



# SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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## MEMO

**REPORT DATE:** April 7, 2022

**TO:** San Juan County Planning Commission

**FROM:** David Williams, Department of Community Development (DCD) Director *DL*  
for David Williams

**SUBJECT:** 2036 Comprehensive Plan Update  
Draft Section B, Element 2, Land Use

**DISCUSSION:** April 15, 2022

**ATTACHMENTS:** A. Draft Section B, Element 2, Land Use and Rural

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### PURPOSE

To provide the draft Comprehensive Plan (*Plan*) Section B, Element 2, Land Use and Rural (Land Use Element) to the Planning Commission for review and to prepare a public hearing draft.

### PUBLIC COMMENTS

Please send all public comments to [compplancomments@sanjuanco.com](mailto:compplancomments@sanjuanco.com). Please do not copy the County Council, Planning Commission members, or County Staff. Written public comments received by 12pm on April 14 will be provided to the Planning Commission prior to the meeting. Please focus public comments on the issues and options contemplated in this report.

### BACKGROUND

The Planning Commission has been working on a pre-hearing draft of the Land Use Element for the *Plan* update. This is the element the Planning Commission focused on and spent the most time working on throughout 2021. The draft Land Use Element is provided in Attachment A. This draft of the Element shows the proposed changes in strikeout and underline format (~~Removal~~, Addition). The proposed changes reflect the work of the Planning Commission on goals and policies throughout the *Plan* update.

The Land Use Element is a central part of the Comprehensive Plan, covering a broad range of topics. Many topics which have their own *Plan* Elements intersect with land use and therefore also have a presence in the Land Use Element. For example, this Element includes goal and policy sections for housing, the economy, public facilities, and historic preservation among others. The Land Use Element also contains goals and policies for natural resource lands, as well as many of the *Plan's* strategies for addressing for climate change.

The *Plan* Vision includes a statement specifically regarding land use (see below). Still, as such a broad Element, the Land Use Element works toward accomplishing many aspects of the Vision. The Vision for land use is:

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.

## **CHANGES SINCE LAST PLANNING COMMISSION REVIEW**

The Planning Commission last reviewed the draft at the meeting on September 17, 2021. At this meeting, staff proposed several new policies regarding resource lands. The proposed changes are explained in the staff report for that meeting, available here: <https://www.sanjuanco.com/DocumentCenter/View/24110/>. The Planning Commission accepted the proposed policies, except for the proposed Agricultural Resource Land designation criteria policies. The changes accepted by the Planning Commission were incorporated into the current draft (Attachment A).

## **PUBLIC HEARING DRAFT**

At the meeting on April 15, 2022, the Planning Commission will review the draft Land Use Element to agree on a draft to use for the future *Plan* public hearing. The draft Element can be brought forward as-is (Attachment A), or the Planning Commission can discuss and make any edits or additions before agreeing on a public hearing draft.

## **NEXT STEPS**

After the Planning Commission makes its edits to the draft Land Use Element the draft will become the public hearing draft. This is the draft that will be brought forward at the Planning Commission's public hearing on the *Plan*. At the public hearing, the Planning Commission will hear public testimony and, after deliberations, make its final edits to the draft *Plan* to be recommended to the County Council.



**COMPREHENSIVE PLAN**

**SECTION B, ELEMENT 2**

**DRAFT LAND USE AND RURAL ELEMENT**

**February 4, 2022 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**

**TABLE OF CONTENTS**

Note: Table of Contents updated with new section numbers and new order

<b>2.1</b>	<b><u>INTRODUCTION</u></b> .....	<b>1</b>
	<u>Figure 1. Land Use Categories</u> .....	<b>2</b>
2.1.A	Purpose.....	2
2.1.B	Land Use Concept.....	2
2.1.C	Existing Land Use Pattern.....	3
2.1.D	<u>Population and Housing Forecasts, Housing Needs, and Land Capacity Analysis, Residential and Commercial Capacity</u> .....	4
	<u>Table 1. 2036 Forecasted Population Growth per Island</u> .....	5
	<u>Table 2. Residential Capacity by Natural Resource, Rural and Urban Growth Area Designations</u> .....	5
	<u>Table 3. Employment Capacity by Mixed-use, Commercial, and Industrial Land Use Designations</u> .....	7
2.1. <del>E</del>	Population and Residential Density.....	8
2.1. <del>F</del>	Growth Management and Resource Protection.....	8
<b>2.2</b>	<b><u>GENERAL GOALS AND POLICIES OF THE LAND USE ELEMENT</u></b> .....	<b>8</b>
2.2.A	General Goal and Policies.....	9
2.2.B	Economy.....	10
2.2.C	Energy.....	11
2.2.D	Essential Public Facilities.....	11
2.2.E	Recreation.....	13
2.2.F	Natural Resource Conservation.....	13
2.2.G	Social Services.....	14
2.2.H	Historic and Archaeological Preservation.....	14
2.2.I	Open Space and Scenic Resources.....	15
2.2.J	Access to Public Lands and Facilities.....	15
2.2.K	Sewage Disposal.....	15
2.2.L	Telecommunications.....	16
2.2.M	Physical Activity.....	16
<u>2.2.N</u>	<u>Agriculture</u> .....	16
<u>2.2.O</u>	<u>Climate Change</u> .....	17
<b>2.3</b>	<b><u>LAND USE DESIGNATIONS</u></b> .....	<b>19</b>
<b>2.3-A</b>	<b><u>URBAN GROWTH AREAS</u></b> .....	<b>19</b>
	Table <del>14</del> . Summary of Urban Growth Areas.....	20

Types of Activity Centers .....	24
<del>2.43.D</del> RESOURCE LANDS .....	32
2.4 SPECIAL DISTRICTS .....	36
2.5 RURAL LANDS.....	37
2.5.1 GENERAL RURAL GOALS AND POLICIES .....	40
<u>2.5.2</u> ACTIVITY CENTERS (INCLUDING LIMITED AREAS OF MORE INTENSIVE RURAL DEVELOPMENT) .....	41
Table <u>25</u> . Summary of Activity Centers.....	42
<u>2.5.3</u> RURAL LANDS USE DESIGNATIONS .....	44
<u>2.5.4</u> SPECIAL DISTRICTS .....	49
<u>2.5.4.A</u> Conservancy.....	49
<u>2.5.4.B</u> Natural .....	49
2.56 OVERLAY DISTRICTS .....	50
<del>2.54.A</del> Mineral Resource Lands .....	50
<u>2.56.BA</u> Critical Areas.....	51
<del>2.56.CB</del> Open Space Conservation.....	54
<del>2.56.DC</del> Airport Overlay District.....	54
<del>2.56.ED</del> Watershed Management.....	55
<del>2.56.FE</del> San Juan County Fairgrounds.....	55
2.67 SUBAREA PLANS .....	56
<u>2.67.A</u> Goals and Policies .....	56
<u>2.67.B</u> Existing Subarea Plans .....	56

1 **2.1 INTRODUCTION**

2  
3 The Land Use Element is comprised of interrelated land use goals which form the basis of the County's  
4 land use strategy and provides for a supply and distribution of land use types to accommodate the  
5 population and employment growth for the next twenty years. It establishes the desired character,  
6 quality, and patterns of development. Land use goals, policies and Official Maps will guide how the County  
7 manages growth and development within urban growth areas; how it will reduce development pressures  
8 and patterns of sprawl within rural areas; conserve agricultural, forest and mineral resource lands of long-  
9 term commercial significance; and preserve and protect open space, scenic and cultural resources.

10  
11 The land use goals, policies, and Official Maps are implemented through the regulations in Title 18 San  
12 Juan County Code (SJCC) and County programs. They determine where and how future land uses develop.  
13 As a result, this element is integral in realizing the community vision for land use:

14  
15 Neighborhoods, hamlets, villages, towns, and other activity centers are clearly defined to  
16 conserve, rural, agricultural, forest, mineral resource lands and critical areas. These areas  
17 define our heritage and sense of place: providing for commerce and community activities  
18 without losing their small scale and attractive island ambiance. The unique character of  
19 our shorelines is protected by encouraging uses that maintain or enhance the health of  
20 the shoreline environment. Through innovative land use strategies, our citizens and  
21 institutions balance and protect private property rights, public rights, and our natural  
22 environment.

23  
24 The WA State Growth Management Act (GMA) requires this element to:

- 25  
26
  - 27 ▪ Establish the general distribution, location and extent of the uses of land for agriculture, timber  
28 production, housing, commerce, industry, recreation, open spaces, general aviation airports, public  
29 utilities, public facilities, and other land uses (RCW 36.70A.070(1)), and
  - 30 ▪ Include rural lands that are not designated for urban growth, agriculture, forest, or mineral resources.  
31 This must provide for a variety of rural densities, uses, essential public facilities, and rural  
32 governmental services needed to serve the permitted densities and uses (RCW 36.70A.070(5)).

33  
34 Central to the GMA planning framework are three primary land use categories: urban, natural resource,  
35 and rural lands. Figure 1 below illustrates these categories relative to the intensity of the built  
36 environment. The GMA requires the County to designate urban growth areas (UGAs) inside of which  
37 urban development is permitted and outside of which urban growth is not allowed. Urban growth occurs  
38 at a higher intensity than rural and resource lands. Designated UGAs must be served or capable of being  
39 served by urban services such as water and sewer systems. Under the GMA, the County must designate  
40 natural resource lands with long-term commercial significance for the production of agricultural, timber,  
41 and mineral resources. Natural resource lands must be preserved from incompatible land uses to ensure  
42 that they remain available for resource industries. Finally, the GMA requires that lands that are not urban  
43 or natural resource lands be designated as rural lands. Diverse uses and densities must be allowed on  
44 rural lands to enable rural living while preserving the rural character.

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**Figure 1. Land Use Categories.**



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### 2.1.A Purpose

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

### 2.1.B Land Use Concept

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

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

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

1 The Land Use Element consists of ~~five~~<sup>six</sup> 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.

45

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>
<b><u>Total</u></b>	<b><u>16,314</u></b>	<b><u>19,423</u></b>	<b><u>3,109</u></b>

Source: Appendix 1 Population Forecast and Land Capacity Analysis.

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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

**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>
<b><u>Natural Resource Land</u></b>	<u>Agricultural Resource</u>	<u>124.59</u>
	<u>Forest Resource</u>	<u>134.71</u>
	<b><u>Natural Resource Land Subtotal</u></b>	<b><u>259.30</u></b>
<b><u>Rural</u></b>	<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>
<b><u>Rural Activity Centers, Eastsound Subarea outside UGA, and LAMIRD</u></b>	<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>

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<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>
	<b><u>Activity Center and LAMIRD Subtotal</u></b>	<b><u>81.63</u></b>
<b><u>Rural Subtotal, including Activity Centers and LAMIRDs</u></b>		<b><u>1,412.53</u></b>
<b><u>Eastsound UGA</u></b>	<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>
		<b><u>Eastsound UGA Subtotal</u></b>
	<b><u>Scenario A</u></b>	<b><u>245</u></b>
	<b><u>Scenario B</u></b>	<b><u>300</u></b>
	<b><u>Scenario C</u></b>	<b><u>471</u></b>
<b><u>Lopez Village UGA</u></b>	<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>
	<b><u>Lopez Village UGA Subtotal Scenario A</u></b>	<b><u>121.81</u></b>
	<b><u>Lopez Village UGA Subtotal Scenario B</u></b>	<b><u>699.15</u></b>
	<b><u>Lopez Village UGA Subtotal Scenario C</u></b>	<b><u>1,276.50</u></b>
<b><u>Countywide Total</u></b>	<b><u>Scenario A</u></b>	<b><u>2,039.09</u></b>
	<b><u>Scenario B</u></b>	<b><u>2,691.14</u></b>
	<b><u>Scenario C</u></b>	<b><u>3,392.01</u></b>

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>
<b>Non-UGA Subtotal</b>	<b><u>1,402.97</u></b>	<b><u>4,911,221.75</u></b>	<b><u>12,382.19</u></b>
<b>Eastsound UGA</b>			
<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>
<b>Eastsound UGA Subtotal</b>			
<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>
<b>Lopez Village UGA</b>			
<b>Village Commercial</b>			
<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>
<b>Countywide Total</b>			
<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

1 **2.1.CE Population and Residential Density**

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

6  
7 Residential density, the number of residential units allowed per acre, is established on the County’s  
8 Official Maps ~~for each area of the County. The permitted density indicates the maximum number of~~  
9 ~~dwelling units that may be constructed per acre of land, or conversely in rural areas, the minimum number~~  
10 ~~of acres per dwelling unit. The Official mMaps of residential density do not establish a minimum parcel~~  
11 ~~size.; however, nNew land divisions may not establish a parcel pattern which would permit development~~  
12 ~~of the area at a residential density greater than that provided for in the Official Maps, or create parcels~~  
13 ~~smaller than those allowed by the UDC San Juan County Code (SJCC).~~

14  
15 The County’s patterns of development which have occurred in San Juan County have been greatly  
16 influenced by the residential densities established in the 1979 ~~Comprehensive Plan~~. In many instances,  
17 ~~the densities have been voluntarily reduced by property owners through the dedication of conservation~~  
18 ~~easements with the San Juan Preservation Trust (a private, non-profit land trust), and the San Juan County~~  
19 ~~Land Bank who Aalso, density reduction is being achieveds this through purchase of conservation~~  
20 ~~easements and land acquisition by the San Juan County Land Bank.~~

21  
22 ~~Some of the residential densities that were established in the 1979 Comprehensive Plan exceeded the~~  
23 ~~density that is considered consistent with rural character by the Growth Management Hearings Boards~~  
24 ~~established under Washington’s Growth Management Act. In response to an order from the Western~~  
25 ~~Washington Growth Management Hearings Board, tThis Plan establishes includes rural densities that~~  
26 ~~allow fewer dwelling units than permitted by the 1979 plan in a number of areas. Existing parcels which~~  
27 ~~were established under the greater densities of the 1979 plan may still be developed for residential use,~~  
28 ~~but any further subdivision in these areas must meet the newly established density limits. Plan policies~~  
29 ~~encourage the combination of existing lots in order to reduce the number of dwelling units that may be~~  
30 ~~developed in rural areas where the existing parcel pattern would permit development at a density greater~~  
31 ~~than that established by this Plan and the Official Maps.~~

32  
33 ~~Information on existing and future population are found in Appendix 1, Population Projections, Buildout~~  
34 ~~Analysis and Land Use Inventory.~~

35  
36 **2.1.DE Growth Management and Resource Protection**

37  
38 To ensure that ~~Ccritical A~~areas and rural resources are protected, and that urban governmental services  
39 will not be required outside of urban growth areas and LAMIRDs, in addition to the density requirements  
40 ~~changes there are also Comprehensive Plan policies that place address~~ limits on capital facility  
41 development in the rural areas, ~~and establish UDC conservation subdivision standards and other site~~  
42 ~~design and performance standards.~~

43  
44 **2.2 GENERAL GOALS AND POLICIES OF THE LAND-USE ELEMENT**

45  
46 ~~This section of the Land Use Element establishes the General goals and polices overall goal and policies~~  
47 ~~for address~~ how the county will try to achieve the ~~its~~ Vision and identifies. ~~They address a number of~~  
48 ~~general goals and policies for a broad range of issues which may apply to all land elasses use designations~~  
49 ~~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 encourageing property owners  
36 to keep parcels whole and to preserve open space.  
37  
38 78. Implement the maximum allowable Rresidential 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;<sub>i</sub>
- 21 b. ~~review~~ of development patterns, projected needs;<sub>i</sub>
- 22 c. ~~the~~ availability and adequacy of water resources;<sub>i</sub>
- 23 d. ~~the~~ ability to control and mitigate the impacts of development;<sub>i</sub> and
- 24 e. ~~the~~ 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 ~~servicing 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.~~  
13
- 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.  
16
- 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.  
19

### 20 2.2.C Energy 21

22 **Goal: To conserve energy and promote energy efficiency.**  
23

#### 24 **Policies:** 25

- 26 1. Promote education on site planning methods that ~~make maximum~~ use of energy-saving features  
27 of the natural environment.  
28
- 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.  
31

### 32 2.2.D Essential Public Facilities 33

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.~~  
37

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.**  
40

#### 41 **Policies:** 42

- 43 1. ~~Identify~~ Essential Public Facilities (EPFs) in the County.  
44

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

1 **2.2.E Recreation**  
2

3 **Goal: To provide for recreational opportunities to that will meet the needs and interests of County**  
4 **residents while ensuring that recreational uses are compatible with the natural limitations of specific**  
5 **sites and surrounding uses.**  
6

7 **Policies:**  
8

- 9 1. Coordinate with other public and private agencies to ensure that plans and programs provided within  
10 the County accommodate the recreational needs and interests of County residents.  
11  
12 2. Allow the use of public lands consistent with the physical and cultural limitations of each specific site  
13 and the island on which it is located.  
14  
15 3. Allow commercial recreational developments, consistent with the above goal, which will serve to  
16 complement public recreational facilities.  
17  
18 4. Prohibit recreational vehicle parks and all-terrain vehicle parks tracks because these uses place  
19 excessive demands on public transportation systems.  
20  
21 5. Prohibit the development or use of land for large-scale, permanent, tourist attractions such as theme  
22 parks and casinos, as they are out of scale and character with San Juan County. Allowable tourist  
23 attractions should be limited to those that do not require significant land area, and such attractions  
24 should meet all concurrency requirements.  
25  
26 6. Establish performance standards for public and private recreational developments to minimize  
27 adverse impacts on adjacent properties and the natural environment.  
28

29 **2.2.F Natural Resource Conservation**  
30

31 **Goal: To preserve nonrenewable natural resources and conserve renewable natural resources for the**  
32 **benefit of existing and future generations.**  
33

34 **Policies:**  
35

- 36 1. Conserve soils capable of supporting long-term agricultural production identified by the .The federal  
37 Natural Resources Conservation Service (NRCS) identified 34 soil types suitable for farming in San Juan  
38 County. These soils can be found on page 121 of the 2009 Soil Survey of San Juan County, Washington,  
39 available at: [http://soils.usda.gov/survey/online\\_surveys/washington/#san2009](http://soils.usda.gov/survey/online_surveys/washington/#san2009).  
40  
41 2. Conserve forest lands in the Washington Department of Natural Resources' forest grades 1-5  
42 classification (as classified by the Washington Department of Natural Resources) for long-term timber  
43 production.  
44  
45 3. Encourage sustainable forest management in order to conserve forest lands and promote the  
46 retention and preservation of forest stands that are particularly important to visual aesthetics, wildlife  
47 habitat, groundwater retention and/or site stability.  
48  
49 4. Protect and preserve, wetlands, critical marine and terrestrial wildlife habitats and wildlife corridors,  
50 including breeding grounds, resting and feeding areas for migratory birds, nursery areas and habitats  
51 of threatened, endangered and sensitive species.  
52

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

### 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  
40
- 41 1. Protect areas of known archaeological and historic value from incompatible development and ensure  
42 that newly discovered areas uncovered during excavation are examined by the appropriate  
43 authorities.  
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 pPlan ~~(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. 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

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

- 3
- 4 12. Increase resilience to climate impacts with nature-based solutions such as green infrastructure.
- 5
- 6 13. Support training for County staff on the development, incorporation, and preservation of green  
7 infrastructure.
- 8
- 9 14. Establish landscaping standards that provide functional environmental benefits such as improved air  
10 quality, carbon sequestration, temperature regulation, and stormwater management.
- 11
- 12 15. Promote forest stewardship activities that result in carbon sequestration, reduce wildfire risks, or a  
13 combination of both.
- 14
- 15 16. Value ecosystem services that mitigate the effects of climate change. Ecosystem services are features  
16 of natural areas that provide services instead of built infrastructure. Ecosystem services include:
- 17
- 18 a. Carbon sequestration;
- 19
- 20 b. Stormwater management;
- 21
- 22 c. Aquifer recharge; and
- 23
- 24 d. Erosion control.

25

26 **2.3 — LAND USE DESIGNATIONS**

27

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

33

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

39

40 **2.3-A URBAN GROWTH AREAS**

41

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

47

48 **Policy:**

49

- 50 1. Establish different urban growth areas, each of which has a mix of land uses with housing, businesses,  
51 and services appropriate to its character, size, and location, as described in ~~a. and b.,~~ below.
- 52

1 Types of Urban Growth Areas

2  
3 a. **Towns** are incorporated Urban Growth 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~~  
21 the 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 Growth Areas should be designated on the *Comprehensive Plan* Official Maps where existing  
25 or proposed uses and services will meet the above definitions. Urban Growth 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.

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).~~

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 ~~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 County 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 prepare and maintain an Urban Growth~~  
20 ~~Area 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 Urban 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~~

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

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

7  
8 ~~i. Analysis of the collected data and comparison to the projections regarding pumpage and  
9 water levels in the model developed in the 2003 Report.~~

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

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

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

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

## 24 25 **Goal 2: Preserve community character in unincorporated urban growth areas.**

### 26 27 **Policies**

28  
29 1. Development within urban growth areas should be of a scale and intensity appropriate to the rural  
30 character of the islands, including but not limited to:

31  
32 a. New buildings should be consistent with the size and height of existing buildings;

33  
34 b. Large buildings, long blank walls and large expanses of concrete should be avoided;

35  
36 c. Design of buildings and site layout should incorporate open spaces and scenic views;

37  
38 d. The night sky should remain dark and free of light-pollution; and

39  
40 e. Development should be designed to minimize air pollution and untreated stormwater runoff  
41 to maintain excellent air and water quality;

42  
43 f. Industrial, commercial, and other allowed nonresidential uses should be regulated to  
44 minimize their impact on neighboring residential uses and the natural environment both  
45 within the UGA and in the surrounding rural and natural resource lands; and

46  
47 g. Urban growth areas are centered on walkable, commercial cores.

48  
49 2. Establish street design standards for unincorporated UGAs to ensure improvements to the  
50 streetscape are consistent with community character.

51

- 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.~~

- 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 dense than one unit per five acres, some portion of which is served by non-rural levels of capital  
11 facilities or services.  
12
- 13 e. ~~Master Planned Resorts~~ are self-contained and fully integrated planned unit developments, in a  
14 setting of significant natural amenities, with a primary focus on destination resort facilities  
15 consisting of short-term visitor accommodations associated with a range of developed on-site  
16 indoor or outdoor recreational facilities. They may contain other residential uses and commercial  
17 activities within their boundaries, but only if these uses are integrated into and support the on-  
18 site recreation nature of the resort. Master Planned Resorts may be within other activity centers.  
19
- 20 2. ~~Designate Activity cCenters~~ should be designated on the *Comprehensive Plan* Official Maps where  
21 existing or proposed uses and services meet the above definitions. Designated Activity cCenters  
22 designated on the *Comprehensive Plan* Official Maps are identified in Table 2, below.  
23  
24

**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

25 ~~Source: Plan Official Maps~~

- 26
- 27 3. Locate Nnew general commercial, general industrial, and institutional uses should be located in  
28 activity centers, as appropriate with the established patterns of development and use, to avoid  
29 incompatible land uses and the proliferation of these uses in rural areas.  
30

- 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.**

1  
2 **Policies:**  
3

- 4 ~~(1) Areas which are characterized by the following criteria may be designated as Rural Industrial~~  
5 ~~on the *Comprehensive Plan* Official Maps:~~  
6  
7 ~~i. Lands with an existing or historical commitment to rural industrial uses;~~  
8  
9 ~~ii. Lands with direct access to a public roadway classified as a minor or major arterial;~~  
10  
11 ~~iii. Lands where on-site physical features can be used to protect surrounding lands from~~  
12 ~~negative impacts; and~~  
13  
14 ~~iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve~~  
15 ~~several new uses in a concentrated area.~~  
16  
17 ~~(2) Rural industrial uses should be limited to those which are most appropriately located in the~~  
18 ~~rural environment because of incompatibility with intensive, mixed use development patterns~~  
19 ~~characteristic of activity centers. Such uses include, but are not limited to, storage yards,~~  
20 ~~lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.~~  
21  
22 ~~(3) New residential development (except where accessory to commercial or industrial use) within~~  
23 ~~these areas should be prohibited.~~  
24  
25 ~~(4) Establish performance standards for all development in Rural Industrial areas to ensure that~~  
26 ~~allowed uses are consistent with the rural character of the area and minimize adverse~~  
27 ~~environmental impacts. Standards should address access, circulation, signage, parking, noise,~~  
28 ~~odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.~~  
29

30 **e. ~~Rural Commercial~~**  
31

32 ~~**Goal: To provide areas for rural oriented commercial uses which compliment rural character**~~  
33 ~~**and development, and which can be served by rural governmental services.**~~  
34

35 **Policies:**  
36

- 37 ~~(1) Areas which are characterized by the following criteria may be designated as Rural~~  
38 ~~Commercial on the *Comprehensive Plan* Official Maps:~~  
39  
40 ~~i. Lands with an existing or historical commitment to rural commercial uses;~~  
41  
42 ~~ii. Lands with direct access to a public roadway classified as a minor or major arterial; and~~  
43  
44 ~~iii. Lands where on-site physical features and/or parcel size can be used to protect~~  
45 ~~surrounding rural land uses from negative impacts.~~  
46  
47 ~~(2) Limit Rural commercial uses should be limited to those which are most appropriately located~~  
48 ~~in and are compatible with the rural environment. Such uses include, but are not limited to,~~  
49 ~~veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale~~  
50 ~~hospitality commercial uses such as country inns and restaurants.~~  
51  
52 ~~(3) Prohibit New residential development (except where accessory to commercial or industrial~~  
53 ~~use) within these areas should be prohibited.~~  
54

- 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 which are characterized by the following criteria may be designated  
11 as Agricultural Resource Lands:  
12

13 i. Areas in parcels of ten acres or larger with soils capable of supporting long term  
14 commercial agricultural production. The federal Natural Resources Conservation Service  
15 (NRCS) identified 34 soil types suitable for farming in San Juan County. These soils can be  
16 found on page 121 of the 2009 Soil Survey of San Juan County, Washington, available at:  
17 [http://soils.usda.gov/survey/online\\_surveys/washington/#san2009](http://soils.usda.gov/survey/online_surveys/washington/#san2009);

18 (DCD NOTE: link is out of date. Link and reference to link should be removed)  
19

20 ii. The land is either currently used or has been used in the preceding ten years for  
21 agriculture.  
22

23 (2) Limit conversion of Agricultural Resource Lands to permanent non-farm uses through  
24 implementation of a purchase or transfer of development rights program, special tax  
25 assessment programs, conservation easements, and conservation site design options for  
26 residential land divisions and boundary line modifications.  
27

28 (3) Allow cottage enterprises that do not interfere with agricultural use, and allow agriculture-  
29 related activities such as processing and limited retailing facilities for locally grown products  
30 on farm sites and within agricultural areas consistent with allowances in State law for  
31 accessory uses in agricultural resource lands.  
32

33 (4) Allow farm labor housing and farm stay accommodations subject to specific performance  
34 standards on Agricultural Resource Lands.  
35

36 (5) Limit the location of utility lines and facilities, new roads and road realignments, access routes  
37 and other non-agricultural public and private facilities, to the least disruptive locations within  
38 agricultural areas.  
39

40 (6) Establish development standards for agricultural accessory uses, farmstands, agritourism and  
41 farm-based businesses that allow these uses while preventing the conversion of agricultural  
42 resource land to permanent incompatible uses.  
43

44 (7) Support the use of innovative technologies, procedures and practices that protect existing  
45 land, soil and water resources on agricultural land.  
46

47 (8) Support programs that promote and market locally grown and processed agricultural  
48 products.  
49

50 **b. Forest Resource Lands**  
51

1 Goal 1: To protect and conserve forest lands of long-term commercial significance for  
2 sustainable forest productivity and provide for uses which are compatible with forestry  
3 activities while maintaining water quality, water quantity, and fish and wildlife habitat.  
4

5 Goal 2: To protect forest lands that provide significant ecosystem services by protecting air and  
6 water quality, reducing forest fire risks, providing access to recreational opportunities,  
7 providing carbon sequestration benefits, and improving wildlife habitat and connectivity for  
8 upland species.  
9

10 **Policies:**

11  
12 (1) Lands which are not characterized by urban growth, are used or capable of being used for  
13 forestry production, and determined to have long-term commercial significance based on  
14 WAC 365-190-060(2) and characterized by meet one or more of the following criteria may be  
15 designated Forest Resource Lands:

16  
17 i. ~~are in Forest Land Grades 1-5 on the Department of Natural Resources Private Forest Land~~  
18 ~~Grades map~~ Lands enrolled in the designated forest land, current-use timber land, or open  
19 space-timber tax programs;

20  
21 ii. ~~parcels are twenty acres or larger, or of a size meeting the Washington State requirements~~  
22 ~~for timber open space designation~~ State trust lands managed for production of forest  
23 products;

24  
25 iii. ~~are in a tax deferred status of Designated Forest Land or Open Space Timber, or are state~~  
26 ~~trust lands under forest management~~ Lands managed for the long-term production of forest  
27 products with few non-forest related uses present.; ~~and~~

28  
29 iv. Areas with at least 100 contiguous acres of forest land developed at a density less than  
30 one dwelling unit per fifteen acres. Lands in public ownership can count toward the 100  
31 contiguous acre threshold, even if they are not managed for commercial production of  
32 forest products; or

33  
34 ~~iv. are being managed for the long-term production of forest products with few non-forest~~  
35 ~~related uses present~~ Parcels that may not meet any of the criteria in i. through iv. above can  
36 be included to provide logical boundaries to the Forest Resource land designation and to  
37 avoid small areas of conflicting non-forestry land uses amid resource lands. Similarly,  
38 parcels that meet some or all of the criteria described in i. through iv. above can be excluded  
39 to provide logical boundaries to the Forest Resource Land designation and to avoid conflict  
40 with existing land uses.

41  
42 (2) Areas within the shoreline jurisdiction should not be designated Forest Resource unless part  
43 of a larger parcel that is primarily located outside of the shoreline jurisdiction. Limits on  
44 harvesting in the shoreline jurisdiction reduce the commercial significance of forestlands in  
45 these areas, maintenance of forestlands in shorelines provides significant benefits to  
46 shoreline and nearshore habitat. The benefits of forestlands in shorelines include but are not  
47 limited to:

48  
49 i. Improving water quality;

50 ii. Shading nearshore fish habitat;

51 iii. Visual screening for shoreline development; and

52 iv. Supporting natural transport of shoreline sediment.

1  
2 (3) Limit conversion of Forest Resource Lands to non-forest uses through implementation of a  
3 purchase or transfer of development rights program, special tax assessment programs,  
4 conservation easements, and/or the formulation of site design standards for residential land  
5 divisions, including standards for planned unit developments.  
6

7 (34) Allow cottage enterprises, and forest resource-based industries such as lumber processing  
8 and retailing facilities for forest products.  
9

10 (5) Create land use incentives to preserve large parcels and open space in forest resource lands  
11 without converting the land to permanent incompatible non-forest uses.  
12

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

14 i. Vegetation management including thinning, spacing, trimming, and removing ladder  
15 fuels, and  
16

17 ii. Creating defensible space surrounding structures that will reduce the fire-spread  
18 potential between buildings and neighboring vegetation.  
19  
20

### 21 c. Mineral Resource Lands

22 **Goal: Assure that mineral resource lands of long-term commercial significance are conserved**  
23 **in order to provide continued and economical local access to valuable minerals, particularly**  
24 **those used for construction materials.**  
25

#### 26 **Policies (2.5.A.1-4):**

27 (1) Upon application by a landowner, lands which are characterized by all of the following criteria  
28 may be designated as a Mineral Resource Land Overlay District (MRLO) on the ~~Comprehensive~~  
29 *Plan* Official Maps:  
30  
31

32 i. Have a known or potential extractable resource in commercial quantities verified by  
33 submittal of a geologic and economic report prepared by a qualified professional or the  
34 land has a legally established mining operation, and the County Council adopts findings  
35 that the land has commercial significance for mineral resources;  
36  
37

38 ii. Current or future land use will not exceed a residential density of one dwelling unit per  
39 ten acres;  
40

41 iii. Are not within an Activity Center, Rural Residential, Natural or Conservancy designation  
42 or any Shoreline designation; and  
43

44 iv. Are not within a wetland or fish and wildlife habitat conservation area as defined in this  
45 Plan.  
46

47 (2) Protect mineral resource lands of long-term commercial significance from incompatible land  
48 uses and land use patterns so that access to existing and potential resources is maintained.  
49 With appropriate design and performance standards land uses such as agriculture, forestry  
50 and some industries, and low-intensity residential uses (average density at least ten acres per  
51 unit), are compatible with mineral extraction and processing while other uses such as

1 medium- to high-intensity residential uses are not. Resource protection should be  
2 accomplished without loss of existing density potential.

3  
4 (3) Provide the highest priority protection for Existing and potential sources of sand, gravel, and  
5 rock vary in size and distribution; these which are most likely to provide for long term  
6 production with only minimal impact on the environment should receive the highest priority  
7 for protection through designation with a Mineral Resource Lands overlay district by  
8 designating them under a MRLO and attendant establish regulations to protect long-term  
9 access and use potential.

10  
11 (4) Allow those activities associated with long-term mineral extraction which enhance the  
12 commercial viability of extraction operations to locate within designated mineral resource  
13 lands, subject to performance standards to minimize negative impacts on the surrounding  
14 area and the environment.

15  
16 (5) Require a reclamation plan for new mining activities. An approved Washington Department  
17 of Natural Resources (WADNR) Surface Mine Reclamation Permit can satisfy this requirement.

## 18 19 **2.4 — SPECIAL DISTRICTS**

20 **Note: Moved to Rural**

21  
22 This section of the Land Use Element provides goals and policies for the conservation of areas with unique  
23 or valuable natural features which warrant specific recognition and protective measures to ensure their  
24 existing character is maintained. Two districts, Conservancy and Natural, fall into this category.

### 25 **2.4.A — Conservancy**

26  
27 ~~**Goal: To protect, conserve, and manage existing natural conditions, resources, and valuable historic,**~~  
28 ~~**scenic, educational, or scientific research areas for the benefit of existing and future generations**~~  
29 ~~**without precluding compatible human uses.**~~

30  
31 **Policies (2.4.A.1-5):**

32  
33 1. ~~Areas which are characterized by one or both of the following criteria may be designated as~~  
34 ~~Conservancy on the *Comprehensive Plan* Official Maps:~~

35  
36 a. ~~areas possessing valuable natural features or resources which will tolerate only minimal~~  
37 ~~disturbance of the existing terrestrial or freshwater environments; or~~

38  
39 b. ~~areas possessing scenic, historical, or recreational qualities of considerable local, regional, state~~  
40 ~~or national significance which would be adversely affected by extensive modification or intensive~~  
41 ~~use.~~

42  
43 2. ~~Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and~~  
44 ~~fragile areas and renewable and non-renewable natural resources.~~

45  
46 3. ~~Ensure that the location and design of all development within Conservancy areas will minimize~~  
47 ~~adverse impacts on the natural features or resources of the site.~~

48  
49 4. ~~Allow uses and activities which promote environmental conservation and provide environmental~~  
50 ~~education opportunities.~~

51

1 ~~5. Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for~~  
2 ~~example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage~~  
3 ~~yards for park and recreation areas).~~  
4

#### 5 **2.4.B Natural**

6

7 ~~**Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit**~~  
8 ~~**of existing and future generations.**~~  
9

#### 10 **Policies (2.4.B.1-6):**

11

- 12 ~~1. Designate lands as Natural only upon request of the landowner.~~
- 13
- 14 ~~2. Designate as Natural only those areas which are characterized by the presence of intact indigenous~~  
15 ~~ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of~~  
16 ~~human use.~~
- 17
- 18 ~~3. Prohibit uses and activities which would encroach upon and disrupt rare plant and animal species and~~  
19 ~~ecosystems.~~
- 20
- 21 ~~4. Prohibit land divisions for residential development.~~
- 22
- 23 ~~5. Prohibit cottage enterprises and all commercial and industrial uses.~~
- 24
- 25 ~~6. Allow uses and activities which promote preservation of the ecosystem and provide environmental~~  
26 ~~education opportunities.~~
- 27

## 28 **2.5 RURAL LANDS**

29

30 Beautiful rural lands are the keystone of San Juan County's sense of place and identity. The County's rural,  
31 modestly developed landscapes, marine shorelines, open spaces, water, and mountain views, barely  
32 illuminated night skies, and natural environments provide the basis for its quality of life. Preservation of  
33 the County's rural character and land use patterns from sprawl is a primary objective of this Element.  
34

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

- 36
- 37 • The community is primarily rural;
- 38 • The Islands are rural, residential, quiet, agricultural, marine and isolated;
- 39 • Hamlets, villages, towns and other activity centers are clearly defined to preserve rural and  
40 natural resource lands;
- 41 • Rural lands are central to the Islands' heritage;
- 42 • The islands are a place where people respect others' dignity, privacy and freedoms;
- 43 • The community fosters a sense of neighborliness, self-sufficiency, and community pride;
- 44 • There is recognition of people's independence and self-reliance in the Islands;
- 45 • Natural resources are sustainably used; and

- The *Plan* seeks a balance between the needs of private property rights, public rights, and the natural environment.

#### **Growth Management Act Rural Element Requirements**

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

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

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

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

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

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

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

#### **Rural Character**

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

“Rural character” means a quality of the landscape dominated by pastoral, agricultural, forested, and natural areas interspersed with single-family homes and agricultural structures. Rural

1 character refers to the patterns of land use and development established by the Comprehensive  
2 Plan:

3  
4 1. In which open space, the natural landscape, and vegetation predominate over the built  
5 environment;

6  
7 2. That foster traditional rural lifestyles, rural-based economies, and opportunities to both  
8 live and work in rural areas;

9  
10 3. That provide visual landscapes that are traditionally found in rural areas and communities;

11  
12 4. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

13  
14 5. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density  
15 development;

16  
17 6. That generally do not require the extension of urban governmental services; and

18  
19 7. That are consistent with the protection of natural surface water flows and groundwater  
20 and surface water recharge and discharge areas.

21  
22 This Plan establishes policies that allow rural development in designated rural lands while protecting rural  
23 character. Some Plan policies that help protect rural character are:

- 24  
25     ▪ Requiring or protecting open space;
- 26  
27     ▪ Establishing rural road standards;
- 28  
29     ▪ Developing standards for clearing, grading, other development activities, and site-planning that  
30 minimize adverse impacts to natural processes;
- 31  
32     ▪ Establishing densities;
- 33  
34     ▪ Limiting the intensity of uses in rural areas;
- 35  
36     ▪ Limiting the extension of urban governmental services beyond existing service areas; and
- 37     ▪ Allowing home occupation, cottage enterprise, and resource uses to provide opportunities to live  
38 and work in rural areas.

#### 39 40 Existing Rural Development

41  
42 Much of the rural land in the County is either undeveloped or developed with residential uses. Rural lands  
43 are interspersed with natural resource uses including farms and forestlands. Rural residential density  
44 outside of LAMIRDs, activity centers, and master planned resorts ranges between one dwelling per five  
45 acres to one dwelling per fifteen acres. The predominant development pattern in rural areas has led to  
46 many of the scenic areas, robust natural environment, and lifestyle that characterize much of the County.

#### 47 48 Residential Rural Development

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

9  
10 Residential development inside the boundaries of LAMIRD, activity centers, and master planned resorts  
11 occurs at a range of densities. The allowed density in these areas is typically higher than other rural lands,  
12 ranging between one dwelling per five acres to four dwellings per acre. The primary factor that limits  
13 residential density in these areas is the availability of water and septic services. Many activity centers  
14 have adopted subarea plans that specifically define the kinds of residential development allowed in each  
15 area.

### 16 Commercial and Industrial Rural Development

17  
18  
19 Most commercial and industrial development in the rural areas is found in the LAMIRDS. Commercial  
20 developments serve the rural and visitor populations by providing access to goods, services, and  
21 recreational opportunities. Furthermore, rural commercial developments allow the opportunity to live  
22 and work in rural areas, fostering rural lifestyles.

23  
24 Outside of the LAMIRDS, activity centers, and master planned resorts, commercial development is often  
25 accessory to residential uses. Islanders utilize home occupation and cottage enterprise options to work  
26 where they live. These small-scale commercial operations support rural lifestyles by providing goods,  
27 services, recreational, and employment opportunities for residents and visitors alike. The income  
28 provided by these vital parts of the islands’ economy, allow many people to afford a life here that may  
29 otherwise be out of reach.

### 30 **2.5.1 GENERAL RURAL GOALS AND POLICIES**

31  
32  
33 **Goal: To protect rural character while allowing a mix of uses that support the ability of residents to**  
34 **live and work in rural lands.**

- 35  
36 1. Establish Setback, landscaping, and open space standards to ensure that open space, the natural  
37 landscape, and vegetation predominate over the built environment.
- 38 2. Encourage the preservation of undeveloped land in rural areas.
- 39  
40 3. Establish standards that protect wildlife habitat in rural lands.
- 41  
42 4. Prohibit sprawling, low-density development in rural lands. Establish rural densities between one  
43 dwelling per five acres and one dwelling per twenty acres outside of Activity Centers, LAMIRD, and  
44 Master Planned Resorts, where density may be higher.
- 45  
46 5. Ensure that any extension of services into rural lands is based on demonstrable need and is financially  
47 feasible.
- 48  
49 6. Allow the location of rural industries and heavy industrial types of activities in Island Center activity  
50 centers and Rural Industrial areas.

1 **2.5.2 ACTIVITY CENTERS (INCLUDING LIMITED AREAS OF MORE INTENSIVE RURAL**  
2 **DEVELOPMENT)**

3  
4 **Goal: To recognize existing ~~centers of activity~~ areas of more intense rural development, which offer**  
5 **diverse employment opportunities, a variety of residential densities and housing types, general**  
6 **commercial, general industrial, institutional, recreational, and community uses in a concentrated,**  
7 **development pattern.**

8  
9 **Policy:**

- 10  
11 1. Establish different types of activity centers, each of which has a mix of land uses with housing,  
12 businesses, and services appropriate to its character, size, and location, as described ~~in a-d,~~ below.

13  
14 Identify and delineate activity centers that are ~~Limited a~~ Areas of ~~More i~~ Intensive ~~Rural~~  
15 ~~d~~ Development (LAMIRDs) according to ~~the criteria in RCW 36.70A.070(5)(d).~~ LAMIRDs consist of  
16 existing (as of 1990), commercial, industrial, or residential areas in which the kinds, intensities, ~~or~~  
17 densities of use, or ~~the~~ capital facilities and services that exceed the levels normally associated with  
18 rural development. Such areas allow for the continuance of the existing areas and uses, and for infill  
19 in the areas to the level of existing patterns; however, the areas must be minimized and contained,  
20 with logical outer boundaries defined predominantly by the built environment, and may not extend  
21 beyond the existing area or use.

22  
23 ~~Also e~~ Establish Master Planned Resorts Activity Centers, according to ~~the criteria in RCW 36.70A.360~~  
24 ~~and 362.~~

25  
26 Types of Activity Centers

- 27  
28 a. **Village Activity Centers** have only rural governmental services and are not incorporated. They  
29 provide a limited variety of residential densities, and are pedestrian-oriented with a compact  
30 village core. They provide some intensive uses and services (including community sewage  
31 treatment facilities and community water systems), but are not considered capable of or  
32 appropriate for urban-level development or expansion at this time, only for infill.  
33  
34 b. **Hamlet Activity Centers** are residential areas that have some non-rural densities, and have small  
35 commercial centers which provide goods and services to surrounding rural and resource land  
36 uses. Hamlets are served by community water systems and may have community sewage  
37 treatment facilities, but have only rural governmental services. The four hamlet activity centers  
38 are Westsound, Deer Harbor, Olga, and Doe Bay on Orcas island.  
39  
40 c. **Island Centers** are generally characterized by existing general commercial and general industrial  
41 uses and may also include some rural commercial and rural industrial uses. These centers may be  
42 served by community water systems, but have only rural governmental services. Island Centers  
43 differ from other Activity Centers in that they generally do not have a high density residential  
44 component included within the center boundaries, and new residential development (except  
45 where accessory to commercial or industrial use) should be prohibited. The commercial and  
46 industrial uses located in these centers provide goods and services island-wide.  
47  
48 d. **Residential Activity Centers** are residential areas that have existing development patterns ~~more~~  
49 denser than one unit per five acres, some portion of which is served by non-rural levels of capital  
50 facilities or services. The area north of Rosario master planned resort is the only residential  
51 activity center in the County.

- 1 e. **Master Planned Resorts** are self-contained and fully integrated planned unit developments, in a  
 2 setting of significant natural amenities, with a primary focus on destination resort facilities  
 3 consisting of short-term visitor accommodations associated with a range of developed on-site  
 4 indoor or outdoor recreational facilities. They may contain other residential uses and commercial  
 5 activities within their boundaries, but only if these uses are integrated into and support the on-  
 6 site recreation nature of the resort. Master Planned Resorts may be within other activity centers.  
 7
- 8 3. Designate Activity centers ~~should be designated~~ on the *Comprehensive Plan* Official Maps where  
 9 existing or proposed uses and services meet the above definitions. Designated Activity centers  
 10 ~~designated on the Comprehensive Plan Official Maps~~ are identified in Table 2, below.  
 11

12 **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 Interim controls in village and hamlet activity centers)
Westsound	Hamlet Activity Center	No (subject to general, interim activity center standards Interim controls in village and hamlet activity centers)
W. Beach Rd/Crow Valley Rd-- Orcas	Island Center	No
Center Rd-/School Road_ - Lopez	Island Center	No
Country Corner-Orcas	Island Center	Yes
<del>North Roche Harbor Area</del> 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

13 Source: *Plan* Official Maps

- 14
- 15 3. Locate ~~A new general~~ commercial, ~~general~~ industrial, and institutional uses ~~should be located~~ in  
 16 activity centers, ~~as appropriate~~ with the established patterns of development and use, ~~to avoid~~  
 17 incompatible land uses and the proliferation of these uses in rural areas.  
 18
- 19 4. Use the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan dated June 1994, and  
 20 modified in April 1996, as a guide for the planned unit development of the RHMPR. The following  
 21 policies are established to manage development in the RHMPR:  
 22
- 23 a. The RHMPR *Plan* is based on a 200-unit reduction in density from that potentially allowed under  
 24 the 1979-established densities on property under Roche Harbor ownership.  
 25
- 26 c. A phased planned unit development (PUD), subject to the County's PUD process, should be  
 27 submitted for approval of any new development in the RHMPR planning area in any one year  
 28 period, when such development exceeds 4,000 square feet of gross floor area, or for any  
 29 recreational facility development.  
 30

- 1 c. Each phase of the PUD should be accompanied by an environmental assessment prepared in  
2 accordance with the requirements of the State Environmental Policy Act (SEPA).  
3
- 4 d. Each phase of the PUD should include a detailed plan identifying the number of dwelling units,  
5 allowable uses, average density, percentage of open space, road access and circulation, and  
6 provisions for water, sewage, and stormwater management. The specific area descriptions  
7 identified in the Addendum to the modified RHMPR Activity Center Plan should be used to guide  
8 phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should  
9 be provided by the developer for all areas included in the RHMPR and in the Westcott Bay  
10 drainage basin, exclusive of those areas in the Rural Farm-Forest designation, prior to  
11 implementation of any phase of development.  
12
- 13 e. At least one public meeting should be held in the Roche Harbor area prior to approval of PUD  
14 phases. Such meetings should provide opportunity for public review and comment on proposed  
15 phase plans.  
16
- 17 5. ~~In addition to the directives of the GMA and this Plan,~~ Consider the local knowledge, experience, and  
18 preferences of community residents when establishing the type, size, character, and boundaries of an  
19 LAMIRD/activity center, deciding appropriate uses and their location, determining community  
20 infrastructure requirements, and establishing standards and design guidelines to protect and retain  
21 important features which the community values.  
22
- 23 6. Adopt ~~S~~subarea plans or location specific designations and standards for village, hamlet and island  
24 center activity centers ~~may be adopted as needed~~ to guide land use and development ~~in these areas~~.  
25 Land use districts and development standards for activity centers should be compatible with existing  
26 development patterns and community character, including rural aspects. Critical ~~A~~areas within  
27 activity centers should be preserved and enhanced. Residential, commercial and industrial areas  
28 should be identified in each activity center, if appropriate, and specific development standards  
29 adopted for these areas.  
30
- 31 7. Require ~~N~~new development in activity centers ~~to be served by public or private community water and~~  
32 ~~sewage treatment systems should be connected to such systems where available and appropriate.~~  
33 System operators should be responsible for maintaining an up-to-date ~~understanding of the status of~~  
34 ~~their systems (including capacity and numbers of existing connections and commitments to service).~~  
35 For sewage treatment systems and Group A water systems in ~~Village, Hamlet, and Residential~~ activity  
36 centers long-range sewer and water system plans should be developed or updated by the utility  
37 providers in cooperation with the ~~e~~County so that the plans are consistent with the growth  
38 projections, land use regulations, and subdivision patterns in each area. Service by such facilities in  
39 residential activity centers may be conditioned specifically for the individual area or portions thereof.  
40
- 41 8. Locate ~~M~~mixed-uses, high-density residential uses, commercial, industrial, and public uses, ~~should be~~  
42 ~~located~~ within activity centers where adequate facilities, services, utilities and improvements exist or  
43 are planned to support the level and type of development identified, as appropriate to the existing  
44 levels and patterns of development, and the established range of uses.  
45
- 46 9. Allow a full range of single- and multi-family housing types and density bonuses ~~Residential~~  
47 ~~development~~ in activity centers, except Island Centers and Master Planned Resort activity centers,  
48 ~~should allow a full range of single and multi family housing types. Density bonuses are allowable, as~~  
49 ~~appropriate to established development patterns,~~ to achieve affordable housing goals. New  
50 residential development should be prohibited in Island Centers except as an accessory to commercial  
51 or industrial use. New residential development may take place in ~~m~~Master Planned Resort activity

1 centers, but only if it is integrated into and supports the on-site recreational nature of the resort, as  
2 determined at the time of Master Plan approval.

- 3
- 4 10. ~~Establish~~ Open space design standards should be established to maintain the rural character ~~at in~~  
5 ~~and around the borders of~~ activity centers.
- 6
- 7 11. Require that ~~Open space areas, in the form of squares, green spaces, and parks within activity~~  
8 ~~centers, should be an integral part of these activity centers to~~ and provide settings for recreation and  
9 ~~public gatherings, and to protect Critical Areas, scenic qualities, and historic features.~~
- 10
- 11 12. Require ~~In all activity centers storm drainage considerations should be addressed~~ in the design of land  
12 development projects to control storm water runoff and erosion.
- 13
- 14 13. Establish development standards for Master Planned Resort activity centers to ensure that  
15 development is compatible with surrounding land uses and that adequate facilities and services are  
16 available for the planned level of development planned. Development standards should address, at  
17 a minimum, the following:
- 18
- 19 a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of  
20 buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural,  
21 historic, and other important features;
- 22
- 23 b. Location and design of improvements and activities in such a manner to avoid or minimize adverse  
24 effects of the resort on surrounding lands;
- 25
- 26 c. Water quantity and quality, including stormwater management;
- 27
- 28 d. Location specific standards to retain and enhance resort character;
- 29
- 30 e. Protection of Critical Areas; and
- 31
- 32 f. Concurrency requirements for impacts on transportation facilities and other capital facilities and  
33 services.
- 34
- 35 14. Establish development standards for Planned Unit Developments (PUD) in activity centers (where  
36 appropriate and practical, given existing development patterns, potential project sizes, available  
37 supportive services, terrain, etc.) to more effectively accomplish the goals and policies of this *Plan* and  
38 allow flexibility in site planning for sites characterized by special features of geography, topography,  
39 size and shape. PUD standards should include provisions for a mixture of housing types and residential  
40 densities, and preservation of open space and natural features, as well as concurrency requirements  
41 to address impacts on transportation and other capital facilities and services.

### 42

### 43

### 44 **2.5.3 RURAL LANDS USE DESIGNATIONS**

45

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

#### 50

#### 51 **Policies (2.3.C.1-10):**

- 52
- 53 1. Identify as Rural lands on the ~~Comprehensive Plan~~ Official Maps all those which are not within an  
54 Activity Center UGAs and are not or designated as Resource Lands.

- 1  
2 2. Adopt performance standards for clearing and grading on Rural lands to minimize the potential  
3 adverse impacts of these activities on forested lands, soils, surface water quality and quantity,  
4 groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and  
5 reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage  
6 courses, and protect adjacent property from damage.  
7  
8 3. ~~Establish provisions for Conversion Option Harvest plans in coordination with the state Department~~  
9 ~~of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of~~  
10 ~~the DNR and the County in the processing, administration and enforcement of forest practice~~  
11 ~~activities, especially as they relate to the clearing of land for non-forestry uses. Note: Moved to~~  
12 ~~Resource Land Policies~~  
13  
14 4. Establish development standards for Planned Unit Developments (PUD) in Rural areas to more  
15 effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for sites  
16 characterized by special features of geography, topography, size and shape. PUD standards should  
17 include provisions for a mixture of housing types at rural densities, and preservation of open space  
18 and natural features.  
19  
20 ~~54. Strengthen~~ Implement Right-to-Farm and Right to Forestry provisions which establish the high priority  
21 and favored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and  
22 assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and  
23 non-forestry uses.  
24  
25 ~~65.~~ 65. Consider the scope and scale of proposals for the alteration, modification, or expansion of existing  
26 camps and existing small resorts. Changes that would expand the scope of services (*e.g.*, adding meal  
27 service or new recreational facilities, or adding new convention, hotel or marina facilities), increase  
28 the scale of facilities, or add on-site residential housing, should require discretionary use or  
29 conditional use permits. Allow expansion of existing uses that conform to the current scope and scale  
30 subject to reasonable performance standards to ensure that ~~alteration and expansion of such uses~~  
31 ~~have minimal adverse impacts on surrounding uses.~~  
32  
33 ~~76.~~ 76. Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable  
34 performance standards to ensure that alteration, intensification, and expansion of such uses have  
35 minimal adverse impacts on surrounding uses. If increased off-site impacts (noise, vibration, dust,  
36 traffic) would result from expansion or modification, a conditional use permit should be required.  
37 Modification to include a new use or operation (*e.g.*, an asphalt plant or a rock crusher) should be a  
38 conditional use and be limited to areas where residential densities are planned at five acres or more  
39 per unit.  
40  
41 ~~87.~~ 87. ~~Prohibit the A~~alteration and expansion of existing airstrips and airfields that would result in increased  
42 aircraft activity, conflict with the purpose of the applicable land use district, or cause increased  
43 adverse impacts to surrounding areas. Allow minor, low-impact changes subject to reasonable  
44 performance standards to ensure that such uses have minimal adverse impacts on surrounding uses.  
45 Alteration and expansion of existing airports should be subject to a conditional use permit.  
46  
47 ~~98.~~ 98. ~~When evaluating proposals for the alteration, modification, or expansion of non-conforming uses,~~  
48 ~~Consider the total impact of the non-conforming uses as well as the added impact of the incremental~~  
49 ~~changes, and the consistency of the changes with the applicable land-use designation~~ when evaluating  
50 proposals for the alteration, modification, or expansion of non-conforming uses.  
51

1 1011. Establish clearly defined Rural land use designations which promote and preserve the rural  
2 character of the islands while meeting the varied needs of island residents. The designations are:  
3

4 **a. Rural General Use**  
5

6 **Goal: To provide flexibility for a variety of small-scale, low-impact uses to locate on rural lands.**  
7

8 **Policies:**  
9

- 10 (1) Areas which are characterized by the following criteria may be designated as Rural General  
11 Use on the ~~Comprehensive Plan~~ Official Maps:  
12
- 13 i. There is an existing mix of residential development, scattered single family residences, small  
14 farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises,  
15 rural commercial and rural industrial uses;  
16
  - 17 ii. Parcels are generally five to twenty acres in size; and  
18
  - 19 iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.  
20
- 21 (2) Allow resource-based industrial and commercial activities, rural commercial, rural industrial,  
22 and cottage enterprise uses.  
23
- 24 (3) Establish performance standards for the uses contained in Policy (2), above, to minimize  
25 adverse environmental and visual impacts. Standards should address access, circulation,  
26 building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke,  
27 water quality, waste disposal, and storm drainage control.  
28
- 29 (4) Allowable uses should be compatible with the existing rural character and should not result  
30 in more than a minimal and manageable increase in demand on existing rural governmental  
31 services and facilities, utilities, community water systems, sewage disposal systems, and  
32 County roads.  
33

34 **b. Rural Farm-Forest**  
35

36 **Goal: To provide for rural living opportunities which are compatible with small-scale farming and**  
37 **forestry activities.**  
38

39 **Policies:**  
40

- 41 (1) Areas which are characterized by the following criteria may be designated as Rural Farm-  
42 Forest lands on the ~~Comprehensive Plan~~ Official Maps:  
43
- 44 i. The predominant land use is farming and forestry mixed with residential development;  
45
  - 46 ii. Parcels are generally five or more acres in size; and  
47
  - 48 iii. Soils are suitable for small-scale agricultural or forestry uses.  
49
- 50 (2) Adopt site development standards for permissible uses that will maintain a predominant  
51 portion of the farm and forested areas for farming and forest uses.  
52

- 1 (3) Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial  
2 uses, such as processing and limited retailing facilities for farm and forest products, to be  
3 located on Rural Farm-Forest lands.  
4
- 5 (4) Establish development standards that allow for farm stay accommodations for agritourism  
6 enterprises.  
7
- 8 (5) Allow the development of farm worker accommodations on Rural Farm-Forest lands subject  
9 to standards that ensure the occupancy is seasonal and limited to persons employed by the  
10 proprietor in farm labor for a farm production season only, and that ensure compliance with  
11 applicable public health and safety requirements.  
12
- 13 (6) Establish performance standards for the uses listed in Policies (3), (4) and (5), *above*, to  
14 minimize adverse environmental and visual impacts. Standards should address access,  
15 circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray,  
16 smoke, waste disposal, and storm drainage.  
17

### 18 c. Rural Residential

19  
20 **Goal: To protect the predominantly residential character of some rural areas and provide for a**  
21 **variety of residential living opportunities at *rural densities*.**  
22

#### 23 Policies:

- 24
- 25 (1) Areas which are characterized by the following criteria may be designated as Rural Residential  
26 on the *Comprehensive Plan* Official Maps:  
27
- 28 i. There are existing small acreage platted areas generally with private covenants and  
29 restrictions, and some exclusively residential developments are expected to continue to  
30 occur; and  
31
- 32 ii. Parcels are generally two to five acres in size, and may also include areas with lots less than  
33 two acres in size.  
34
- 35 (2) Guide the site design of new residential land divisions to retain rural character and minimize  
36 the demand for and cost of public facilities and services.  
37
- 38 (3) Prohibit cottage enterprises and commercial and industrial uses, other than home  
39 occupations and uses of comparable impact on residential use.  
40
- 41 (4) Community facilities such as fire stations, club houses and associated recreational amenities  
42 should be allowed in Rural Residential areas to serve these residential communities.  
43

### 44 d. Rural Industrial

45  
46 **Goal: To provide areas for rural oriented industrial uses which are not generally compatible with**  
47 **activity center land uses, which compliment rural character and development, and which can be**  
48 **served by rural governmental services.**  
49

#### 50 Policies:

51

- 1 (1) Areas which are characterized by the following criteria may be designated as Rural Industrial  
2 on the ~~Comprehensive Plan~~ Official Maps:  
3  
4 i. Lands with an existing or historical commitment to rural industrial uses;  
5  
6 ii. Lands with direct access to a public roadway classified as a minor or major arterial;  
7  
8 iii. Lands where on-site physical features can be used to protect surrounding lands from  
9 negative impacts; and  
10  
11 iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve  
12 several new uses in a concentrated area.  
13  
14 (2) Rural industrial uses should be limited to those which are most appropriately located in the  
15 rural environment because of incompatibility with intensive, mixed use development patterns  
16 characteristic of activity centers. Such uses include, but are not limited to, storage yards,  
17 lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.  
18  
19 (3) New residential development (except where accessory to commercial or industrial use) within  
20 these areas should be prohibited.  
21  
22 (4) Establish performance standards for all development in Rural Industrial areas to ensure that  
23 allowed uses are consistent with the rural character of the area and minimize adverse  
24 environmental impacts. Standards should address access, circulation, signage, parking, noise,  
25 odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.  
26

27 **e. Rural Commercial**

28  
29 **Goal: To provide areas for rural oriented commercial uses which compliment rural character**  
30 **and development, and which can be served by rural governmental services.**

31  
32 **Policies:**

- 33  
34 (1) Areas which are characterized by the following criteria may be designated as Rural  
35 Commercial on the ~~Comprehensive Plan~~ Official Maps:  
36  
37 i. Lands with an existing or historical commitment to rural commercial uses;  
38  
39 ii. Lands with direct access to a public roadway classified as a minor or major arterial; and  
40  
41 iii. Lands where on-site physical features and/or parcel size can be used to protect  
42 surrounding rural land uses from negative impacts.  
43 (2) ~~Limit R~~rural commercial uses should be limited to those which are most appropriately located  
44 in and are compatible with the rural environment. Such uses include, but are not limited to,  
45 veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale  
46 hospitality commercial uses such as country inns and restaurants.  
47  
48 (3) ~~Prohibit N~~new residential development (except where accessory to commercial or industrial  
49 use) within these areas ~~should be prohibited~~.  
50  
51 (4) Establish performance standards for all development in Rural Commercial areas to ensure  
52 that allowed uses are consistent with the rural character of the area and minimize adverse

1 environmental impacts. Standards should address access, circulation, signage, parking, noise,  
2 odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.  
3

#### 4 **2.5.4 SPECIAL DISTRICTS**

5  
6 This section of the Land Use Element provides goals and policies for the conservation of areas with unique  
7 or valuable natural features which warrant specific recognition and protective measures to ensure their  
8 existing character is maintained. Two districts, Conservancy and Natural, fall into this category.  
9

##### 10 **2.5.4.A Conservancy**

11  
12 **Goal: To protect, conserve, and manage existing natural conditions, resources, and valuable historic,**  
13 **scenic, educational, or scientific research areas for the benefit of existing and future generations**  
14 **without precluding compatible human uses.**

15  
16 **Policies (2.4.A.1–5):**

- 17  
18 1. Areas which are characterized by one or both of the following criteria may be designated as  
19 Conservancy on the ~~Comprehensive Plan~~ Official Maps:  
20  
21 a. areas possessing valuable natural features or resources which will tolerate only minimal  
22 disturbance of the existing terrestrial or freshwater environments; or  
23  
24 b. areas possessing scenic, historical, or recreational qualities of considerable local, regional, state  
25 or national significance which would be adversely affected by extensive modification or intensive  
26 use.  
27  
28 2. Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and  
29 fragile areas and ~~renewable and non-renewable~~ natural resources.  
30  
31 3. Ensure that the location and design of all development within Conservancy areas will minimize  
32 adverse impacts on the natural features or resources of the site.  
33  
34 4. Allow uses and activities which promote environmental conservation and provide environmental  
35 education opportunities.  
36  
37 5. Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for  
38 example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage  
39 yards for park and recreation areas).  
40

##### 41 **2.5.4.B Natural**

42  
43 **Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit**  
44 **of existing and future generations.**

45  
46 **Policies (2.4.B.1–6):**

- 47  
48 1. Designate lands as Natural only upon request of the landowner.  
49  
50 2. Designate as Natural only those areas which are characterized by the presence of intact indigenous  
51 ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of  
52 human use.  
53

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.~~

1  
2 **2.56.BA Critical Areas**  
3

4 Critical Areas are areas within San Juan the County that are important to the healthy function of natural  
5 ecosystems, as well as areas that can be hazardous to people and their property. Critical Areas include  
6 wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geologically  
7 hazardous areas, and frequently flooded areas. ~~The Washington Growth Management Act GMA requires~~  
8 ~~Counties to designate and protect critical areas.~~ The policies in this section are intended to will guide the  
9 development of County regulations and programs for Critical Areas to ensure they are protected.  
10 (Additional goals and policies related to Critical Areas within the shoreline jurisdiction are found Also see  
11 the Shoreline Master Program, in Section B, Element 3 of this *Plan*).  
12

13 **Goals:**

14  
15 **Goal 1: 1. Protect the functions and values of Critical Areas, giving special consideration to anadromous**  
16 **(migratory) fish.**

17  
18 **Goal 2: 2. Allow for use of property to the greatest extent possible while protecting Critical Area**  
19 **functions and values.**

20  
21 **Goal 3: 3. Establish Critical Area requirements that are balanced and related to impacts.**

22  
23 **Goal 4: 4. Establish funding mechanisms to support Critical Area protection programs including funding**  
24 **for voluntary measures such as education, technical assistance, and cost share programs.**

25  
26 **Policies (2.5.B.1-11):**  
27

- 28 1. In conformance with the GMA Washington Growth Management Act, in designating and protecting  
29 critical areas establish regulations that protect Critical Areas, based on consideration of the best  
30 available science.
- 31  
32 2. Adopt policies and regulations that, ~~as of the effective date of implementing ordinances,~~ are designed  
33 to protect functions and values of critical areas.
- 34  
35 3. ~~In addition to regulations, d~~Develop voluntary and incentive-based programs to protect the overall  
36 functions and values of Critical Areas and other natural resources. Voluntary actions may include  
37 education, technical assistance, water conservation, stewardship programs, implementation of best  
38 management practices, and restoration activities. ~~One purpose of these programs is to mitigate~~  
39 ~~impacts resulting from authorized exemptions and exceptions.~~
- 40  
41 4. Manage and mitigate ~~T~~the impacts of land use and development ~~preferably will be managed and~~  
42 ~~mitigated~~ on site.
- 43  
44 5. ~~When developing Critical Area regulations, e~~Consider the positive effect of all State, Federal and local  
45 environmental protection programs when developing Critical Area regulations.
- 46  
47 6. ~~To the extent possible, a~~Adopt protection standards that vary based on site characteristics to the  
48 extent possible.
- 49  
50 7. ~~Encourage the installation of water catchment systems.~~
- 51 8. Implement applicable the provisions of adopted Salmon Recovery and Marine Area Stewardship  
52 Plans, giving special consideration to anadromous fish.

1  
2 98. Monitor and enforce permit requirements and Best Management Practices designed to protect  
3 Critical Areas

4  
5 109. Control or eradicate invasive and/or noxious weeds in conformance with RCW 17.10.

6  
7 1110. Any regulation created pursuant to these policies should include provisions for Allow reasonable  
8 use exceptions and nonconforming uses.

9  
10 11. The protected critical areas are:

11  
12 **a. Geologically Hazardous Areas**

13  
14 **Goal: To protect the public health, safety and welfare from threats resulting from incompatible**  
15 **commercial, residential, institutional or industrial development being sited in geologically**  
16 **hazardous areas.**

17  
18 Policies:

- 19  
20 i. Designate geologically hazardous areas in accordance with WAC 365-190-080(4).  
21  
22 ii. Designate and classify areas on which development should be prohibited, restricted, or  
23 otherwise controlled because of danger from geological hazards based on the level of hazard  
24 or risk.  
25  
26 iii. Require that significant geological impacts resulting from development are either mitigated  
27 or avoided within geologically hazardous areas.  
28  
29 iv. Avoid locating essential public facilities such as hospitals and emergency response operations  
30 in geologically hazardous areas.  
31

32  
33 **b. Frequently Flooded Areas**

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

36  
37 Policies:

- 38  
39 i. ~~Protect the important hydrologic role of frequently flooded areas by designating those areas~~  
40 ~~subject to frequent flooding or coastal inundation as special flood hazards. At a minimum,~~  
41 ~~Designate and protect the 100-year area of special flood hazard as defined and mapped by~~  
42 ~~the Federal Emergency Management Agency.~~  
43  
44 ii. Prevent or mitigate the impacts of development which may result in hazards to persons or  
45 property, or harm to hydrologic functions. ~~In general, this will be accomplished through~~  
46 ~~compliance with applicable building codes, and Titles 15 and 18 of the San Juan County Flood~~  
47 ~~Hazard Ordinance and the requirements of the Unified Development Code.~~  
48 iii. Minimize expenditures of public money for costly flood control projects and minimize the  
49 need for rescue and relief efforts associated with flooding.

50  
51 **c. Critical Aquifer Recharge Areas**

52  
53 **Goal: Protect the quality and quantity of groundwater.**

54  
55 Policies:  
56

- 1 i. Designate and classify those areas which have the characteristics of critical aquifer recharge  
2 areas.  
3  
4 ii. Within critical aquifer recharge areas, regulate those uses which could potentially have a  
5 significant negative impact on ground water quality and/or quantity. Such uses include, but  
6 are not limited to, underground hazardous materials storage tanks, facilities which use or  
7 store significant amounts of hazardous materials or wastes, large on-site sewage disposal  
8 systems, petroleum pipelines, landfills, and surface mining operations.  
9

10 **d. Wetlands**  
11

12 **Goal: To protect wetlands from a net loss in functions, values, and acreage.**  
13

14 **Policies:**  
15

- 16 i. Designate, classify, and regulate wetlands based on wetland functions and values consistent  
17 with State guidance.  
18  
19 ii. Establish standards for wetland protection including use limitations and buffers based on the  
20 classification of the wetland and the potential impact of a proposed use on the wetland.  
21  
22 iii. Establish a mitigation sequence which includes, in order of priority, avoiding, minimizing or  
23 compensating for adverse impacts to regulated wetlands and/or their buffers.  
24  
25 iv. Define wetlands consistent with RCW 36.70A.030(21).  
26  
27 v. Delineate wetlands using the ~~Washington State Wetlands Identification and Delineation~~  
28 ~~Manual, Ecology Publication 96-94, or comparable criteria consistent with state law, RCW~~  
29 ~~36.70A.175. definitions and methods prescribed in the 1987 U.S. Army Corps of Engineers~~  
30 ~~“Corps of Engineers Wetlands Delineation Manual,” Technical Report Y-87-1 and rate them~~  
31 ~~according to the Washington State Wetland Rating System for Western Washington – Revised~~  
32 ~~(Ecology Publication No. 04-06-025), as revised by Ecology.~~  
33  
34 vi. Establish ~~methodologies which provide for~~ regulations for compatible agricultural uses of  
35 wetlands and their buffers and support implementation of the Voluntary Stewardship  
36 Program.  
37

38 **e. Fish and Wildlife Habitat Conservation Areas**  
39

40 **Goals**  
41

42 **Goal 1:1. To protect the functions and values of fish and wildlife habitat conservation areas.**  
43

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

46 **Policies:**  
47

- 48 **(1)i.** Designate and classify fish and wildlife habitat conservation areas in accordance with WAC  
49 365-190-080(5) based on type, State or Federal status, association with priority species, or  
50 species of local concern.  
51

1 (2)ii. Establish standards including buffers, timing restrictions, and site specific habitat  
2 management plans based on the classification of the habitat area and the potential impact of  
3 a proposed use on the affected habitat.  
4

5 (3)iii. Use the WA Dept. of Natural Resources stream typing system.  
6

7 (4)iv. Establish clearing, grading and stormwater management regulations that protect water  
8 quality, water quantity, and fish and wildlife habitat from short term and long term impacts  
9 of land use and development.  
10

11 (5)v. Adopt regulations prohibiting the blockage of fish passage in F type streams.  
12

### 13 2.56.CB Open Space Conservation

14  
15 **Goal: To protect those significant open spaces and vistas which substantially contribute to the rural**  
16 **character of the County.**

#### 17 **Policies (2.5.C.1-2):**

- 18  
19  
20 1. Identify *open space resources of high and very high conservation priority* and establish an Open Space  
21 Conservation Overlay District for these areas. High and Very High conservation priority areas are  
22 preliminarily identified on maps in the *Open Space and Conservation Plan*. Consider applying the Open  
23 Space Conservation District Overlay to those lands that are within landscape units which are rated in  
24 the *Open Space and Conservation Plan* and which have a score of 35 and above. Seek opportunities  
25 to work with property owners to prepare conservation plans for development in these areas upon  
26 designation of an Open Space Conservation Overlay District.  
27  
28 2. ~~Develop~~ Develop site planning standards for development in Open Space Conservation Overlay District areas  
29 ~~should be~~ specific to the type of open space resource involved and its particular sensitivity to land  
30 alteration.  
31

### 32 2.56.DC Airport Overlay District

33  
34 **Goal: To protect the public health, safety and welfare, to recognize those areas devoted to aviation uses**  
35 **and provide areas for those activities supporting or dependent upon aircraft or air transportation, when**  
36 **such activities benefit from a location within or immediately adjacent to a public airport, and to**  
37 **promote compatibility between airport uses and land uses and activities in the airport vicinity and**  
38 **environs.**

#### 39 **Policies (2.5.D.1-4):**

- 40  
41  
42 1. ~~Apply t~~ Apply The Airport Overlay District designation ~~may be applied~~ to publicly-owned airports, and  
43 accessory uses. The boundaries of an airport overlay district may not necessarily coincide with those  
44 of a port district.  
45  
46 2. Designate FAA Airspace Zones within the Airport Overlay Districts and establish development  
47 standards and regulations for the lands underlying FAA imaginary surfaces including but not limited  
48 to, standards for location, design, operations, clearances, marking and lighting, buffering, landscaping,  
49 and noise abatement. Such standards should be based on Federal Aviation Administration advisory  
50 circulars regarding "Model Airport Hazard Zoning" and FAA regulations regarding "Objects Affecting  
51 Navigable Airspace" as they may be amended.  
52

3. Designate Aircraft Accident Safety Zones within the Airport Overlay Districts and establish development standards and regulations for allowable uses, residential densities, open space, and noise to address safety issues and avoid the location of potentially incompatible uses in the airport environs.
4. Apply the more restrictive regulations if there is any conflict between regulations of an Airport Overlay District and regulations of an underlying designation, the more restrictive regulations should apply.

#### 2.56.ED Watershed Management

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

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

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

#### 2.56.FE San Juan County Fairgrounds

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

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

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

1 public comment from fairground neighbors or significant changes in the environment adjacent to  
2 the overlay district.

## 3 4 **2.67 SUBAREA PLANS**

5  
6 This section of the Land Use Element provides ~~The following~~ goals and policies to guide the development  
7 of subarea plans. Subarea plans are intended to address the needs of specific geographic areas or the  
8 management of resources when they cannot be adequately addressed by the designations and provisions  
9 of this *Plan*.

### 10 11 **2.67.A Goals and Policies**

12  
13 **Goal:** To provide for the creation of detailed plans for village activity centers, specific  
14 geographic areas, or for resources, in order to better address the unique needs and interests of  
15 those areas, environments, or functions.

#### 16 17 **Policies ~~(2.6.A.1-5):~~**

- 18  
19 1. ~~Require that~~ Subarea plans should be consistent with, and more specific than, the goals and  
20 policies of this *Plan* and consistent with State law.  
21  
22 2. Allow ~~Subarea plans may to~~ be developed to address unique circumstances and achieve specific  
23 goals which cannot be accomplished through or by amendment of the goals and policies of this  
24 *Plan* and associated regulations. Subarea plans for village activity centers may include rural and  
25 special district lands adjacent to their boundaries.  
26  
27 3. Allow ~~Subarea plan proposals may to~~ be initiated by public or private groups, agencies, or  
28 individuals. Subarea plans should be presented initially as a general concept so as to allow full  
29 opportunity for public and agency participation in subarea plan development. Fairness, openness,  
30 and full citizen participation shall be paramount in all subarea planning procedures and processes.  
31  
32 4. Include the following in ~~Subarea plan proposals should include the following:~~ Statement of  
33 Purpose; Description of Citizen Participation Process; Description and Character of the area; and,  
34 the Vision or Goal to be achieved by the subarea plan.  
35  
36 5. Ensure that ~~Subarea plan proposals should be~~ are preliminarily evaluated by the Planning  
37 Department and reviewed by the Planning Commission prior to authorization by the Board of  
38 County Commissioners for inclusion in Planning Department work programs.  
39

### 40 41 **2.67.B Existing Subarea Plans**

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

#### 43 44 **1. DNR Trust Lands Management Plan**

45  
46 This policy plan adopted by the County and the Board of Natural Resources in 1986 identifies the  
47 most appropriate uses of and management plans for ~~approximately 2,500 acres of~~ Washington  
48 Department of Natural Resources-managed trust land in the eCounty. Trust lands in the eCounty  
49 are located on six islands. Twenty-one of the properties are "common school trust lands" with  
50 limitations on their disposition and use.  
51

1       **2. Eastsound Subarea Plan**  
2

3       Eastsound is the largest unincorporated community in the county. It is the geographic center of  
4       Orcas Island and is the commercial and cultural center of the island community. The plan provides  
5       land use and development goals, policies and regulations specific to the Eastsound area. The *Plan*  
6       includes an official map that illustrates the boundaries of the subarea and the different land use  
7       districts within the boundaries. The *Plan* was first adopted in 1981, was completely revised in  
8       1992, and further amended in 1996 and December 2015.  
9

10       **3. Open Space and Conservation Plan**  
11

12       This plan was adopted in 1991 and is intended to identify and recommend a variety of possible  
13       methods to protect those open spaces, vistas and view corridors that substantially contribute to  
14       the sense of rural character that now prevails in most of the county. The *Plan* presents the  
15       methods used for identifying significant open space resources, factors working to degrade those  
16       resources, and the effectiveness of open space conservation tools presently available. The *Plan*  
17       adopts no regulations, instead it presents specific recommendations for action to conserve open  
18       space resources.  
19

20       **4. Shaw Island Subarea Plan**  
21

22       The *Shaw Island Subarea Plan* was adopted in 1994 to protect the existing character and qualities  
23       of Shaw Island through goals, policies and regulations which are more specific to the needs and  
24       interests of the Shaw community. Shaw residents and property owners wish to protect the quiet,  
25       rural environment that results from limited commercial activity and a limited transportation  
26       network, and to ensure that demand does not exceed the present or planned capacity of  
27       infrastructure and public services.  
28

29       **5. Waldron Island Limited Development District (LDD) Subarea Plan**  
30

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

41  
42  
43  
44       **6. Lopez Village Plan for the Vital Place at the Heart of Lopez Island (Lopez Village Plan)**  
45

46       The Lopez Village Plan for the Vital Place at the Heart of Lopez Island was adopted in 2018<sup>9</sup>. It is  
47       a subarea plan for the Lopez Village Urban Growth Area (Village). The Village includes  
48       approximately 197 acres on the western side of Lopez Island. The Village's western boundary is  
49       almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern  
50       boundary extends in a north/south alignment that encompasses parcels on the eastern side of  
51       Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

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2  
3  
4  
5  
6  
7  
8  
9

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

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

DRAFT