Master Planned Resort	Yes (resort master plan)
West Beach Resort	Master Planned Resort	No

26 Source: Plan Official Maps

- 27
- 28 3. Locate A~~new general~~ commercial, ~~general~~ industrial, and institutional uses should be located in
 29 activity centers, ~~as appropriate~~ with the established patterns of development and use, to avoid
 30 incompatible land uses and the proliferation of these uses in rural areas.
 31

- 1 4. Use the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan dated June 1994, and
 2 modified in April 1996, as a guide for the planned unit development of the RHMPR. The following
 3 policies are established to manage development in the RHMPR:
 4
- 5 a. The RHMPR *Plan* is based on a 200-unit reduction in density from that potentially allowed under
 6 the 1979-established densities on property under Roche Harbor ownership.
 7
 - 8 c. A phased planned unit development (PUD), subject to the County's PUD process, should be
 9 submitted for approval of any new development in the RHMPR planning area in any one year
 10 period, when such development exceeds 4,000 square feet of gross floor area, or for any
 11 recreational facility development.
 12
 - 13 c. Each phase of the PUD should be accompanied by an environmental assessment prepared in
 14 accordance with the requirements of the State Environmental Policy Act (SEPA).
 15
 - 16 d. Each phase of the PUD should include a detailed plan identifying the number of dwelling units,
 17 allowable uses, average density, percentage of open space, road access and circulation, and
 18 provisions for water, sewage, and stormwater management. The specific area descriptions
 19 identified in the Addendum to the modified RHMPR Activity Center Plan should be used to guide
 20 phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should
 21 be provided by the developer for all areas included in the RHMPR and in the Westcott Bay
 22 drainage basin, exclusive of those areas in the Rural Farm-Forest designation, prior to
 23 implementation of any phase of development.
 24
 - 25 e. At least one public meeting should be held in the Roche Harbor area prior to approval of PUD
 26 phases. Such meetings should provide opportunity for public review and comment on proposed
 27 phase plans.
 28
- 29 5. ~~In addition to the directives of the GMA and this Plan,~~ Consider the local knowledge, experience, and
 30 preferences of community residents when establishing the type, size, character, and boundaries of an
 31 LAMIRD/activity center, deciding appropriate uses and their location, determining community
 32 infrastructure requirements, and establishing standards and design guidelines to protect and retain
 33 important features which the community values.
 34
- 35 6. ~~Adopt~~ Subarea plans or location specific designations and standards for village, hamlet and island
 36 center activity centers may be adopted as needed to guide land use and development ~~in these areas~~.
 37 Land use districts and development standards for activity centers should be compatible with existing
 38 development patterns and community character, including rural aspects. Critical Areas within
 39 activity centers should be preserved and enhanced. Residential, commercial and industrial areas
 40 should be identified in each activity center, if appropriate, and specific development standards
 41 adopted for these areas.
 42
- 43 7. Require ~~New~~ development in activity centers to be served by public or private community water and
 44 sewage treatment systems ~~should be connected to such systems where available and appropriate~~.
 45 System operators should be responsible for maintaining an up-to-date ~~understanding of the status of~~
 46 their systems (including capacity and numbers of existing connections and commitments to service).
 47 For sewage treatment systems and Group A water systems in ~~Village, Hamlet, and Residential~~ activity
 48 centers long-range sewer and water system plans should be developed or updated by the utility
 49 providers in cooperation with the ~~e~~County so that the plans are consistent with the growth
 50 projections, land use regulations, and subdivision patterns in each area. Service by such facilities in
 51 residential activity centers may be conditioned specifically for the individual area or portions thereof.
 52

- 1 8. ~~Locate M~~mixed-uses, high-density residential uses, commercial, industrial, and public uses, ~~should be~~
2 ~~located~~ within activity centers where adequate facilities, services, utilities and improvements exist or
3 are planned to support the level and type of development identified, as appropriate to the existing
4 levels and patterns of development, and the established range of uses.
5
- 6 9. Allow a full range of single- and multi-family housing types and density bonuses Residential
7 ~~development~~ in activity centers, except Island Centers and Master Planned Resort activity centers,
8 ~~should allow a full range of single- and multi-family housing types. Density bonuses are allowable, as~~
9 ~~appropriate to established development patterns,~~ to achieve affordable housing goals. New
10 residential development should be prohibited in Island Centers except as an accessory to commercial
11 or industrial use. New residential development may take place in ~~a~~Master Planned Resort activity
12 centers, but only if it is integrated into and supports the on-site recreational nature of the resort, as
13 determined at the time of Master Plan approval.
14
- 15 10. Establish Open space design standards ~~should be established~~ to maintain the rural character ~~at in~~
16 ~~and around the borders of~~ activity centers.
17
- 18 11. Require that Open space areas, in the form of squares, green spaces, and parks within activity
19 centers, ~~should~~ be an integral part of these activity centers ~~to~~ and provide settings for recreation and
20 public gatherings, and ~~to~~ protect Critical Areas, scenic qualities, and historic features.
21
- 22 12. Require ~~In all activity centers~~ storm drainage considerations ~~should be addressed~~ in the design of land
23 development projects to control storm water runoff and erosion.
24
- 25 13. Establish development standards for Master Planned Resort activity centers to ensure that
26 development is compatible with surrounding land uses and that adequate facilities and services are
27 available for the planned level of development ~~planned~~. Development standards should address, at
28 a minimum, the following:
29
- 30 a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of
31 buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural,
32 historic, and other important features;
33
 - 34 b. Location and design of improvements and activities in such a manner to avoid or minimize adverse
35 effects of the resort on surrounding lands;
36
 - 37 c. Water quantity and quality, including stormwater management;
38
 - 39 d. Location specific standards to retain and enhance resort character;
40
 - 41 e. Protection of Critical Areas; and
42
 - 43 f. Concurrency requirements for impacts on transportation facilities and other capital facilities and
44 services.
45
- 46 14. Establish development standards for Planned Unit Developments (PUD) in activity centers (where
47 appropriate and practical, given existing development patterns, potential project sizes, available
48 supportive services, terrain, etc.) to more effectively accomplish the goals and policies of this *Plan* and
49 allow flexibility in site planning for sites characterized by special features of geography, topography,
50 size and shape. PUD standards should include provisions for a mixture of housing types and residential
51 densities, and preservation of open space and natural features, as well as concurrency requirements
52 to address impacts on transportation and other capital facilities and services.
53
54

2.5.3 RURAL LANDS USE DESIGNATIONS

Goal: To maintain and enhance the rural character of the County. Rural lands are intended to retain the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people with choices of living environments at lower densities or use intensities than those in Activity Centers. Rural lands also include the Special Districts, which are discussed further in Section B.2.6.5.

Policies (2.3.C.1–10):

1. Identify as Rural lands on the ~~Comprehensive-Plan~~ Official Maps all those which are not within an Activity Center UGAs and are not or designated as Resource Lands.
2. Adopt performance standards for clearing and grading on Rural lands to minimize the potential adverse impacts of these activities on forested lands, soils, surface water quality and quantity, groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage courses, and protect adjacent property from damage.
3. ~~Establish provisions for Conversion Option Harvest plans in coordination with the state Department of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of the DNR and the County in the processing, administration and enforcement of forest practice activities, especially as they relate to the clearing of land for non-forestry uses. Note: Moved to Resource Land Policies~~
4. Establish development standards for Planned Unit Developments (PUD) in Rural areas to more effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for sites characterized by special features of geography, topography, size and shape. PUD standards should include provisions for a mixture of housing types at rural densities, and preservation of open space and natural features.
54. ~~Strengthen~~ Implement Right-to-Farm and Right to Forestry provisions which establish the high priority and favored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and non-forestry uses.
65. Consider the scope and scale of proposals for the alteration, modification, or expansion of existing camps and existing small resorts. Changes that would expand the scope of services (*e.g.*, adding meal service or new recreational facilities, or adding new convention, hotel or marina facilities), increase the scale of facilities, or add on-site residential housing, should require discretionary use or conditional use permits. Allow expansion of existing uses that conform to the current scope and scale subject to reasonable performance standards to ensure that ~~alteration and expansion of such uses~~ have minimal adverse impacts on surrounding uses.
76. Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable performance standards to ensure that alteration, intensification, and expansion of such uses have minimal adverse impacts on surrounding uses. If increased off-site impacts (noise, vibration, dust, traffic) would result from expansion or modification, a conditional use permit should be required. Modification to include a new use or operation (*e.g.*, an asphalt plant or a rock crusher) should be a conditional use and be limited to areas where residential densities are planned at five acres or more per unit.

1 **87. Prohibit the A**alteration and expansion of existing airstrips and airfields that would result in increased
 2 aircraft activity, conflict with the purpose of the applicable land use district, or cause increased
 3 adverse impacts to surrounding areas. Allow minor, low-impact changes subject to reasonable
 4 performance standards to ensure that such uses have minimal adverse impacts on surrounding uses.
 5 Alteration and expansion of existing airports should be subject to a conditional use permit.
 6

7 ~~98. When evaluating proposals for the alteration, modification, or expansion of non-conforming uses,~~
 8 ~~e~~Consider the total impact of the non-conforming uses as well as the added impact of the incremental
 9 changes, and the consistency of the changes with the applicable land-use designation when evaluating
 10 proposals for the alteration, modification, or expansion of non-conforming uses.
 11

12 ~~1011.~~ Establish clearly defined Rural land use designations which promote and preserve the rural
 13 character of the islands while meeting the varied needs of island residents. The designations are:
 14

15 **a. Rural General Use**

16 **Goal: To provide flexibility for a variety of small-scale, low-impact uses to locate on rural lands.**

17 **Policies:**

- 18
- 19 (1) Areas which are characterized by the following criteria may be designated as Rural General
 20 Use on the ~~Comprehensive Plan~~ Official Maps:
 21
- 22 i. There is an existing mix of residential development, scattered single family residences, small
 23 farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises,
 24 rural commercial and rural industrial uses;
 25
- 26 ii. Parcels are generally five to twenty acres in size; and
 27
- 28 iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.
 29
- 30 (2) Allow resource-based industrial and commercial activities, rural commercial, rural industrial,
 31 and cottage enterprise uses.
 32
- 33 (3) Establish performance standards for the uses contained in Policy (2), above, to minimize
 34 adverse environmental and visual impacts. Standards should address access, circulation,
 35 building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke,
 36 water quality, waste disposal, and storm drainage control.
 37
- 38 (4) Allowable uses should be compatible with the existing rural character and should not result
 39 in more than a minimal and manageable increase in demand on existing rural governmental
 40 services and facilities, utilities, community water systems, sewage disposal systems, and
 41 County roads.
 42
 43
 44

45 **b. Rural Farm-Forest**

46 **Goal: To provide for rural living opportunities which are compatible with small-scale farming and**
 47 **forestry activities.**
 48

49 **Policies:**

- 50 (1) Areas which are characterized by the following criteria may be designated as Rural Farm-
 51 Forest lands on the ~~Comprehensive Plan~~ Official Maps:
 52
 53
 54

- 1 i. The predominant land use is farming and forestry mixed with residential development;
 2
 3 ii. Parcels are generally five or more acres in size; and
 4
 5 iii. Soils are suitable for small-scale agricultural or forestry uses.
 6
 7 (2) Adopt site development standards for permissible uses that will maintain a predominant
 8 portion of the farm and forested areas for farming and forest uses.
 9
 10 (3) Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial
 11 uses, such as processing and limited retailing facilities for farm and forest products, to be
 12 located on Rural Farm-Forest lands.
 13
 14 (4) Establish development standards that allow for farm stay accommodations for agritourism
 15 enterprises.
 16
 17 (5) Allow the development of farm worker accommodations on Rural Farm-Forest lands subject
 18 to standards that ensure the occupancy is seasonal and limited to persons employed by the
 19 proprietor in farm labor for a farm production season only, and that ensure compliance with
 20 applicable public health and safety requirements.
 21
 22 (6) Establish performance standards for the uses listed in Policies (3), (4) and (5), *above*, to
 23 minimize adverse environmental and visual impacts. Standards should address access,
 24 circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray,
 25 smoke, waste disposal, and storm drainage.
 26

27 c. Rural Residential

28
 29 **Goal: To protect the predominantly residential character of some rural areas and provide for a**
 30 **variety of residential living opportunities at *rural densities*.**

31 Policies:

- 32 (1) Areas which are characterized by the following criteria may be designated as Rural Residential
 33 on the *Comprehensive Plan* Official Maps:
 34
 35 i. There are existing small acreage platted areas generally with private covenants and
 36 restrictions, and some exclusively residential developments are expected to continue to
 37 occur; and
 38
 39 ii. Parcels are generally two to five acres in size, and may also include areas with lots less than
 40 two acres in size.
 41
 42 (2) Guide the site design of new residential land divisions to retain rural character and minimize
 43 the demand for and cost of public facilities and services.
 44
 45 (3) Prohibit cottage enterprises and commercial and industrial uses, other than home
 46 occupations and uses of comparable impact on residential use.
 47
 48 (4) Community facilities such as fire stations, club houses and associated recreational amenities
 49 should be allowed in Rural Residential areas to serve these residential communities.
 50
 51
 52

1 **d. Rural Industrial**
2

3 **Goal: To provide areas for rural oriented industrial uses which are not generally compatible with**
4 **activity center land uses, which compliment rural character and development, and which can be**
5 **served by rural governmental services.**
6

7 **Policies:**
8

- 9 (1) Areas which are characterized by the following criteria may be designated as Rural Industrial
10 on the ~~Comprehensive Plan~~ Official Maps:
11
12 i. Lands with an existing or historical commitment to rural industrial uses;
13
14 ii. Lands with direct access to a public roadway classified as a minor or major arterial;
15
16 iii. Lands where on-site physical features can be used to protect surrounding lands from
17 negative impacts; and
18
19 iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve
20 several new uses in a concentrated area.
21
22 (2) Rural industrial uses should be limited to those which are most appropriately located in the
23 rural environment because of incompatibility with intensive, mixed use development patterns
24 characteristic of activity centers. Such uses include, but are not limited to, storage yards,
25 lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.
26
27 (3) New residential development (except where accessory to commercial or industrial use) within
28 these areas should be prohibited.
29
30 (4) Establish performance standards for all development in Rural Industrial areas to ensure that
31 allowed uses are consistent with the rural character of the area and minimize adverse
32 environmental impacts. Standards should address access, circulation, signage, parking, noise,
33 odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.
34

35 **e. Rural Commercial**
36

37 **Goal: To provide areas for rural oriented commercial uses which compliment rural character**
38 **and development, and which can be served by rural governmental services.**
39

40 **Policies:**
41

- 42 (1) Areas which are characterized by the following criteria may be designated as Rural
43 Commercial on the ~~Comprehensive Plan~~ Official Maps:
44
45 i. Lands with an existing or historical commitment to rural commercial uses;
46
47 ii. Lands with direct access to a public roadway classified as a minor or major arterial; and
48
49 iii. Lands where on-site physical features and/or parcel size can be used to protect
50 surrounding rural land uses from negative impacts.
51 (2) ~~Limit R~~rural commercial uses should be limited to those which are most appropriately located
52 in and are compatible with the rural environment. Such uses include, but are not limited to,

1 veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale
 2 hospitality commercial uses such as country inns and restaurants.

3
 4 (3) Prohibit ~~N~~ew residential development (except where accessory to commercial or industrial
 5 use) within these areas ~~should be prohibited~~.

6
 7 (4) Establish performance standards for all development in Rural Commercial areas to ensure
 8 that allowed uses are consistent with the rural character of the area and minimize adverse
 9 environmental impacts. Standards should address access, circulation, signage, parking, noise,
 10 odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.

11 12 **2.5.4 SPECIAL DISTRICTS**

13
 14 This section of the Land Use Element provides goals and policies for the conservation of areas with unique
 15 or valuable natural features which warrant specific recognition and protective measures to ensure their
 16 existing character is maintained. Two districts, Conservancy and Natural, fall into this category.

17 18 **2.5.4.A Conservancy**

19
 20 **Goal: To protect, conserve, and manage existing natural conditions, resources, and valuable historic,**
 21 **scenic, educational, or scientific research areas for the benefit of existing and future generations**
 22 **without precluding compatible human uses.**

23 24 **Policies (2.4.A.1-5):**

- 25
 26 1. Areas which are characterized by one or both of the following criteria may be designated as
 27 Conservancy on the ~~Comprehensive Plan~~ Official Maps:
 28
 29 a. areas possessing valuable natural features or resources which will tolerate only minimal
 30 disturbance of the existing terrestrial or freshwater environments; or
 31
 32 b. areas possessing scenic, historical, or recreational qualities of considerable local, regional, state
 33 or national significance which would be adversely affected by extensive modification or intensive
 34 use.
 35
 36 2. Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and
 37 fragile areas and ~~renewable and non-renewable~~ natural resources.
 38
 39 3. Ensure that the location and design of all development within Conservancy areas will minimize
 40 adverse impacts on the natural features or resources of the site.
 41
 42 4. Allow uses and activities which promote environmental conservation and provide environmental
 43 education opportunities.
 44
 45 5. Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for
 46 example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage
 47 yards for park and recreation areas).
 48

49 **2.5.4.B Natural**

50
 51 **Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit**
 52 **of existing and future generations.**

Policies (2.4.B.1-6):

1. Designate lands as Natural only upon request of the landowner.
2. Designate as Natural only those areas which are characterized by the presence of intact indigenous ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of human use.
3. Prohibit uses and activities which would encroach upon and disrupt rare plant and animal species and ecosystems.
4. Prohibit land divisions for residential development.
5. Prohibit cottage enterprises and all commercial and industrial uses.
6. Allow uses and activities which promote preservation of the ecosystem and provide environmental education opportunities.

2.56 OVERLAY DISTRICTS

This section of the Land Use Element provides ~~Provided below are~~ goals and policies in addition to that ~~supplement~~ those above for certain land areas and uses which warrant specific recognition and management. Except as otherwise provided in this Section, the provisions of an Overlay District shall prevail over any conflicting provisions of this *Plan* or plans adopted for urban growth areas, activity centers or subareas. All other provisions of this *Plan* shall retain full force and effect within the Overlay District. The following types of Overlay Districts are ~~provided for by~~ established in this *Plan*:

2.54.A Mineral Resource Lands

NOTE: Moved to Natural Resource Land Policies

Goal: ~~Assure that mineral resource lands of long term commercial significance are conserved in order to provide continued and economical local access to valuable minerals, particularly those used for construction materials.~~

Policies (2.5.A.1-4):

1. ~~Upon application by a landowner, lands which are characterized by the following criteria may be designated as a Mineral Resource Land Overlay District on the *Comprehensive Plan* Official Maps:~~
 - a. ~~Have a known or potential extractable resource in commercial quantities verified by submittal of a geologic and economic report prepared by a qualified professional;~~
 - b. ~~Current or future land use will not exceed a residential density of one dwelling unit per ten acres;~~
 - c. ~~Are not within an Activity Center, Rural Residential, Natural or Conservancy designation or any Shoreline designation; and~~
 - d. ~~Are not within a wetland or fish and wildlife area as defined in this *Plan*.~~
2. ~~Protect mineral resource lands of long term commercial significance from incompatible land uses and land use patterns so that access to existing and potential resources is maintained. With appropriate design and performance standards land uses such as agriculture, forestry and some industries, and low intensity residential uses (average density at least ten acres per unit), are compatible with mineral extraction and processing while other uses such as medium- to high-intensity residential uses are not. Resource protection should be accomplished without loss of existing density potential.~~

3. Existing and potential sources of sand, gravel, and rock vary in size and distribution; those which are most likely to provide for long term production with only minimal impact on the environment should receive the highest priority for protection through designation with a Mineral Resource Lands overlay district and attendant regulations to protect long term access and use potential.
4. Allow those activities associated with long term mineral extraction which enhance the commercial viability of extraction operations to locate within designated mineral resource lands, subject to performance standards to minimize negative impacts on the surrounding area.

2.56. BA Critical Areas

Critical Areas are areas within San Juan the County that are important to the healthy function of natural ecosystems, as well as areas that can be hazardous to people and their property. Critical Areas include wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geologically hazardous areas, and frequently flooded areas. The Washington Growth Management Act GMA requires Counties to designate and protect critical areas. The policies in this section are intended to will guide the development of County regulations and programs for Critical Areas to ensure they are protected. (Additional goals and policies related to Critical Areas within the shoreline jurisdiction are found Also see the Shoreline Master Program, in Section B, Element 3 of this Plan).

Goals:

- Goal 1: 1. Protect the functions and values of Critical Areas, giving special consideration to anadromous (migratory) fish.**
- Goal 2: 2. Allow for use of property to the greatest extent possible while protecting Critical Area functions and values.**
- Goal 3: 3. Establish Critical Area requirements that are balanced and related to impacts.**
- Goal 4: 4. Establish funding mechanisms to support Critical Area protection programs including funding for voluntary measures such as education, technical assistance, and cost share programs.**

Policies (2.5.B.1-11):

- In conformance with the GMA Washington Growth Management Act, in designating and protecting critical areas establish regulations that protect Critical Areas, based on consideration of the best available science.
- Adopt policies and regulations that, as of the effective date of implementing ordinances, are designed to protect functions and values of critical areas.
- In addition to regulations, dDevelop voluntary and incentive-based programs to protect the overall functions and values of Critical Areas and other natural resources. Voluntary actions may include education, technical assistance, water conservation, stewardship programs, implementation of best management practices, and restoration activities. One purpose of these programs is to mitigate impacts resulting from authorized exemptions and exceptions.
- Manage and mitigate Tthe impacts of land use and development preferably will be managed and mitigated on site.

- 1 5. ~~When developing Critical Area regulations, c~~Consider the positive effect of all State, Federal and local
 2 environmental protection programs when developing Critical Area regulations.
 3
 4 6. ~~To the extent possible, a~~Adopt protection standards that vary based on site characteristics to the
 5 extent possible.
 6
 7 ~~7. Encourage the installation of water catchment systems.~~
 8 ~~87.~~ Implement ~~applicable~~ the provisions of adopted Salmon Recovery and Marine Area Stewardship
 9 Plans, giving special consideration to anadromous fish.
 10
 11 ~~98.~~ Monitor and enforce permit requirements and Best Management Practices designed to protect
 12 Critical Areas
 13
 14 ~~109.~~ Control or eradicate invasive and/or noxious weeds in conformance with RCW 17.10.
 15
 16 ~~1110.~~ Any regulation created pursuant to these policies should include provisions for Allow reasonable
 17 use exceptions and nonconforming uses.
 18

19 11. The protected critical areas are:
 20

21 **a. Geologically Hazardous Areas**
 22

23 **Goal: To protect the public health, safety and welfare from threats resulting from incompatible**
 24 **commercial, residential, institutional or industrial development being sited in geologically**
 25 **hazardous areas.**
 26

27 Policies:

- 28
 29 i. Designate geologically hazardous areas in accordance with WAC 365-190-080(4).
 30
 31 ii. Designate and classify areas on which development should be prohibited, restricted, or
 32 otherwise controlled because of danger from geological hazards based on the level of hazard
 33 or risk.
 34
 35 iii. Require that significant geological impacts resulting from development are either mitigated
 36 or avoided within geologically hazardous areas.
 37
 38 iv. Avoid locating essential public facilities such as hospitals and emergency response operations
 39 in geologically hazardous areas.
 40

41 **b. Frequently Flooded Areas**
 42

43 **Goal: To protect the public health, safety, and general welfare, and to minimize public and**
 44 **private losses due to flood conditions in specific areas of special flood hazard areas.**
 45

46 Policies:

- 47
 48 i. ~~Protect the important hydrologic role of frequently flooded areas by designating those areas~~
 49 ~~subject to frequent flooding or coastal inundation as special flood hazards. At a minimum,~~
 50 ~~d~~Designate and protect the 100-year area of special flood hazard as defined and mapped by
 51 the Federal Emergency Management Agency.
 52
 53 ii. Prevent or mitigate the impacts of development which may result in hazards to persons or
 54 property, or harm to hydrologic functions. ~~In general, this will be accomplished through~~
 55 ~~compliance with applicable building codes, and Titles 15 and 18 of the San Juan County Flood~~
 56 ~~Hazard Ordinance and the requirements of the Unified Development Code.~~

- 1 iii. Minimize expenditures of public money for costly flood control projects and minimize the
2 need for rescue and relief efforts associated with flooding.
3

4 **c. Critical Aquifer Recharge Areas**
5

6 **Goal: Protect the quality and quantity of groundwater.**
7

8 **Policies:**
9

- 10 i. Designate and classify those areas which have the characteristics of critical aquifer recharge
11 areas.
12
13 ii. Within critical aquifer recharge areas, regulate those uses which could potentially have a
14 significant negative impact on ground water quality and/or quantity. Such uses include, but
15 are not limited to, underground hazardous materials storage tanks, facilities which use or
16 store significant amounts of hazardous materials or wastes, large on-site sewage disposal
17 systems, petroleum pipelines, landfills, and surface mining operations.
18

19 **d. Wetlands**
20

21 **Goal: To protect wetlands from a net loss in functions, values, and acreage.**
22

23 **Policies:**
24

- 25 i. Designate, classify, and regulate wetlands based on wetland functions and values consistent
26 with State guidance.
27
28 ii. Establish standards for wetland protection including use limitations and buffers based on the
29 classification of the wetland and the potential impact of a proposed use on the wetland.
30
31 iii. Establish a mitigation sequence which includes, in order of priority, avoiding, minimizing or
32 compensating for adverse impacts to regulated wetlands and/or their buffers.
33
34 iv. Define wetlands consistent with RCW 36.70A.030(21).
35
36 v. Delineate wetlands using the ~~Washington State Wetlands Identification and Delineation~~
37 ~~Manual, Ecology Publication 96-94, or comparable criteria consistent with state law, RCW~~
38 ~~36.70A.175. definitions and methods prescribed in the 1987 U.S. Army Corps of Engineers~~
39 ~~“Corps of Engineers Wetlands Delineation Manual,” Technical Report Y-87-1 and rate them~~
40 ~~according to the Washington State Wetland Rating System for Western Washington – Revised~~
41 ~~(Ecology Publication No. 04-06-025), as revised by Ecology.~~
42
43 vi. Establish ~~methodologies which provide for~~ regulations for compatible agricultural uses of
44 wetlands and their buffers and support implementation of the Voluntary Stewardship
45 Program.
46

47 **e. Fish and Wildlife Habitat Conservation Areas**
48

49 **Goals**
50

51 **Goal 1:1. To protect the functions and values of fish and wildlife habitat conservation areas.**
52

53 **Goal 2:2. Within and adjacent to 100 year areas of special flood hazard, protect and restore**
54 **habitat for salmon listed as endangered, threatened or sensitive.**

Policies:

- 1
2
3 (1)i. Designate and classify fish and wildlife habitat conservation areas in accordance with WAC
4 365-190-080(5) based on type, State or Federal status, association with priority species, or
5 species of local concern.
6
7 (2)ii. Establish standards including buffers, timing restrictions, and site specific habitat
8 management plans based on the classification of the habitat area and the potential impact of
9 a proposed use on the affected habitat.
10
11 (3)iii. Use the WA Dept. of Natural Resources stream typing system.
12
13 (4)iv. Establish clearing, grading and stormwater management regulations that protect water
14 quality, water quantity, and fish and wildlife habitat from short term and long term impacts
15 of land use and development.
16
17 (5)v. Adopt regulations prohibiting the blockage of fish passage in F type streams.
18

2.56.CB Open Space Conservation

19
20
21 **Goal: To protect those significant open spaces and vistas which substantially contribute to the rural**
22 **character of the County.**

Policies (2.5.C.1-2):

- 23
24
25
26 1. Identify *open space resources of high and very high conservation priority* and establish an Open Space
27 Conservation Overlay District for these areas. High and Very High conservation priority areas are
28 preliminarily identified on maps in the *Open Space and Conservation Plan*. Consider applying the Open
29 Space Conservation District Overlay to those lands that are within landscape units which are rated in
30 the *Open Space and Conservation Plan* and which have a score of 35 and above. Seek opportunities
31 to work with property owners to prepare conservation plans for development in these areas upon
32 designation of an Open Space Conservation Overlay District.
33
34 2. ~~Develop~~ Site planning standards for development in Open Space Conservation Overlay District areas
35 ~~should be specific to the type of open space resource involved and its particular sensitivity to land~~
36 ~~alteration.~~
37

2.56.DC Airport Overlay District

38
39
40 **Goal: To protect the public health, safety and welfare, to recognize those areas devoted to aviation uses**
41 **and provide areas for those activities supporting or dependent upon aircraft or air transportation, when**
42 **such activities benefit from a location within or immediately adjacent to a public airport, and to**
43 **promote compatibility between airport uses and land uses and activities in the airport vicinity and**
44 **environs.**

Policies (2.5.D.1-4):

- 45
46
47
48 1. Apply ~~t~~The Airport Overlay District designation ~~may be applied~~ to publicly-owned airports, and
49 accessory uses. The boundaries of an airport overlay district may not necessarily coincide with those
50 of a port district.
51

- 1 2. Designate FAA Airspace Zones within the Airport Overlay Districts and establish development
2 standards and regulations for the lands underlying FAA imaginary surfaces including but not limited
3 to, standards for location, design, operations, clearances, marking and lighting, buffering, landscaping,
4 and noise abatement. Such standards should be based on Federal Aviation Administration advisory
5 circulars regarding "Model Airport Hazard Zoning" and FAA regulations regarding "Objects Affecting
6 Navigable Airspace" as they may be amended.
7
- 8 3. Designate Aircraft Accident Safety Zones within the Airport Overlay Districts and establish
9 development standards and regulations for allowable uses, residential densities, open space, and
10 noise to address safety issues and avoid the location of potentially incompatible uses in the airport
11 environs.
12
- 13 4. Apply the more restrictive regulations if there is any conflict between regulations of an Airport
14 Overlay District and regulations of an underlying designation, the more restrictive regulations should
15 apply.
16

17 **2.56.ED Watershed Management**

18
19 **Goal: To protect surface and ground water quality and quantity used for drinking water, and necessary
20 to support marine areas sensitive to land use and development activities.**

21 **Policies ~~(2.5.E.1-2):~~**

- 22
23
24 1. Identify surface water bodies and groundwater recharge areas used for public drinking water supplies
25 and, if appropriate, establish a watershed management overlay designed to address the particular
26 water quality and quantity needs for the selected areas.
27
- 28 2. Identify critical marine habitat areas, including but not limited to commercial and recreational
29 shellfish areas, and establish watershed management overlays for them that, in addition to shoreline
30 management provide sufficient protection from the impacts of upland uses and developments to
31 maintain their habitat quality.
32
- 33 3. ~~When feasible, use~~ a watershed based approach for managing water, aquatic ecosystems and other
34 natural resources when feasible.
35

36 **2.56.FE San Juan County Fairgrounds**

37
38 **Goal:** To ensure that the San Juan County Fairgrounds are accommodated appropriately within the land
39 use concept of this *Plan* for the 20-year planning period and beyond.
40

41 **Policies ~~(2.5.F.1-4):~~**

- 42
43 1. The Fairgrounds Overlay District is to allow land uses and developments at the fairgrounds
44 property on San Juan Island in a manner which may not be otherwise allowed by the underlying
45 land use district, so that the San Juan County Fairgrounds may continue to serve the county-wide
46 community over the long term, in its present capacities and in the accommodation of future uses
47 consistent with its continued management for public-service purposes.
48
- 49 2. Capital planning for fairgrounds facilities should be conducted in concert with the county capital
50 budget cycles.

3. A master plan for the fairgrounds should be maintained by the San Juan County Fair Board, updated at least every six years, and submitted with each annual-year review cycle to the County Council for approval with the six-year capital budget.
4. The Planning Commission and the County Council shall review the development regulations applicable to the Fairgrounds Overlay District, including the list of allowable uses within the overlay district at least as frequently as the required comprehensive plan updates pursuant to the GMA. The purpose of this review is to identify and adopt any appropriate modifications based on public comment from fairground neighbors or significant changes in the environment adjacent to the overlay district.

2.67 SUBAREA PLANS

This section of the Land Use Element provides The following goals and policies to guide the development of subarea plans. Subarea plans are intended to address the needs of specific geographic areas or the management of resources when they cannot be adequately addressed by the designations and provisions of this *Plan*.

2.67.A Goals and Policies

Goal: To provide for the creation of detailed plans for village activity centers, specific geographic areas, or for resources, in order to better address the unique needs and interests of those areas, environments, or functions.

Policies (2.6.A.1-5):

1. Require that ~~S~~subarea plans ~~should~~ be consistent with, and more specific than, the goals and policies of this *Plan* and consistent with State law.
2. Allow Subarea plans may to be developed to address unique circumstances and achieve specific goals which cannot be accomplished through or by amendment of the goals and policies of this *Plan* and associated regulations. Subarea plans for village activity centers may include rural and special district lands adjacent to their boundaries.
3. Allow ~~S~~subarea plan proposals may to be initiated by public or private groups, agencies, or individuals. Subarea plans should be presented initially as a general concept so as to allow full opportunity for public and agency participation in subarea plan development. Fairness, openness, and full citizen participation shall be paramount in all subarea planning procedures and processes.
4. Include the following in ~~S~~subarea plan proposals ~~should~~ ~~include the following~~: Statement of Purpose; Description of Citizen Participation Process; Description and Character of the area; and, the Vision or Goal to be achieved by the subarea plan.
5. Ensure that ~~S~~subarea plan proposals ~~should~~ ~~be~~ are preliminarily evaluated by the Planning Department and reviewed by the Planning Commission prior to authorization by the Board of County Commissioners for inclusion in Planning Department work programs.

2.67.B Existing Subarea Plans

The following descriptions outline the general purpose and area of application of adopted subarea plans.

1 **1. DNR Trust Lands Management Plan**
2

3 This policy plan adopted by the County and the Board of Natural Resources in 1986 identifies the
4 most appropriate uses of and management plans for ~~approximately 2,500 acres of~~ Washington
5 Department of Natural Resources-managed trust land in the eCounty. Trust lands in the eCounty
6 are located on six islands. Twenty-one of the properties are "common school trust lands" with
7 limitations on their disposition and use.
8

9 **2. Eastsound Subarea Plan**
10

11 Eastsound is the largest unincorporated community in the county. It is the geographic center of
12 Orcas Island and is the commercial and cultural center of the island community. The plan provides
13 land use and development goals, policies and regulations specific to the Eastsound area. The *Plan*
14 includes an official map that illustrates the boundaries of the subarea and the different land use
15 districts within the boundaries. The *Plan* was first adopted in 1981, was completely revised in
16 1992, and further amended in 1996 and December 2015.
17

18 **3. Open Space and Conservation Plan**
19

20 This plan was adopted in 1991 and is intended to identify and recommend a variety of possible
21 methods to protect those open spaces, vistas and view corridors that substantially contribute to
22 the sense of rural character that now prevails in most of the county. The *Plan* presents the
23 methods used for identifying significant open space resources, factors working to degrade those
24 resources, and the effectiveness of open space conservation tools presently available. The *Plan*
25 adopts no regulations, instead it presents specific recommendations for action to conserve open
26 space resources.
27

28 **4. Shaw Island Subarea Plan**
29

30 The *Shaw Island Subarea Plan* was adopted in 1994 to protect the existing character and qualities
31 of Shaw Island through goals, policies and regulations which are more specific to the needs and
32 interests of the Shaw community. Shaw residents and property owners wish to protect the quiet,
33 rural environment that results from limited commercial activity and a limited transportation
34 network, and to ensure that demand does not exceed the present or planned capacity of
35 infrastructure and public services.
36

37 **5. Waldron Island Limited Development District (LDD) Subarea Plan**
38

39 The *Waldron Island Limited Development District Subarea Plan* was adopted in 1995 and is a
40 complete revision of the original plan adopted for Waldron in 1976. While Waldron is frequently
41 characterized by the amenities it does not have (ferry service, electricity, paved roads), it is rich
42 in attributes highly valued by the majority of its residents and property owners. Fields and forest,
43 rock and beaches, clean air and water are part of everyday life, as are litter free, unpaved roads
44 with minimal motor vehicle traffic. Waldron is not a wilderness, but the environment is relatively
45 unspoiled. The plan recognizes the limited availability of government services and capital facilities
46 existing and planned for on Waldron and is designed to maintain the existing rural, residential and
47 agricultural character of the island.
48
49
50
51

1 **6. Lopez Village Plan for the Vital Place at the Heart of Lopez Island (Lopez Village Plan)**
2

3 The Lopez Village Plan for the Vital Place at the Heart of Lopez Island was adopted in 2018⁹. It is
4 a subarea plan for the Lopez Village Urban Growth Area (Village). The Village includes
5 approximately 197 acres on the western side of Lopez Island. The Village's western boundary is
6 almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern
7 boundary extends in a north/south alignment that encompasses parcels on the eastern side of
8 Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.
9

10 This plan reflects the vision and core values developed by the community. It is focused on people,
11 health, housing, connectivity, and protection of the natural environment and quality of life that
12 makes Lopez Village a special place to live.
13

14 The Lopez Village Plan supplements the goals and policies of the SJC Comprehensive Plan. It
15 applies to all land, land use activity, and to all structures and facilities developed within the official
16 map of the Lopez Village Urban Growth Area. The provisions of the Lopez Village Plan will prevail
17 over any conflicting provision of the Plan except as provided in the Shoreline Master Program.

DRAFT