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**ORDINANCE NO. 2 - 1998**

AN ORDINANCE ADOPTING PURSUANT TO THE GROWTH MANAGEMENT ACT (RCW 36.70A): A COMPREHENSIVE PLAN; DEVELOPMENT REGULATIONS; SHORELINE MASTER PROGRAM AND OFFICIAL MAPS; AMENDING AND RECODIFYING SJCC SECTION 2.24.010 AND SJCC 16.48.040; RECODIFYING SJCC SECTIONS 16.32.220, 16.32.230, 16.32.240, 16.32.250, AND 16.32.260; AMENDING SJCC SECTION 2.24.030; 2.24.040, 16.45.145, 16.45.155, 16.55.050, 16.55.070; ADDING A NEW TITLE 18 TO THE SAN JUAN COUNTY CODE AND ADDING CHAPTERS 18.10, 18.20, 18.30, 18.40, 18.50, 18.60, 18.70, 18.80, 18.90 TO TITLE 18; REPEALING SECTIONS OF SAN JUAN COUNTY CODE CHAPTERS 16.04; 16.24; 16.28; 16.32; 16.40; 16.44; 16.48; 16.60; AND 16.70; REPEALING ORDINANCE 1-1997 RELATING TO SUBDIVISION; REPEALING ORDINANCE 5-1997 RELATING TO HEARING EXAMINER ACTION; REPEALING ORDINANCE 1-1998 RELATING TO EMERGENCY ORDINANCE CONCERNING SIMPLE LAND DIVISION; REPEALING RESOLUTION 38-1998 RELATING TO SIMPLE LAND DIVISION; REPEALING ORDINANCE 7-1997 RELATING TO EMERGENCY OFFICIAL CONTROLS RE: LARGE SCALE USES IN CERTAIN ACTIVITY CENTERS; DESCRIBING PENALTIES FOR THE VIOLATION THEREOF; AND PROVIDING FOR A DELAYED EFFECTIVE DATE.

**S.J.C. PERMIT CENTER**

RECITALS:

**JUN 16 1998**

WHEREAS, on October 2, 1979, San Juan County adopted its first Comprehensive Land Use Plan and Regulations pursuant to the Planning Enabling Act, Chapter 36.70 RCW, which was preceded by the 1976 adoption of the County Shoreline Master Program in accordance with the state Shoreline Management Act, Chapter 90.58 RCW; and

WHEREAS, upon adoption of the 1990 Washington State Growth Management Act (GMA), Chapter 36.70A RCW, San Juan County was among those counties given the option to decline to plan under the Act but, on July 24, 1990, by Resolution 113-1990, the Board of County Commissioners (BOCC) elected not to withdraw from participation in the requirements of the Act; and

WHEREAS, on July 7, 1992 joint planning policies for San Juan County and the Town of Friday Harbor were adopted by BOCC Resolution No. 120-1992; and

WHEREAS, a public participation program was begun in August, 1991, and between October 1991 and January 1992, five citizen committees were appointed to develop interim regulations to designate resource lands and to designate and protect critical areas in accordance with the GMA; and

WHEREAS, on December 22, 1992, the BOCC adopted the interim regulations by Ordinance No. 221-1992 which regulations have been codified in San Juan County Code

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Chapters 16.60 (Environmentally Sensitive Areas) and 16.70 (Agricultural and Mineral Resource Lands); and

WHEREAS, after the 1993 GMA amendments required designation of Interim Urban Growth Area (UGA) boundaries prior to adoption of comprehensive plans, following preparation of a proposed Interim UGA for the Town of Friday Harbor by a joint Town and County task force, the Friday Harbor municipal boundaries were adopted as the Interim UGA boundary by Ordinance No. 4-1994; and

WHEREAS, in 1993 the BOCC appointed three district citizen advisory committees (CACs), comprised of forty-six individuals representing a broad spectrum of interests in the county, to develop a vision for the future of San Juan County; the vision statement was endorsed by the BOCC in December, 1993, and based on that vision, the district committees developed proposed goals and policies to achieve it; and

WHEREAS, a steering committee comprised of district committee members prepared a draft Comprehensive Plan (CP) in January, 1995, which did not yet include the Shoreline element, and a Draft Environmental and Economic Impact Statement (DEEIS) was issued on that CP and alternative land use patterns on February 13, 1995; the written comment period on the DEEIS ended April 14, 1995; and

WHEREAS, on April 10, 11, and 12, 1995 the BOCC held duly advertised public hearings, on Orcas, San Juan and Lopez Islands, respectively, to hear additional public comments on both the DEEIS and the draft CP; and

WHEREAS, a revised draft CP was prepared by the steering committee incorporating changes as a result of the DEEIS analysis and public comments on the DEEIS, and duly advertised joint public hearings were then held by the San Juan County Planning Commission (PC) and BOCC on November 4, 6 and 14, 1995, on the Environmental Impact Statement (EIS) and the proposed CP and land use maps; and

WHEREAS, the Planning Commission then reviewed the draft CP of the steering committee as part of the public participation program as suggested by WAC 195-65-600(2)(a)(iii) and on March 22, 1996 submitted written recommendations to the Board to the draft CP and land use maps based on extensive public comment; and

WHEREAS, following steering committee review of a draft Shoreline Master Program (SMP) element of the CP a supplemental EIS (SEIS) was issued on the Shoreline element on June 19, 1996, with the comment period on the SEIS ending on July 31, 1996; and

WHEREAS, upon the vote of the Town of Friday Harbor Planning Commission to propose modifications to the Friday Harbor UGA boundary, a supplement to the DEEIS was published on July 17, 1996; and

WHEREAS, based on extensive public comments and a revised proposal by the Roche Harbor ownership and Roche Harbor Neighborhood Association, changes to the CP text and the draft official map were made to change the designation of Roche Harbor from a Village to a Master Planned Resort, and a supplement to the DEEIS was published on this proposal on July 1, 1996; and

WHEREAS, on August 2, 1996, the Planning Commission held a duly advertised public hearing to hear testimony on the proposed Shoreline Master Program element and shoreline environments map, the revised UGA boundary, and the revised Roche Harbor map designation; and completed its deliberations and recommendations on these proposals on September 27, 1996; and

WHEREAS, on October 2, 1996, a Final Environmental Impact Statement (FEIS) was issued on the draft CP, as modified by the Planning Commission; and

WHEREAS, on October 21, 22 and 23, 1996, the San Juan County Board of Commissioners held duly advertised public hearings on Lopez, Orcas and San Juan Islands, respectively, which hearings were continued for deliberations on October 30, November 1, 8, 18, 22, 25, 26, and 27 and December 4, 6, 10 and 16, 1996, and reopened to receive additional written and oral comment from the public on December 18, 1996, to consider changes proposed by the Board during deliberations and other items deemed noteworthy for further public comment, as identified in the hearing notice as published on December 11, 1996 in the official county newspaper; and

WHEREAS, the Board continued its deliberations at hearings held on December 19, 20, 23, and 31; and

WHEREAS, on December 31, 1996 the Board adopted the Goals and Policies of the CP and Official Maps, subject to a delayed effective date to coincide with the adoption of development regulations; and

WHEREAS, on January 22, 1997 Notice of Adoption of Ordinance 20-1996 was published in the local newspaper of record; and

WHEREAS, between March 10, 1997 and March 24, 1997, fourteen separate petitions for review were filed with the Western Washington State Growth Management Hearings Board by thirty-eight individuals, one citizen group and the Town of Friday Harbor, which petitions alleged that Ordinance 20-1996 failed to comply with the Growth Management Act and numerous other matters; and

WHEREAS, the Board desired to resolve potential appeal issues locally, promptly and assure the integrity and internal consistency of the final CP and development regulations, and accomplish adoption of the complete CP, with shoreline element, development regulations and maps at the earliest possible time; and

WHEREAS, to expedite the process for adoption and to minimize the inconvenience caused by addressing multiple appeals while working toward compliance with the Growth Management Act, the Board on April 29, 1997 by Ordinance 3-1997 repealed each and every section of Ordinance 20-1996 and declared the same in all respects null and void.

WHEREAS, San Juan County moved to dismiss all petitions pending before the Growth Board on the basis of mootness and lack of jurisdiction.

WHEREAS, on June 19, 1997 the Growth Board entered a Final Decision and Order (page 2527) which granted the motions to dismiss, but found that the County is not in compliance with GMA for failure to adopt a CP by January 1, 1995; and the Board further ordered the County to adopt a CP within 180 days of the date of the Order; and in December 1997, the County provided to the Board evidence of substantial progress and a schedule for completion which was accepted by the Growth Board; and

WHEREAS, between June 20, 1997 and October 1, 1997 the Technical Advisory Committee (TAC) was reconvened for the purpose of finalizing proposed recommendations for the Unified Development Code (UDC) to the Board and the Planning Commission for their consideration, and draft revised versions of the CP, the draft UDC and draft Official Maps were prepared by the San Juan County Planning Department and made available for public comment; and

WHEREAS, a Draft Supplemental Environmental Impact Statement was prepared by the San Juan County Planning Department dated October 1, 1997 to consider the environmental impact of additional changes made to the CP, UDC and Official Maps and made available for public comment; and a final SEIS was published on November 12, 1997; and

WHEREAS, on November 17, 18, 19, and 21, 1997 and on December 3, 4 and 5, 1997 the BOCC and PC held duly advertised joint public hearings on Lopez, Orcas and San Juan Islands to receive additional public testimony on the environmental review and text of the proposed CP, UDC and the Official Maps; and

WHEREAS, the Planning Commission deliberated on December 15 and 19, 1997, and January 5, 11, 15, 16, 23 and 28, and on February 5, 6, and 13, 1997, and on February 13, 1998, the Planning Commission completed and submitted to the BOCC its recommended changes to the text of the CP and UDC and the Official Maps together with findings thereon; and

WHEREAS, on March 23, 24, 25, and 27, 1998 the BOCC held duly advertised public hearings on Lopez, Orcas and San Juan Islands to receive additional public testimony on the environmental review, text of the proposed CP and UDC and the Official Maps; and

WHEREAS on March 30 and 31, and April 1, 2, 3, 7, 8, 9, and 10, 1998, the BOCC received comments from the Prosecuting Attorney and Planning Department staff and deliberated over the recommendations made by the Planning Commission, Planning Department, and citizens concerning the CP, UDC and Official Maps; and

WHEREAS, additional changes were agreed upon by the BOCC to the text of the CP, UDC and the Official Maps; which changes fall within the range of alternatives considered in prior environmental documents and accordingly no further environmental review is required; and

WHEREAS, on May 6, 1998, revised versions of the CP, UDC and Official Maps were prepared together with a staff report with final recommendations, and made available to the public; and

WHEREAS, the BOCC conducted a duly advertised public hearing on June 2, 1998 to receive comments to the documents made available on May 6, 1998; and

WHEREAS, on June 3, 4, 5 and 15 the BOCC conducted deliberations on the proposed CP, UDC and Maps, and this ordinance and made minor modifications thereto, which modifications were made to clarify ambiguities or inconsistencies; and

WHEREAS, on this day the BOCC adopted a companion resolution which recognizes pursuant to WAC 365-195-805(3), that additional action will be necessary to implement the goals and purposes of the Growth Management Act and specifically describes the action to be taken and adopts a schedule for such implementation.

NOW, THEREFORE, the Board makes the following LEGISLATIVE FINDINGS:

A. Comprehensive Plan

The BOCC finds that the San Juan County Comprehensive Plan (CP), prepared as required in RCW 36.70A.040(1), meets the requirements and directives of, and is consistent with, the Growth Management Act (GMA), Chapter 36.70A, RCW, as amended as follows:

1. The CP includes a Rural Element as required by RCW 36.70A.070. Because almost all of the county is rural, the policies for rural areas are not concentrated in one element but are treated throughout the CP and in each of the appropriate elements, as is allowed under WAC 365-195-300(a). The CP meets the requirements of RCW 36.70A.070(5)(a) of the GMA for the Rural Element, to meet and harmonize the fourteen goals of the GMA, RCW 36.70A.020 and .480, as follows:
  - a. The Land Use Element and the Official Maps of the CP encourage urban development in areas where adequate urban services exist, and reduce inappropriate conversion of undeveloped resource lands. Certain lands adjoining and proposed by the Town of Friday Harbor, San Juan County's only incorporated area, are designated as an Urban Growth Area. Other traditional commercial and population centers (including villages, hamlets, and island centers) on the different islands are recognized by designation as activity centers, with boundaries defined by the extent of existing development and allowable density. The policies of the CP do not allow the establishment of new areas with residential densities that are not compatible with rural character and services, and preclude the extension of urban-level facilities and services into the rural areas. The goals and policies specify the criteria used to qualify lands for each land-use designation, and provide guidance for the appropriate types of uses and activities that may occur in them. These measures are consistent with GMA goals one and two.
  - b. The Transportation Element of the CP is consistent with GMA goal number three in that it encourages a variety of transportation modes, and promotes coordination with the Town of Friday Harbor and its CP and with the regional transportation system, the Washington State Ferry System.
  - c. The Land Use and Housing policy elements of the CP encourage the availability of affordable housing to all economic segments of the county population, promote a variety of residential densities, and allow for a variety of housing types in a manner consistent with GMA goal number four.

- d. The CP is designed to provide for economic development in activity centers. However, as of this date, no specific Commercial- or Residential-designated lands have been delineated within the village and hamlet activity centers (other than Eastsound) and these uses will be subject to the proposed interim regulations. It also encourages a variety of economic opportunities to people throughout the rural areas of the County. The CP describes the various uses and interests that the County sought to balance while meeting GMA direction to provide for the long-term economic health and continuance of the rural areas. In addition to home occupations in the rural areas the CP provides for cottage enterprises that are based in residences and which are consistent with the rural character of the community, and provides for the expansion of existing uses that might otherwise be nonconforming. These measures are intended to implement GMA goal number five.
- e. Private property rights were considered many times throughout the process of developing the CP and is part of the testimony and deliberations. A takings analysis has been submitted by the Prosecuting Attorney consistent with the analysis suggested by the *State of Washington Attorney General's Recommended Process For Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings*, as provided for in RCW 36.70A.370. The CP directly expresses GMA goal number six in the Administration section. The CP encourages voluntary and incentive-based measures for density reduction. As written, the CP, UDC and Official Maps do not result in an unlawful taking of property without just compensation.
- f. The CP provides policy direction and a land classification system designed to enable timely and equitable processing of development permits, and provides predictability as to allowable uses and requirements in a manner consistent with GMA goal number seven.
- g. Natural resource industries (those associated with farming, forestry and commercial fishing) are traditional in San Juan County and are maintained and enhanced by the CP through the designation of forestry and agricultural resource lands and protection of these from encroachment by residential uses, and by policies designed to emphasize commercial fishing as a favored commercial activity. This is consistent with GMA goal number eight.
- h. The CP encourages the conservation of open space and fish and wildlife habitat, provides for public access to parks and other recreational opportunities, and

protects natural resource lands, watersheds and marine habitat resources in a manner consistent with GMA goal number nine.

- i. The CP enhances the quality of life in San Juan County by protecting the environment in general and by providing for the protection of natural resources, water quality and water supplies in a manner consistent with GMA goal number ten.
- j. The CP includes a number of policies designed to encourage public involvement in the planning process and in future revisions to the Plan, and to encourage coordination and cooperation between the County, the Town, state agencies, and other entities operating within the County. This is consistent with GMA goal number eleven.
- k. The CP includes concurrency requirements based on locally-established adequate levels of service, in a manner consistent with GMA goal number twelve.
- l. Areas of archaeological and historic resource value are protected by the Comprehensive Plan in the Shoreline and Land Use elements and also in a separate Historic and Archaeological Preservation Element, consistent with GMA goal number thirteen.
- m. For shorelines of the state, RCW 36.70A.480 adds the goals and policies of the Shoreline Management Act at RCW 90.58.020 as one of the goals of the GMA as set forth under RCW 36.70A.020. The goals and policies of the County's Shoreline Master Program, included in the Shoreline Element of the Plan, specify the criteria used to qualify lands for each shoreline environment and land-use designation, and provide guidance for the appropriate types of uses and activities that may occur in them. They provide for coordinated planning and management of shorelines of the state, give direction for the regulation of development for all reasonable and appropriate uses, and promote and enhance the public interest. The goals and policies also provide direction and guidance to protect against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life; to protect public rights of navigation and corollary rights thereto; to recognize and protect the state-wide interest for shorelines of statewide significance, and to protect against uncoordinated and piecemeal development of the state's shorelines. The implementing regulations of the SMP are contained in the Unified Development Code.

2. The CP includes policies that provide for rural development, forestry, and agriculture in the rural areas, and that encourage the retention of resource-based activities. Rural Farm-Forest is the largest single land-use category, comprising over 60 percent of developable lands in the County: the CP states that the intent of this designation is to maintain a predominant portion of RFF lands for farming and forestry uses, and to provide for residential living and a mix of other rural uses which are compatible with farming and forestry activities. On Agricultural Resource and Forest Resource lands farming and forestry uses are given additional protection from other, incompatible uses. The CP provides for a variety of rural densities and uses, identifies and provides for the facilities and services necessary to serve the permitted densities and uses, and designates the facilities that are to be considered "essential public facilities." In addition to allowable densities, open space and other conservation easements, density transfer programs, and other voluntary, incentive-based programs are identified as appropriate means to preserve rural character. The CP thus meets the requirements of RCW 36.70A.070(5)(b) for rural development.
3. The CP meets the requirements of RCW 36.70A.070(5)(c) for measures governing rural development, as follows:
  - a. Policies in the CP indicate the intent to limit development in rural areas to uses and activities which are compatible with rural character and rural-level services and densities. Different land-use designations are identified, with policy guidance and directives for the purpose of each designation, allowed and prohibited uses, and the development and application of performance and development standards.
  - b. The descriptions of and policies governing the various land-use designations provide for the retention and support of "rural character," an important component of which is visual impression and impact. The policies also direct that site development regulations be developed to require screening and other measures to address visual concerns. The CP provides for an Open Space Conservation Overlay District for significant open space and scenic vista resources.
  - c. The Land Use Element and the Official Maps of the CP have identified an Urban Growth Area and activity centers (including villages, hamlets, and island centers) on the different islands where allowable density of residential development may be greater than generally accepted rural densities. The policies of the CP do not allow the establishment of new areas with residential densities that are not compatible with rural character and services, and preclude the extension of urban-level facilities and services into the rural areas. The goals and policies for the

land-use designations specify the criteria used to qualify lands for each designation, and provide guidance for the appropriate types of uses and activities that may occur in them and for the preparation of development regulations.

- d. Policies in the Land Use Element provide for the designation of environmentally sensitive areas overlay districts, and for protective regulations for these critical areas. Critical aquifer recharge areas are included as one such sensitive and critical area. The Water Resources Element addresses local surface and ground water issues and water supply, and incorporates portions of relevant studies and previously adopted plans (listed in Appendix 4 of the Plan) for water resource management. This element also supports the County's water supply development regulations that were adopted in August 1996. This meets the Plan's portion of the directives in RCW 36.70A.060 and .170.
  - e. As is provided in RCW 36.70A.170, policies in the Land Use Element of the CP assure the continued use of agricultural, forest, and mineral resource lands for production of agricultural and forest products, and mineral resources, and protect these lands and resource uses from interference by other uses and activities. Agricultural Resource and Forest Resource areas are identified and designated as land-use districts on the Official Maps, and Mineral Resource lands are designated as an overlay district whose governing regulations will modify those of the underlying land-use districts to protect against conflicts with the use of the mineral resources.
4. The CP provides for some limited areas of more intensive rural development, as allowed by RCW 36.70A.070(5)(d), and includes policies required by RCW 36.70A.070(5)(c) and (d)(iv) to minimize and contain the areas of this intensive development, as follows:
- a. The Land Use Element and the Official Maps of the CP have identified Village and Hamlet activity centers where the allowable density of residential development may be greater than generally accepted rural densities, and where some urban-level community water and sewage facilities and services may or do exist. Additional and more intensive commercial and industrial activities may also occur in these activity centers, and in Island Center activity centers (which differ from Villages and Hamlets in that they generally do not have a high-density residential component). Resource lands are not found in these areas, but environmentally sensitive and critical areas, where they occur within activity centers, are protected. The boundaries of these areas are identified on the Maps

- and correspond to generally recognized boundaries of the locales, and to the logical outer extent of existing uses.
- b. The Land Use Element and the Official Maps of the CP have identified a Rural Residential designation which includes some areas where land has been subdivided and developed to densities greater than generally accepted rural densities. The policies of the CP do not allow the establishment of new areas with residential densities that are not compatible with rural character and services, and preclude the extension of urban-level facilities and services into the rural areas. Resource lands do not occur within this designation; environmentally sensitive and critical areas, where they occur within this designation, are protected.
  - c. The Land Use Element and the Official Maps of the CP have identified Rural General Use, Rural Industrial and Rural Commercial designations. In these districts, more extensive and/or more intensive uses may occur than in other rural districts. These districts are located to incorporate existing uses, make use of suitable locations (*e.g.*, available natural resource or important crossroads), and avoid conflicts with neighboring districts and uses. The Mineral Resource overlay district may be applied to some portion of these designations, and if so the provisions of that overlay district will modify the regulations governing the underlying land-use districts. Environmentally sensitive and critical areas, where they occur within these designations, are protected.
  - d. A subarea of the CP for personal wireless facilities establishes policies and regulations for the planning and permitting of these facilities in compliance with the federal Telecommunications Act of 1996, P.L. 104. The policies and regulations are designed to protect scenic, visual, and environmental resources and critical areas, and to preserve rural character, while meeting and complying with the directives of the Act to permit such facilities to be located.
5. The requirements of the State Environmental Policy Act, RCW 43.21C, as amended, have been met with the preparation, notice, public review, and consideration of a final environmental impact statement (FEIS), and by two supplemental EISs (for the Shoreline Element and for changes and revisions to the CP developed subsequent to the release of the FEIS) and two addenda (for the Friday Harbor Urban Growth Area and Roche Harbor Master Planned Resort) to the FEIS. Responsive policies and measures have been developed to disclose and to avoid or mitigate most of the adverse impacts identified in these analyses.

6. The County has provided for extensive citizen participation in the development of the new Plan. The BOCC in 1993 chose forty-six members for three Citizen Advisory Committees (CACs) to represent a broad range of interests in the islands. Local CACs and a steering committee developed, with continuing involvement of and comment from the public, a County-wide Vision Statement, the Final draft CP and Shoreline Element. Through the Draft Environmental and Economic Impact Statement, Final EIS, two supplemental EISs and two addenda, and several public hearings in 1996, 1997, and 1998 the public has been provided the notice and opportunity to review and comment on the drafts of CP and its supportive documents and implementing regulations, and the environmental impacts of their adoption. This meets the requirements of RCW 36.70A.035 and .140.
7. The goals and policies of the Land Use, Transportation, and Capital Facilities elements of the CP have been developed cooperatively and are coordinated and consistent with each other and the Official Maps.
8. The Land Use Element establishes and employs new land-use designations that classify activity centers, rural districts, resource lands and special lands. The goals and policies of this element specify the criteria that were used to qualify lands for each land-use designation, and provide guidance for the appropriate types of uses and activities that may occur in them. The Official Maps of the CP assign these land-use designations to the land base of the County. Changes have been made to the existing County Shoreline Master Program shoreline environment designations for consistency with the Official Maps; *e.g.*, the former Suburban shoreline environments have been renamed as Rural, and the former Rural shoreline environment has been renamed as Rural Residential or Rural Farm Forest, depending on the location and the mix of existing uses. Supportive Appendix 1 provides the background population projections and buildout analysis for the policies of the Land Use Element, while policy guidance and direction for drainage, flooding, and stormwater runoff are located in the Water Resources Element of the Plan.
9. Residential densities in the rural land-use designations are unchanged from those established in the adoption of the 1979 Comprehensive Land Use CP and Regulations and the 1976 adoption of the Shoreline Master Program. Shoreline densities in the rural areas range from one unit per one-half acre to one unit per two acres. Most upland areas previously designated as "Suburban" (having allowable residential density of one unit per one-half acre) and "R-2" (with a density of one unit per two acres) are now included within activity centers. Various means to reduce density and/or reduce build-out potential were analyzed in the draft environmental and economic impact statement (DEEIS) and in the Supplemental EIS. The Land Use Element of the CP expresses the

intention of the County to develop a voluntary transfer of development rights program or other density reduction strategies to address this issue. The CP precludes regulatory downzoning and relies instead on voluntary and incentive-based measures.

- a. The SEIS identified seven areas (one suburban area and six R-2 areas) that have substantial undivided acreages remaining in the rural area, and where divisions have occurred most have not yet resulted in a pattern of average parcel sizes that create an urban or suburban character. Projected needs for land and the projected build-out rate for the planning period would not require that these areas develop to overall residential densities greater than those consistent with retention of rural character. However, to help ensure that the rural character of the area is maintained, the Land Use Element of the CP provides that the County will work with the area landowners toward the reduction of potential buildout and resulting densities. This may include, among other steps, the use of voluntary conservation easements, purchase of conservation easements by individuals or groups, purchase of property by the county Land Bank, and transfer of development rights to other areas through a TDR program.
  - b. County shorelines in some areas are already subdivided to the maximum allowable densities, even if they have not yet been developed; in some other areas this has not yet occurred. Development siting and standards, if they are sufficiently prescriptive and consistently applied to all development, can avoid the visual effect of suburban densities and some of the resulting erosion of rural character. Shoreline land values are high even for small parcels and a lower density standard would even further reduce the numbers of people who could purchase shoreline parcels.
10. The Transportation and Capital Facilities elements and their supportive Appendices 6 and 7 provide policy guidance for the development and location of transportation and other capital facilities. The CP adopts level of service standards in order to assure locally determined adequate levels of capital facilities and services, evaluates future capital needs, and determines which capital facilities will be required to be provided concurrent with development and for which capital facilities the concurrency requirements will apply. Policies in the CP establish demand and capacity management strategies and a hierarchy of responsive actions that are to be taken should a shortfall of capital facilities occur. Revenue sources and financing for transportation and other capital facilities are discussed, an initial six-year capital facilities financing CP is included, and revisions to this CP will be prepared annually as is current practice for the 6-year transportation plan. The Land Use Element and the Administration Section of the CP provide guidance to

reassess the Land Use Element and the Official Maps if probable funding falls short of meeting capital facilities needs.

11. Concurrency requirements are developed in the Transportation and Capital Facilities elements for County arterial roads, intersections on arterial and collector roads in activity centers, state ferry service, ferry parking, County docks, water and sewerage service in activity centers, and solid waste facilities. For some or most of these facilities it is not anticipated (to be confirmed by subsequent analysis) that the levels of service will fall below the standards established as adequate in the CP during the twenty-year planning period. Single-family residential development is not exempted from concurrency requirements, but will be handled according procedures specified in the Unified Development Code.
12. The Housing Element and County-Town Joint Planning Policy (Appendix 2) encourage the availability of affordable housing to all economic segments of the county population, and provide for a variety of housing types to meet the needs of the County's existing and projected population. The analyses in Appendices 1 and 5 indicate that there is sufficient undeveloped and available land in the various land-use districts and the Urban Growth Area to construct housing of all types to meet the needs of the County during the planning period. Policies in the Housing Element establish the County's role as a facilitator for the development of affordable housing, and identify measures and incentives that were determined to be most workable and that are in place or may be initiated to encourage the development of affordable housing.
13. The Utilities Element and its supporting Appendix 8 provide policy guidance for the development and location of electrical, telecommunications, cable television, and other communications utilities, an inventory of facilities, and evaluation of capacity needs.
14. Based on citizens' committee recommendations, three aspects of planning have been organized as separate elements within the CP. The first, a Governance Element, is included to address overall county government administration. A Water Resources Element is included to address local water issues and water supply, and the third aspect, an Historic and Archaeological Preservation Element, is included to emphasize support for local preservation efforts.
15. San Juan County and the Town of Friday Harbor developed and adopted a Joint Planning Policy (JPP) (included in Appendix 2 of the Plan) for the development of comprehensive, consistent, and coordinated plans for the Friday Harbor Urban Growth Area (UGA) and for other issues of joint interest and concern. A UGA was jointly developed to meet the

projected needs of the Town—the sole incorporated area within the County—for the planning period. The JPP includes policies that implement the direction of each part of RCW 36.70A.210(3): the policies provide for promotion of contiguous and orderly development, including annexation, land use, capital facilities, and utilities issues; for the siting of transportation and other capital facilities and for the application of concurrency requirements; goals and policies for the development of a wide range of housing types and densities to meet the needs of the Town and County, including sufficient affordable housing; policies for management of the Town's watershed; and analysis of fiscal impacts. The County has also cooperated and coordinated planning with other regional entities on issues of regional concern, most importantly the Washington State Ferry System service to the San Juan Islands. These measures meet the requirements RCW 36.70A.100, .110, and .210, and HB 1487 (1998).

16. Subarea plans adopted prior to the adoption of the CP are to be reviewed for consistency with the GMA and with the CP within eighteen months of the effective date of the Plan. These include the Eastsound Subarea Plan, the Shaw Island Subarea Plan, the Waldron Island Subarea Plan, the Washington Department of Natural Resources Trust Lands Management Plan, the Open Space and Conservation Plan, and the Personal Wireless Facilities Subarea Plan.

B. Unified Development Code

The BOCC finds that the San Juan County Unified Development Code is consistent with and implements the San Juan County CP and meets the requirements and directives of the Growth Management Act (GMA), Chapter 36.70A, RCW as follows:

1. The Unified Development Code is a principal tool for implementing the goals and policies of the CP. No land may be subdivided or developed for any purpose in San Juan County which is not in conformance with the CP and applicable provisions of this Code.
2. The County has provided notice and opportunity for citizen participation in the development and review of the new Unified Development Code. The BOCC (BOCC) chose nine members, three from each Commissioner District, for a Technical Advisory Committees (TAC) to represent a broad range of interests in the islands. The TAC with County staff assistance developed, with involvement of and comment from the public, a first draft UDC which was released for review and comment in August 1996. A revised and expanded draft UDC was released for public comment together with the Revised CP, Official Maps, and the draft Supplemental EIS on October 1, 1997. The Planning Commission and BOCC have held public hearings the public has been provided the

notice and opportunity to review and comment on the drafts of CP and its supportive documents and implementing regulations, and the environmental impacts of their adoption. This meets the requirements of RCW 36.70A.035 and .140.

3. This Code in Section 3 establishes four principal land-use classes—Activity Centers, Rural Lands, Resource Lands, and Special Districts—which in turn include individual land-use categories. Shoreline environments are established in Section 5, with land-use classes and districts that parallel those of upland areas. Land-use district boundaries are shown on the Official Maps. In addition, overlay districts are established for Mineral Resource Lands, Environmentally Sensitive Areas, Open Space Conservation, and the Airport District for areas and uses that warrant special recognition and management.
4. The requirements of the State Environmental Policy Act, RCW 43.21C, as amended, have been met with the preparation, notice, public review, and consideration of a final supplemental environmental impact statement (FSEIS) for the regulations and procedures in the Unified Development Code. Responsive policies and measures have been developed to avoid or mitigate most of the adverse impacts identified in these analyses.
5. Allowable and prohibited uses are classified for each of the land-use districts in Section 3. Land uses allowed under this Code are divided into five categories: uses allowed outright, subject to development standards in Section 6 and other applicable sections of the SJCC; provisional uses allowed subject to the applicable development standards and to performance standards in Section 4 that are specific to the proposed uses; discretionary uses allowed subject to development and performance standards and an administrative review and mitigation of potential impacts; conditional uses allowed subject to the applicable development and performance standards and a conditional use permit; and changes in uses in a Master Planned Resort which require an amendment to the Master Plan. The Code also includes a process for review and approval of uses not specifically mentioned in this Code.
6. The regulations of this Code assure the conservation and use of agricultural, forest, and mineral resource lands for the production of agricultural or forest products or the extraction of minerals. A disclosure statement is required for all plats, permits and development on or within 500 feet (as per ESHB 2830 (1998)) of these districts where commercial activities may occur that are not compatible with residential development for certain periods of limited duration.
7. Critical areas (termed “environmentally sensitive areas”) are designated as overlay districts in Section 3. The Environmentally Sensitive Areas Overlay District is adopted

to implement the policies of the CP and the requirements of RCW 36.70A.060(2) for geologically hazardous areas, frequently flooded areas, critical aquifer recharge areas, wetlands, and fish and wildlife habitat areas.

8. All uses that are allowed outright, and all other allowable uses, are subject to the development standards of Section 6 of this Code, which standards apply within all land-use districts in the County except as specified in the Code.
9. The performance standards located in Section 4 are those specific requirements that must be met before approval may be given for a proposed development or use within a particular land-use district. Uses subject to performance standards include agricultural activities, airfields and airstrips, commercial uses, conversion of forest land to non-forestry use, cottage enterprises, grading and clearing, drainage, guest houses, bed and breakfast establishments, industrial uses, nonconforming structures and uses, recreational developments, roads, existing small resorts, quarrying and surface mining, signs, and temporary uses and events.
10. The concurrency requirements of RCW 36.70A.070 and Elements 6 and 7 of the CP for transportation and other capital facilities and services are implemented in Section 6 of the UDC. The regulations identify the concurrency facilities, providers, and requirements, direct that protocols for conducting concurrency testing be developed by the providers, and establishes testing requirements for development and facility capacity reporting by the providers. But, in accordance with HB 1487 (1998) and UDC Section 6.18, concurrency requirements will not apply to service by the Washington State Ferries until such standards are approved by WSF.
11. Section 5 of the UDC, together with Element 3 of the CP, constitutes the Shoreline Master Program for San Juan County under the State Shoreline Management Act, RCW 90.58. The UDC sets forth regulations for uses and activities in each of the shoreline environments (including those established in the Eastsound and Shaw Island Subarea plans), including agriculture and forestry, aquaculture, docks and piers, breakwaters and bulkheads, commercial and industrial development, recreation, residential development, transportation and utilities facilities.
12. The provisions in the Land Divisions Section (Section 7) of the UDC serve as the Land Division Ordinance of the County, and supplement and implement the State Subdivisions Code, RCW 58.17. They promote the public health, safety and general welfare by requiring that the division of land proceed in accordance with controls, standards and procedures set forth in this Code, and by facilitating the appropriate development of land

in accordance with the ability of the natural resources of the County to accommodate such development and in the public interest.

13. The eighth section of the UDC sets forth the requirements and procedures for development applications, notice, review, hearing, approval, and appeal. Procedures are specified for the efficient processing of each of temporary, allowed, provisional, discretionary, and conditional uses; and shoreline permit and exemption procedures.
14. The County's regulations to implement the State Environmental Policy Act (SEPA), RCW 43.21C, as amended, consistent with the State SEPA Rules at WAC 197-11, are located in Section 8 of the UDC. These regulations ensure that environmental values are considered in making land use and agency decisions, and reasonable alternatives and conditions are identified and implemented to mitigate the adverse impacts of proposed actions on the environment. Within this section the County also establishes the thresholds for categorical exemptions, and identifies the policies under which it will exercise substantive conditioning authority under WAC 197-11-660.
15. Section 9 of the UDC establishes the criteria and procedures for legislative actions, site-specific map changes and redesignations, amendments to the CP and Shoreline Master Program, Subarea Plans, and Master Planned Resorts. These procedures meet the requirements of RCW 36.70A.360, .362, and .470(2).
16. The policies contained in the Housing Element of the CP are implemented in several important ways:
  - a. The UDC allows the rental of guest houses, which provides increased rental housing opportunities for small families. However, size limits for rental guest houses provide limited opportunity for housing larger families in accessory dwellings.
  - b. The San Juan County Building Code allows for owner-builder permits, which provide special opportunities for citizens to construct low-cost homes.
  - c. San Juan County maintains a Housing Advisory Board to advise the County on housing issues and to coordinate the development of affordable housing opportunities.
  - d. San Juan County has acted as a facilitator of state recognized model projects of non-profit development and financing initiatives for low-income home ownership.

- e. Regulations do not preclude the siting of facilities for “special needs” populations (*e.g.*, elderly, developmentally disabled, *etc.*) in any residential housing district.
- f. The following policies contained in the Housing Element have yet to be fully implemented:
  - i. Establishment of a density bonus program for low- to moderate-income housing, and other encouragements such as accelerated permit processing or reduced fees for development of low-cost housing.
  - ii. Establishment of a “transfer of development rights” (TDR) program.
  - iii. Special standards for innovative site planning techniques.
  - iv. Establishment of San Juan County’s role as a facilitator of non-profit and for-profit development and financing initiatives for moderate income home ownership, moderate and low-income rental housing, and seasonal housing.
  - v. Mapping of land-use district boundaries within most of the Village and Hamlet Activity Centers, in line with direction for Activity Centers to absorb much of the future growth of the County.
  - vi. Standards for the location of seasonal-worker housing, other than the special provisions for farm-worker housing.

C. General

- 1. The health, safety and general welfare of the County and its inhabitant will benefit from the prompt and early completion and implementation of the goals and policies of the CP, UDC and Maps.
- 2. The Board adopts by reference the findings, rationales and explanation for the changes as set forth in the written minutes of the meetings and the taped record of the deliberations of the Board, which are made part of the record.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS FOR SAN JUAN COUNTY AS FOLLOWS:

Section 1. Adoption of Comprehensive Plan. The text of the goals and policies of the Comprehensive Plan with exhibits and appendices thereto attached as Exhibit A is hereby adopted as the Comprehensive Plan for San Juan County pursuant to the Growth Management Act, Chapter 36.70A, RCW to be effective as provided in Sections 19 and 20, below.

Section 2. Adoption of Unified Development Code. Sections 3 through 12 of this Ordinance shall constitute a new chapter of Title 18 of the San Juan County Code to be known as the Unified Development Code.

NEW SECTION. Section 3. Section 1.1 through 1.8 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.10 of the San Juan County Code to be known as the "Introductory Provisions" of the UDC.

NEW SECTION. Section 4. Section 2.1 through 2.3 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.20 of the San Juan County Codes to be known as the "Definitions" of the UDC.

NEW SECTION. Section 5. Sections 3.1 through 3.8.5 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.30 of the San Juan County Code to be known as the "Land Use Districts" of the UDC.

NEW SECTION. Section 6. Sections 4.1 through 4.32.7 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.40 of the San Juan County Code to be known as the "Performance and Use-Specific Standards" of the UDC.

NEW SECTION. Section 7. Sections 5.1 through 5.6.2.b(12) of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.50 of the San Juan County Code to be known as the "Shoreline Master Program" of the UDC.

NEW SECTION. Section 8. Sections 6.1 through 6.19.5 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.60 of the San Juan County Code to be known as the "Development Standards" of the UDC.

NEW SECTION. Section 9. Sections 7.1 through 7.12 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.70 of the San Juan County Code to be known as the "Land Division Section" of the UDC.

NEW SECTION. Section 10. Sections 8.1 through 8.15.3 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.80 of the San Juan

County Code to be known as the "Application, Notice, Review and Appeal Requirements" of the UDC.

NEW SECTION. Section 11. Sections 9.1 through 9.6.10 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.90 of the San Juan County Code to be known as the "Criteria and Procedures for Legislative Actions and Site-Specific Redesignations" of the UDC.

NEW SECTION. Section 12. Sections 10.1 through 10.8.6 of Exhibit B together with exhibits and appendices thereto shall constitute a new chapter of Title 18.100 of the San Juan County Code the "Enforcement Section" of the UDC.

Section 13. Confirmation of Natural Designations on Official Maps. The areas of upland and shoreline property designated as "Natural" as shown on the Official Maps adopted by Ordinance 161-1976 and Resolution 194-1979, Section 1, adopted October 2, 1979, are hereby confirmed as the land use designation for the property shown by that designation. Such property is shown as "Natural" on the Official Maps attached as Exhibit C.

Section 14. Adoption of Official Maps for all other Designations. For all areas of upland and shoreline property not previously confirmed in Section 13, above, shall be designated with the land use designation and residential density designation as shown on the Official Maps attached as Exhibit C.

Section 15. Amendment and Recodification of Creation of Board of Adjustment. SJCC 2.24.010 (Res. 210-1979, sec. 1) and SJCC 16.48.040 (codifying portions of Res. 210-1979 as stated in Res. 68-1980 sec. 3.2) are each reenacted and amended to read as a single section in SJCC 2.24.010 as follows:

~~A~~ There is hereby created a board of adjustment is created in San Juan County composed of seven members who are residents of the county.

~~There is created a board of adjustment by readoption in this section of Resolution 210-1979 which was adopted on October 23, 1979. Resolution 210-1979 is readopted as part of this chapter. (Res 68-1980 sec. 3.2.)~~

Section 16. Recodification of Board of Adjustment Provisions.

A. Section 16.32.220 of the San Juan County Code is hereby readopted and shall be recodified as Section 2.24.013.

B. Section 16.32.230 of the San Juan County Code is hereby readopted and shall be recodified as Section 2.24.014.

C. Section 16.32.240 of the San Juan County Code is hereby readopted and shall be recodified as Section 2.24.015.

D. Section 16.32.250 of the San Juan County Code is hereby readopted and shall be recodified as Section 2.24.016.

E. Section 16.32.260 of the San Juan County Code is hereby readopted and shall be recodified as Section 2.24.017.

Section 17. Amendments. The following sections of the San Juan County Code and the applicable parts of enacting ordinances or resolutions are each amended as follows:

A. Section 2.24.030 of the San Juan County Code is amended to read as follows:

The board of adjustment shall have the authority granted by the Planning Enabling Act of the State of Washington (Chapter 36.70 RCW) and the ~~County comprehensive plan~~ Unified Development Code (Title 18 San Juan County Code) and subarea plans.

B. Section 2.24.040 of the San Juan County Code is amended to read as follows:

The board of adjustment shall follow the procedures in the Planning Enabling Act (Chapter 36.70 RCW) and the ~~comprehensive plan~~ Unified Development Code (Title 18 of the San Juan County Code) and subareas plans and in addition shall adopt rules for the transaction of its business and shall keep a public record of its transaction, findings and determinations.

C. Section 16.45.145 of the San Juan County Code shall be amended as follows:

~~Appeals of actions taken by the administrator or by the board of adjustment shall be in accordance with the procedures set out for appeals in the Comprehensive plan; SJCC 16.44.240, and in RCW 36.70.890 Unified Development Code (SJCC Chapter 18.80).~~

- D. Section 16.45.155 of the San Juan County Code shall be amended as follows:

~~Amendments to this plan shall be subject the procedures established in SJCC 44.250 of the Comprehensive Plan. the Unified Development Code for adoption of subarea plans set out in SJCC Chapter 18.90, below.~~

- E. Section 16.55.050 (Ord. 4-1996; Ord. 62-1992 sec. 2) of the San Juan County Code shall be amended as follows:

~~Amendments to this plan shall be subject the procedures established in SJCC 16.44.250 of the Comprehensive Plan. the Unified Development Code for adoption of subarea plans set out in SJCC Chapter 18.90, below.~~

- F. Section 16.55.070 of the San Juan County Code shall be amended as follows:

~~Appeals of actions taken by the administrator or by the board of adjustment shall be in accordance with the procedures set out for appeals in the Comprehensive plan; SJCC 16.44.240 Unified Development Code (SJCC Chapter 18.80).~~

Section 18. Repeal of Codified Sections. The following sections of the San Juan County Code and the applicable parts of enacting ordinances or resolutions are each repealed:

- A. Chapter 16.04 Land Division

- (1) SJCC 16.04.005 (Res. 274-1980)
- (2) SJCC 16.04.010 (Ord. 6-1996 § 4; Ord. 3-1994; Res. 274-1980 as amended by Res. 222-1981).
- (3) SJCC 16.04.020 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (4) SJCC 16.04.030 (Ord., 16-1986 Exh. A; Res. 274-1980)
- (5) SJCC 16.04.041 (Ord. 6-1996 § 4; Res. 274-1980)

- (6) SJCC 16.04.042 (Ord. 6-1996; § 4; Res. 274-1980)
- (7) SJCC 16.04.043 (Res. 274-1980)
- (8) SJCC 16.04.044 (Res 274-1980)
- (9) SJCC 16.04.045 (Res. 274-1980)
- (10) SJCC 16.04.050 (Res. 274-1980)
- (11) SJCC 16.04.16.04.062 (Ord. 3- 1994; Res. 274-1980)
- (12) SJCC 16.04.070 (Res. 274-1980)
- (13) SJCC 16.04.080 (Ord. 6-1996 § 4; Res. 274-1980)
- (14) SJCC 16.04.090 (Res. 274-1980)
- (15) SJCC 16.04.091 (Res. 274-1980)
- (16) SJCC 16.04.092 (Res. 274-1980)
- (17) SJCC 16.04.093 (Res. 274-1980)
- (18) SJCC 16.04.094 (Res. 274-1980)
- (19) SJCC 16.04.095 (Res. 274-1980)
- (20) SJCC 16.04.110 (Ord. 6-1996 § 4; Res. 274-1980)
- (21) SJCC 16.04.120 (Ord. 6-1996 § 4; Res. 274-1980)
- (22) SJCC 16.04.130 (Res. 274-1980)
- (23) SJCC 16.04.140 (Ord. 6-1996 § 4; Res. 274-1980)
- (24) SJCC 16.04.150 (Ord. 6-1996 § 4; Res. 274-1980)
- (25) SJCC 16.04.160 (Ord. 6-1996 § 4; Res. 274-1980)
- (26) SJCC 16.04.170 (Res. 274-1980)
- (27) SJCC 16.04.180 (Res. 274-1980 Appendix A)
- (28) SJCC 16.04.200 (Ord. 6-1996 § 4; Ord. 3-1994; Res. 274-1980)
- (29) SJCC 16.04.205 (Ord. 6-1996 § 4; Ord. 3-1994)
- (30) SJCC 16.04.210 (Ord. 6-1996 § 4; Ord. 3-1994; Res. 274-1980)
- (31) SJCC 16.04.220 (Ord. 6-1996 § 4; Ord. 3-1994)
- (32) SJCC 16.04.225 (Ord. 3-1994)
- (33) SJCC 16.04.300 (Res. 274-1980)
- (34) SJCC 16.04.310 (Res. 274-1980)
- (35) SJCC 16.04.320 (Res. 274-1980)
- (36) SJCC 16.04.321 (Res. 274-1980)
- (37) SJCC 16.04.322 (Res. 274-1980)
- (38) SJCC 16.04.323 (Ord. 6-1996 § 4; Res. 274-1980)
- (39) SJCC 16.04.324 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (40) SJCC 16.04.331 (Res. 274-1980)
- (41) SJCC 16.04.332 (Ord. 103-1987; Res. 274-1980)
- (42) SJCC 16.04.333 (Res. 274-1980)
- (43) SJCC 16.04.334(Res. 274-1980)
- (44) SJCC 16.04.335 (Res. 274-1980)

- (45) SJCC 16.04.336 (Res. 274-1980)
- (46) SJCC 16.04.337 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (47) SJCC 16.04.340 (Res. 274-1980)
- (48) SJCC 16.04.341 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (49) SJCC 16.04.342 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (50) SJCC 16.04.343 (Res. 274-1980)
- (51) SJCC 16.04.350 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (52) SJCC 16.04.361 (Res. 274-1980)
- (53) SJCC 16.04.362 (Res. 274-1980)
- (54) SJCC 16.04.363 (Res. 274-1980)
- (55) SJCC 16.04.364 (Res. 274-1980)
- (56) SJCC 16.04.365 (Res. 274-1980)
- (57) SJCC 16.04.366 (Res. 274-1980)
- (58) SJCC 16.04.367 (Res. 274-1980)
- (59) SJCC 16.04.368 (Res. 274-1980)
- (60) SJCC 16.04.370 (Res. 274-1980)
- (61) SJCC 16.04.371 (Res. 274-1980)
- (62) SJCC 16.04.372 (Ord. 6-1996 § 4; Ord. 16-1986 Exh. A; Res. 274-1980)
- (63) SJCC 16.04.381 (Res. 274-1980)
- (64) SJCC 16.04.382 (Res. 274-1980)
- (65) SJCC 16.04.383 (Res. 274-1980)
- (66) SJCC 16.04.384 (Res. 274-1980)
- (67) SJCC 16.04.385 (Res. 274-1980)
- (68) SJCC 16.04.386 (Res. 274-1980)
- (69) SJCC 16.04.387 (Res. 274-1980)
- (70) SJCC 16.04.400 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (71) SJCC 16.04.401 (Res. 274-1980 as amended by Res. 222-1981)
- (72) SJCC 16.04.402 (Res. 274-1980)
- (73) SJCC 16.04.404 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (74) SJCC 16.04.410 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (75) SJCC 16.04.420 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (76) SJCC 16.04.430 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (77) SJCC 16.04.440 (Ord. 6-1996 § 4; Ord. 16-1986 Exh. A; Res. 274-1980)
- (78) SJCC 16.04.450 (Res. 274-1980)
- (79) SJCC 16.04.500 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (80) SJCC 16.04.510 (Res. 274-1980)
- (81) SJCC 16.04.520 (Res. 274-1980)
- (82) SJCC 16.04.530 (Res. 274-1980)
- (83) SJCC 16.04.540 (Ord. 6-1996 § 4; Res. 274-1980)

- (84) SJCC 16.04.550 (Ord. 6-1996 § 4; Res. 274-1980)
- (85) SJCC 16.04.560 (Res. 274-1980)
- (86) SJCC 16.04.570 (Res. 274-1980)
- (87) SJCC 16.04.600 (Res. 274-1980)
- (88) SJCC 16.04.610 (Ord. 6-1996 § 4; Ord. 16-1986 Exh. A; Res. 274-1980)
- (89) SJCC 16.04.620 (Res. 274-1980)
- (90) SJCC 16.04.630 (Res. 274-1980)
- (91) SJCC 16.04.640 (Ord. 6-1996 § 4; Ord. 16-1986 Exh. A; Res. 274-1980)
- (92) SJCC 16.04.650 (Res. 274-1980)
- (93) SJCC 16.04.651 (Res. 274-1980)
- (94) SJCC 16.04.652 (Res. 274-1980)
- (95) SJCC 16.04.653 (Res. 274-1980)
- (96) SJCC 16.04.654 (Res. 274-1980)
- (97) SJCC 16.04.655 (Res. 274-1980)
- (98) SJCC 16.04.660 (Ord. 6-1996 § 4; Res. 274-1980)
- (99) SJCC 16.04.670 (Res. 274-1980)
- (100) SJCC 16.04.680 (Ord. 6-1996 § 4; Res. 274-1980)
- (101) SJCC 16.04.700 (Ord. 16-1986 Exh. A; Res. 274-1980)
- (102) SJCC 16.04.710 (Res. 274-1980)
- (103) SJCC 16.04.720 (Ord. 6-1996 § 4; Res. 274-1980)
- (104) SJCC 16.04.730 (Res. 274-1980)
- (105) SJCC 16.04.740 (Res. 274-1980)
- (106) SJCC 16.04.751 (Res. 274-1980)
- (107) SJCC 16.04.752 (Ord. 6-1996 § 4; Res. 274-1980)
- (108) SJCC 16.04.753 (Res. 274-1980)
- (109) SJCC 16.04.760 (Res. 274-1980)
- (110) SJCC 16.04.770 (Res. 274-1980)
- (111) SJCC 16.04.771 (Res. 274-1980)
- (112) SJCC 16.04.772 (Res. 274-1980)
- (113) SJCC 16.04.773 (Res. 274-1980)
- (114) SJCC 16.04.774 (Res. 274-1980)
- (115) SJCC 16.04.775 (Res. 274-1980)
- (116) SJCC 16.04.776 (Res. 274-1980)
- (117) SJCC 16.04.780 (Res. 274-1980)
- (118) SJCC 16.04.800 (Res. 274-1980)
- (119) SJCC 16.04.810 (Ord. 6-1996 § 4; Ord. 66-1991 Exh. A; Res. 274-1980)
- (120) SJCC 16.04.820 (Res. 274-1980)
- (121) SJCC 16.04.830 (Res. 274-1980)
- (122) SJCC 16.04.840 (Ord. 6-1996 § 4; Ord. 16-1986 Exh. A; Res. 274-1980)

- (123) SJCC 16.04.850 (Res. 274-1980)
- (124) SJCC 16.04.851 (Res. 274-1980)
- (125) SJCC 16.04.852 (Res. 274-1980)
- (126) SJCC 16.04.853 (Res. 274-1980)
- (127) SJCC 16.04.854 (Res. 274-1980)
- (128) SJCC 16.04.855 (Res. 274-1980)
- (129) SJCC 16.04.856 (Res. 274-1980)
- (130) SJCC 16.04.870 (Ord. 6-1996 § 4; Res. 274-1980)
- (131) SJCC 16.04.880 (Res. 274-1980)
- (132) SJCC 16.04.900 (Ord. 6-1996 § 4; Res. 274-1980)
- (133) SJCC 16.04.910 (Ord. 6-1996 § 4; Res. 274-1980)
- (134) SJCC 16.04.951 (Res. 70-1972)
- (135) SJCC 16.04.952 (Res. 70-1972)
- (136) SJCC 16.04.953 (Res. 70-1972)
- (137) SJCC 16.04.954 (Res. 70-1972)
- (138) SJCC 16.04.955 (Res. 70-1972)
- (139) SJCC 16.04.956 (Res. 70-1972)
- (140) SJCC 16.04.957 (Res. 70-1972)
- (141) SJCC 16.04.958 (Res. 70-1972)

B. Chapter 16.24 State Environmental Policy Act Implementation

- (1) SJCC 16.24.010 (Res. 122-1984)
- (2) SJCC 16.24.020 (Res 122-1984)
- (3) SJCC 16.24.030 (Res. 122-1984)
- (4) SJCC 16.24.040 (Res. 122-1984)
- (5) SJCC 16.24.050 (Ord. 6-1996 § 4; Res. 122-1984)
- (6) SJCC 16.24.060 (Res. 122-1984)
- (7) SJCC 16.24.070 (Res. 122-1984)
- (8) SJCC 16.24.080 (Res. 122-1984)
- (9) SJCC 16.24.090 (Res. 122-1984)
- (10) SJCC 16.24.100 (Res. 122-1984)
- (11) SJCC 16.24.110 (Res. 122-1984)
- (12) SJCC 16.24.120 (Res. 122-1984)
- (13) SJCC 16.24.130 (Res. 122-1984)
- (14) SJCC 16.24.140 (Ord. 3-1994; Res. 122-1984)
- (15) SJCC 16.24.150 (Ord. 6-1996 § 4; Ord. 3-1994; Res. 122-1984)
- (16) SJCC 16.24.160 (Ord. 66-1991 Exh. A; Res. 122-1984)

- (17) SJCC 16.24.170 (Res. 122-1984)
- (18) SJCC 16.24.180 (Ord. 3-1994)

C. Chapter 16.28 Shoreline Permits

- (1) SJCC 16.28.010 (Res. 162-1976)
- (2) SJCC 16.28.020 (Ord. 66-1991 Exh. A; Res. 162-1976)
- (3) SJCC 16.28.030 (Ord. 6-1996 § 4; Ord. 3-1994; Ord. 66-1991 Exh. A; Res. 162-1976 as amended by Res. 101-1984)
- (4) SJCC 16.28.040 (Res. 162-1976)
- (5) SJCC 16.28.050 (Res. 162-1976)
- (6) SJCC 16.28.060 (Res. 162-1976)
- (7) SJCC 16.28.070 (Res. 162-1976)
- (8) SJCC 16.28.080 (Res. 162-1976 as amended by Res. 101-1984)
- (9) SJCC 16.28.090 (Res. 162-1976)
- (10) SJCC 16.28.100 (Res. 162-1976)
- (11) SJCC 16.28.110 (Res. 162-1976)
- (12) SJCC 16.28.120 (Res. 162-1976 as amended by Res. 101-1984)
- (13) SJCC 16.28.130 (Res. 162-1976)
- (14) SJCC 16.28.140 (Res. 162-1976)
- (15) SJCC 16.28.150 (Res. 162-1976)
- (16) SJCC 16.28.160 (Res. 162-1976)
- (17) SJCC 16.28.180 (Res. 162-1976 as amended by Res. 101-1984)
- (18) SJCC 16.28.190 (Res. 162-1976)
- (19) SJCC 16.28.200 (Ord. 66-1991 Exh. A; Res. 162-1976)
- (20) SJCC 16.28.210 (Ord. 66-1991 Exh. A; Res. 162-1976)
- (21) SJCC 16.28.220 (Res. 162-1976)
- (22) SJCC 16.28.230 (Ord. 66-1991 Exh. A; Res. 162-1976)
- (23) SJCC 16.28.240 (Ord. 3-1994; Res. 162-1976)
- (24) SJCC 16.28.250 (Ord. 3-1994; Ord. 66-1991 Exh. A; Res. 162-1976)
- (25) SJCC 16.28.260 (Ord. 66-1991 Exh. A; Res. 162-1976 as amended by Res. 101-1984)
- (26) SJCC 16.28.270 (Res. 162-1976)
- (27) SJCC 16.28.280 (Ord. 3-1994; Ord. 66-1991 Exh. A; Res. 101-1984)
- (28) SJCC 16.28.290 (Ord. 3-1994; Res. 162-1976 as amended by Res. 101-1984)
- (29) SJCC 16.28.300 (Ord. 3-1994; Res. 162-1976 as amended by Res. 101-1984)
- (30) SJCC 16.28.310 (Ord. 3-1994; Res. 162-1976)
- (31) SJCC 16.28.320 (Ord. 3-1994; Ord. 66-1991 Exh. A; Res. 162-1976)
- (32) SJCC 16.28.330 (Res. 162-1976 as amended by Res. 101-1984)

- (33) SJCC 16.28.340 (Res. 162-1976)
- (34) SJCC 16.28.350 (Res. 162-1976 as amended by Res. 101-1984)
- (35) SJCC 16.28.360 (Ord. 3-1994; Res. 162-1976 as amended by Res. 101-1984)
- (36) SJCC 16.28.370 (Res. 162-1976)
- (37) SJCC 16.28.380 (Res. 162-1976)
- (38) SJCC 16.28.390 (Ord. 3-1994; Ord. 66-1991 Exh. A; Res. 162-1976)
- (39) SJCC 16.28.400 (Ord. 66-1991 Exh. A; Res. 162-1976)
- (40) SJCC 16.28.410 (Ord. 66-1991 Exh. A; Res. 162-1976)
- (41) SJCC 16.28.420 (Ord. 6-1996 § 4; Ord. 3-1994; Ord. 66-1991 Exh. A;  
Res. 162-1976 as amended by Res. 101-1984)
- (42) SJCC 16.28.425 (Ord. 3-1994)
- (43) SJCC 16.28.430 (Res. 162-1976)
- (44) SJCC 16.28.440 (Res. 162-1976 as amended by Res. 101-1984)
- (45) SJCC 16.28.450 (Res. 162-1976 as amended by Res. 101-1984)
- (46) SJCC 16.28.460 (Res. 162-1976 as amended by Res. 101-1984)
- (47) SJCC 16.28.470 (Res. 162-1976 as amended by Res. 101-1984)
- (48) SJCC 16.28.480 (Res. 162-1976)
- (49) SJCC 16.28.490 (Res. 162-1976)
- (50) SJCC 16.28.500 (Res. 162-1976)

D. Chapter 16.32 Lopez Airport District Land Use Regulations

- (1) SJCC 16.32.010 (Res. 168-1976 as amended by Res. 194-1974 and Res. 45-1981)
- (2) SJCC 16.32.020 (Res. 168-1976 as amended by Res. 194-1979 and Res. 45-1981)
- (3) SJCC 16.32.030 (Res. 168-1976)
- (4) SJCC 16.32.040 (Res. 168-1976)
- (5) SJCC 16.32.050 (Res. 168-1976)
- (6) SJCC 16.32.060 (Res. 168-1976)
- (7) SJCC 16.32.070 (Res. 168-1976)
- (8) SJCC 16.32.080 (Res. 168-1976)
- (9) SJCC 16.32.090 (Res. 168-1976)
- (10) SJCC 16.32.100 (Res. 168-1976)
- (11) SJCC 16.32.110 (Res. 168-1976)
- (12) SJCC 16.32.120 (Res. 168-1976)
- (13) SJCC 16.32.130 (Res. 168-1976)
- (14) SJCC 16.32.140 (Res. 168-1976)
- (15) SJCC 16.32.150 (Res. 168-1976)
- (16) SJCC 16.32.160 (Res. 168-1976)
- (17) SJCC 16.32.170 (Res. 168-1976)

- (18) SJCC 16.32.180 (Res. 168-1976)
- (19) SJCC 16.32.190 (Res. 168-1976)
- (20) SJCC 16.32.200 (Res. 168-1976)
- (21) SJCC 16.32.210 (Res. 168-1976)
- (27) SJCC 16.32.270 (Res. 168-1976)
- (28) SJCC 16.32.280 (Res. 168-1976)
- (29) SJCC 16.32.310 (Res. 168-1976)
- (30) SJCC 16.32.320 (Res. 168-1976)
- (31) SJCC 16.32.330 (Res. 168-1976)
- (32) SJCC 16.32.340 (Res. 168-1976)
- (33) SJCC 16.32.350 (Res. 168-1976)
- (33) SJCC 16.32.360 (Res. 168-1976)

E. Chapter 16.40 Shoreline Master Program

- (1) SJCC 16.40.101 (Res. 161-1976)
- (2) SJCC 16.40.102 (Res. 161-1976)
- (3) SJCC 16.40.103 (Res. 161-1976)
- (4) SJCC 16.40.201 (Res. 161-1976 as amended by Res. 101-1984)
- (5) SJCC 16.40.202 (Res. 161-1976)
- (6) SJCC 16.40.203 (Res. 161-1976)
- (7) SJCC 16.40.204 (Res. 161-1976)
- (8) SJCC 16.40.205 (Res. 161-1976)
- (9) SJCC 16.40.206 (Res. 26-1991 Exh. A; Ord. 98-1989;  
Res. 161-1976 as amended by Res. 137-1980, Res. 9-1981)
- (10) SJCC 16.40.207 (Res. 101-1984)
- (11) SJCC 16.40.301 (Res. 161-1976)
- (12) SJCC 16.40.302 (Ord. 98-1989; Res. 161-1976)
- (13) SJCC 16.40.303 (Ord. 98-1989; Res. 161-1976 as amended by Res. 101-1984)
- (14) SJCC 16.40.304 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976)
- (15) SJCC 16.40.305 (Res. 161-1976)
- (16) SJCC 16.40.306 (Res. 161-1976)
- (17) SJCC 16.40.307 (Res. 161-1976 as amended by Res. 101-1984)
- (18) SJCC 16.40.308 (Res. 161-1976)
- (19) SJCC 16.40.309 (Res. 161-1976)
- (20) SJCC 16.40.401 (Res. 161-1976)
- (21) SJCC 16.40.402 (Res. 161-1976 as amended by Res. 101-1984)
- (22) SJCC 16.40.403 (Res. 161-1976 as amended by Res. 101-1984)
- (23) SJCC 16.40.404 (Res. 161-1976)

- (24) SJCC 16.40.405 (Res. 161-1976 as amended by Res. 101-1984)
- (25) SJCC 16.40.406 (Res. 161-1976)
- (26) SJCC 16.40.407 (Ord. 98-1989; Res. 161-1976)
- (27) SJCC 16.40.408 (Ord. 4-1996; Ord. 170-1992)
- (28) SJCC 16.40.409 (Ord. 6-1994 Exh. A)
- (29) SJCC 16.40.410 (Ord. 14-1995)
- (30) SJCC 16.40.501 (Ord. 98-1989; Res. 161-1976)
- (31) SJCC 16.40.502 (Ord. 170-1992; Res. 161-1976)
- (32) SJCC 16.40.503 (Ord. 4-1996; Ord. 170-1992; Ord. 98-1989; Res. 161-1976)
- (33) SJCC 16.40.504 (Ord. 3-1994; Res. 161-1976)
- (34) SJCC 16.40.505 (Ord. 170-1992; Res. 161-1976)
- (35) SJCC 16.40.506 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976)
- (36) SJCC 16.40.507 (Ord. 4-1996; Ord. 6-1994 Exh. A; Ord. 170-1992;  
Res. 40-1987 Exh. A; Res. 161-1976)
- (37) SJCC 16.40.508 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976 as amended by  
Res. 137-1980, Res. 9-1981)
- (38) SJCC 16.40.509 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976)
- (39) SJCC 16.40.510 (Ord. 170-1992; Res. 161-1976 as amended by Res. 137-1980,  
Res. 9-1981, Res. 101-1984)
- (40) SJCC 16.40.511 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976)
- (41) SJCC 16.40.512 (Ord. 170-1992; Res. 161-1976)
- (42) SJCC 16.40.513 (Ord. 4-1996; Ord. 6-1994 Exh. A; Ord. 170-1992;  
Res. 161-1976)
- (43) SJCC 16.40.514 (Ord. 170-1992; Res. 161-1976)
- (44) SJCC 16.40.515 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976)
- (45) SJCC 16.40.516 (Ord. 4-1996; Ord. 170-1992; Res. 161-1976)
- (46) SJCC 16.40.517 (Ord. 1-1997; Ord. 11-1996; Ord. 16-1995; Ord. 2-1995;  
Ord. 197-1992; Ord. 170-1992; Ord. 66-1991 Exh. A; Res. 26-1991  
Exh. A; Res. 2-1990 § 1; Res. 161-1976 as amended by Res. 137-1980,  
Res. 9-1981, Res. 101-1984)
- (47) SJCC 16.40.518 (Ord. 170-1992; Res. 161-1976)
- (48) SJCC 16.40.519 (Ord. 170-1992; Res. 161-1976)
- (49) SJCC 16.40.520 (Ord. 4-1996; Ord. 16-1995; Ord. 170-1992; Res. 161-1976)
- (50) SJCC 16.40.521 (Res. 161-1976)
- (51) SJCC 16.40.522 (Ord. 2-1995)
- (52) SJCC 16.40.601 (Res. 161-1976)
- (53) SJCC 16.40.602 (Res. 161-1976)
- (54) SJCC 16.40.603 (Res. 161-1976)
- (55) SJCC 16.40.701 (Res. 161-1976)

- (56) SJCC 16.40.702 (Ord. 6-1996 § 4; Ord. 3-1994; Res. 161-1976  
as amended by Res. 101-1984)
- (57) SJCC 16.40.703 (Ord. 6-1996 § 4; Res. 161-1976)
- (58) SJCC 16.40.704 (Ord. 3-1994; Res. 161-1976 as amended by Res. 101-1984)
- (59) SJCC 16.40.705 (Ord. 3-1994; Res. 161-1976 as amended by Res. 101-1984)
- (60) SJCC 16.40.706 (Res. 161-1976 as amended by Res. 101-1984)
- (61) SJCC 16.40.707 (Ord. 3-1994; Res. 161-1976 as amended by Res. 101-1984)
- (62) SJCC 16.40.708 (Res. 161-1976)
- (63) SJCC 16.40.709 (Res. 161-1976)
- (64) SJCC 16.40.710 (Res. 161-1976 as amended by Res. 101-1984)
- (65) SJCC 16.40.801 (Ord. 98-1989; Res. 161-1976)
- (66) SJCC 16.40.802 (Ord. 3-1994; Res. 161-1976 as amended by Res. 101-1984)
- (67) SJCC 16.40.803 (Ord. 98-1989; Res. 161-1976)
- (68) SJCC 16.40.804 (Ord. 98-1989; Res. 161-1976 as amended by Res. 101-1984)
- (69) SJCC 16.40.805 (Ord. 3-1994; Res. 161-1976 as amended by Res. 101-1984)
- (70) SJCC 16.40.806 (Res. 161-1976)
- (71) SJCC 16.40.901 (Ord. 98-1989; Res. 161-1976)
- (72) SJCC 16.40.902 (Ord. 3-1994; Ord. 98-1989; Res. 161-1976)
- (73) SJCC 16.40.903 (Ord. 98-1989; Res. 161-1976)
- (74) SJCC 16.40.904 (Ord. 98-1989; Res. 161-1976)
- (75) SJCC 16.40.905 (Res. 161-1976 as amended by Res. 101-1984)
- (76) SJCC 16.40.906 (Res. 161-1976)
- (77) SJCC 16.40.1001 (Ord. 6-1996 § 4; Ord. 3-1994; Res. 161-1976)
- (78) SJCC 16.40.1002 (Ord. 3-1994; Res. 161-1976)
- (79) SJCC 16.40.1003 (Ord. 3-1994)
- (80) SJCC 16.40.1101 (Ord. 6-1996 § 4; Res. 161-1976)
- (81) SJCC 16.40.1102 (Res. 161-1976)
- (82) SJCC 16.40.1201 (Ord. 98-1989; Res. 161-1976)
- (83) SJCC 16.40.1202 (Ord. 98-1989; Res. 161-1976)
- (84) SJCC 16.40.1203 (Res. 161-1976)
- (85) SJCC 16.40.1204 (Res. 161-1976)
- (86) SJCC 16.40.1301 (Ord. 6-1994 Exh. A; Ord. 3-1994; Res. 26-1991 Exh. A;  
Ord. 98-1989; Res. 161-1976)
- (87) SJCC 16.40.1401 (Ord. 161-1976)
- (88) SJCC 16.40.1501 (Ord. 161-1976)

F. Chapter 16.44 Comprehensive Land Use CP and Regulations

- (1) SJCC 16.44.010 (Ord. 39-1989; Res. 45-1981)
- (2) SJCC 16.44.020 (Ord. 5-1997 § 1; Ord. 39-1989; Res. 45-1981  
as amended by Res. No. 240-1981)
- (3) SJCC 16.44.030 (Ord. 6-1996 § 4; Ord. 39-1989; Res. 45-1981)
- (4) SJCC 16.44.040 (Ord. 221-1992; Ord. 39-1989; Res. 45-1981  
as amended by Res. No. 240-1981)
- (5) SJCC 16.44.050 (Ord. 39-1989; Res. 194-1979 § 4)
- (6) SJCC 16.44.060 (Ord. 221-1992; Ord. 66-1991 Exh. A; Ord. 39-1989;  
Res. 45-1981 as amended by Res. 240-1981)
- (7) SJCC 16.44.065 (Ord. 39-1989)
- (8) SJCC 16.44.070 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (9) SJCC 16.44.080 (Ord. 66-1991 Exh. A; Ord. 39-1989;  
Res. 45-1981 as amended by Res. 240-1981)
- (10) SJCC 16.44.090 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (11) SJCC 16.44.095 (Ord. 6-1995 Att. A; Ord. 39-1989)
- (12) SJCC 16.44.100 (Ord. 221-1992; Ord. 39-1989; Res. 45-1981  
as amended by Res. 240-1981)
- (13) SJCC 16.44.110 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (14) SJCC 16.44.120 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (15) SJCC 16.44.130 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (16) SJCC 16.44.140 (Ord. 221-1992; Ord. 39-1989; Res. 45-1981  
as amended by Res. 240-1981)
- (17) SJCC 16.44.150 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (18) SJCC 16.44.160 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (19) SJCC 16.44.165 (Ord. 39-1989)
- (20) SJCC 16.44.170 (Ord. 6-1996 § 4; Ord. 4-1994; Ord. 39-1989; Res. 45-1981  
as amended by Res. 240-1981)
- (21) SJCC 16.44.180 (Ord. 5-1997 § 1; Ord. 6-1996 § 4; Ord. 39-1989)
- (22) SJCC 16.44.200 (Ord. 39-1989; Res. 45-1981 as amended by Res. 240-1981)
- (23) SJCC 16.44.210 (Ord. 5-1997 § 1; Ord. 39-1989; Res. 45-1981  
as amended by Res. 240-1981)
- (24) SJCC 16.44.230 (Ord. 5-1997 § 1; Ord. 39-1989; Res. 45-1981  
as amended by Res. 240-1981)
- (25) SJCC 16.44.240 (Ord. 5-1997 § 1; Ord. 39-1989; Res. 194-1979 § 12)
- (26) SJCC 16.44.250 (Ord. 6-1996 § 4; Ord. 39-1989; Res. 45-1980  
as amended by Res. 240-1980 and Res. 68-1980)
- (27) SJCC 16.44.260 (Ord. 39-1989; Res. 45-1981)
- (28) SJCC 16.44.270 (Ord. 39-1989; Res. 45-1981 as amended by  
Res. 240-1981 and Res. 225-1981)

- (29) SJCC 16.44.500 (Ord. 21-1989)
- (30) SJCC 16.44.510 (Ord. 21-1989)
- (31) SJCC 16.44.520 (Ord. 21-1989)
- (32) SJCC 16.44.530 (Ord. 21-1989)
- (33) SJCC 16.44.540 (Ord. 21-1989)
- (34) SJCC 16.44.550 (Ord. 21-1989)

G. Chapter 16.48 Official Land Use Controls

- (1) SJCC 16.48.010 (Res. 68-1980 § 1.0)
- (2) SJCC 16.48.020 (Res. 68-1980 § 2.0)
- (3) SJCC 16.48.030 (Res. 68-1980 § 3.1)
- (4) SJCC 16.48.050 (Res. 68-1980 § 4.0)
- (5) SJCC 16.48.060 (Res. 68-1980 § 5.0)
- (6) SJCC 16.48.070 (Res. 68-1980 § 6.4)
- (7) SJCC 16.48.080 (Ord. 6-1996 § 4; Res. 68-1980 § 6.2)
- (8) SJCC 16.48.090 (Res. 68-1980 § 6.3)
- (9) SJCC 16.48.100 (Res. 68-1980 § 6.1)

H. Chapter 16.60 Environmentally Sensitive Areas

- (1) SJCC 16.60.100 (Ord. 221-1992)
- (2) SJCC 16.60.110 (Ord. 221-1992)
- (3) SJCC 16.60.120 (Ord. 221-1992)
- (4) SJCC 16.60.130 (Ord. 221-1992)
- (5) SJCC 16.60.140 (Ord. 221-1992)
- (6) SJCC 16.60.141 (Ord. 221-1992)
- (7) SJCC 16.60.150 (Ord. 10-1996; Ord. 11-1995; Ord. 8-1995; Ord. 221-1992)
- (8) SJCC 16.60.160 (Ord. 221-1992)
- (9) SJCC 16.60.170 (Ord. 221-1992)
- (10) SJCC 16.60.180 (Ord. 221-1992)
- (11) SJCC 16.60.190 (Ord. 221-1992)
- (12) SJCC 16.60.200 (Ord. 221-1992)
- (13) SJCC 16.60.210 (Ord. 6-1996 § 4; Ord. 221-1992)
- (14) SJCC 16.60.220 (Ord. 221-1992)
- (15) SJCC 16.60.230 (Ord. 221-1992)
- (16) SJCC 16.60.240 (Ord. 221-1992)
- (17) SJCC 16.60.250 (Ord. 221-1992)
- (18) SJCC 16.60.310 (Ord. 221-1992)

- (19) SJCC 16.60.320 (Ord. 221-1992)
- (20) SJCC 16.60.330 (Ord. 221-1992)
- (21) SJCC 16.60.340 (Ord. 221-1992)
- (22) SJCC 16.60.410 (Ord. 221-1992)
- (23) SJCC 16.60.420 (Ord. 221-1992)
- (24) SJCC 16.60.430 (Ord. 221-1992)
- (25) SJCC 16.60.510 (Ord. 221-1992)
- (26) SJCC 16.60.520 (Ord. 221-1992)
- (27) SJCC 16.60.530 (Ord. 221-1992)
- (28) SJCC 16.60.540 (Ord. 221-1992)
- (29) SJCC 16.60.610 (Ord. 221-1992)
- (30) SJCC 16.60.620 (Ord. 221-1992)
- (31) SJCC 16.60.630 (Ord. 221-1992)
- (32) SJCC 16.60.640 (Ord. 221-1992)
- (33) SJCC 16.60.650 (Ord. 221-1992)
- (34) SJCC 16.60.660 (Ord. 221-1992)
- (35) SJCC 16.60.670 (Ord. 221-1992)
- (36) SJCC 16.60.680 (Ord. 221-1992)
- (37) SJCC 16.60.690 (Ord. 221-1992)
- (38) SJCC 16.60.710 (Ord. 221-1992)
- (39) SJCC 16.60.720 (Ord. 221-1992)
- (40) SJCC 16.60.730 (Ord. 221-1992)
- (41) SJCC 16.60.740 (Ord. 221-1992)
- (42) SJCC 16.60.750 (Ord. 221-1992)
- (43) SJCC 16.60.800 (Ord. 6-1996 § 4; Ord. 221-1992)

I. Chapter 16.70 Agriculture and Mineral Resource Lands

- (1) SJCC 16.70.100 (Ord. 221-1992)
- (2) SJCC 16.70.110 (Ord. 221-1992)
- (3) SJCC 16.70.120 (Ord. 221-1992)
- (4) SJCC 16.70.130 (Ord. 221-1992)
- (5) SJCC 16.70.140 (Ord. 221-1992)
- (6) SJCC 16.70.150 (Ord. 10-1996; Ord. 11-1995; Ord. 8-1995; Ord. 221-1992)
- (7) SJCC 16.70.160 (Ord. 221-1992)
- (8) SJCC 16.70.170 (Ord. 221-1992)
- (9) SJCC 16.70.180 (Ord. 221-1992)
- (10) SJCC 16.70.190 (Ord. 221-1992)
- (11) SJCC 16.70.200 (Ord. 221-1992)



Section 20. Effective Date.

This ordinance shall become effective at 12:01 a.m. on the first Sunday after the publication of the Notice of Adoption and action by the Department of Ecology as provided in Section 19 of this ordinance.

Section 21. Severability.

If any provision of this ordinance or its application to any person is held invalid, the remainder of the this ordinance or the application to other persons or circumstances is not affected.

Section 22. Intended Effect on Other Land Use Controls in San Juan County

A. Chapter 16.16 San Juan County Code, entitled "Technical Standards for Land Surveyors" will not be affected by the adoption of this ordinance.

B. Chapter 16.20 San Juan County Code entitled "Records of Survey" will not be affected by the adoption of this ordinance.

C. Ordinance 7-1995, entitled "The Waldron Island Limited Development District Subarea Plan" will be reviewed for consistency with the Growth Management Act and the CP together with any review required by the State Environmental Policy Act.

D. Sections 16.48.020 through Section 16.48.030 San Juan County Code and Section 16.48.050 through Section 16.48.100 San Juan County Code will be repealed, but only upon the effective date of this ordinance. The creation of the Board of Adjustment is retained, but readopted as a new section to SJCC Chapter 2.24.

E. Chapter 16.54 San Juan County Code, entitled "Citizens Conservation Land Bank" will be retained without change.

F. Except as amended in Section 17 above, Chapter 16.55 San Juan County Code entitled "Eastsound Subarea Plan," as adopted by Ordinance No. 225-1981 and amended by Ordinances 43-1983, 62-1992, 12-1994, and 4-1996 will be reviewed for consistency with the Growth Management Act and the CP together with any review required by the State Environmental Policy Act.

G. Except as amended in Section 17 above, Ordinance 6-1994, the Shaw Subarea Plan, will be reviewed for consistency with the Growth Management Act and the CP together with any review required by the State Environmental Policy Act.

H. Chapter 16.50 of the San Juan County Code entitled "Open Space Program" will be reviewed for consistency with the Growth Management Act and the CP together with any review required by the State Environmental Policy Act.

I. Ordinance 86 -1986, the DNR Trust Lands Management Subarea Plan will be reviewed for consistency with the Growth Management Act and the CP together with any review required by the State Environmental Policy Act.

J. Chapter 16.80 of the San Juan County Code, entitled "Personal Wireless Service Facilities Subarea Plan," as adopted by Ordinance 8-1997, will be reviewed for consistency with the Growth Management Act and the CP together with any review required by the State Environmental Policy Act.

Section 23. Codification.

This Comprehensive Plan (Exhibit A) should not be codified, but the final development regulations shall be codified.

Section 24. Savings.

The ordinances repealed in this ordinance Section 24 shall remain in force and effect until the effective date of this ordinance.

DONE this 15th day of June 1998.

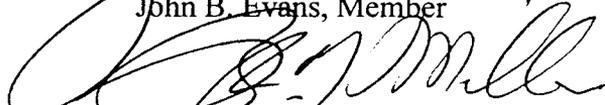
**BOARD OF COUNTY COMMISSIONERS  
SAN JUAN COUNTY, WASHINGTON**



Darcie L. Nielsen, Chair



John B. Evans, Member



Rhea Y. Miller, Member

ATTEST: Si A. Stephens, Auditor  
and Ex-Officio Clerk of the BOCC

By: Lillian Hamel 6/15/98  
Lillian Hamel - Deputy Date

APPROVED AS TO FORM ONLY  
RANDALL K. GAYLORD  
San Juan County Prosecuting Attorney

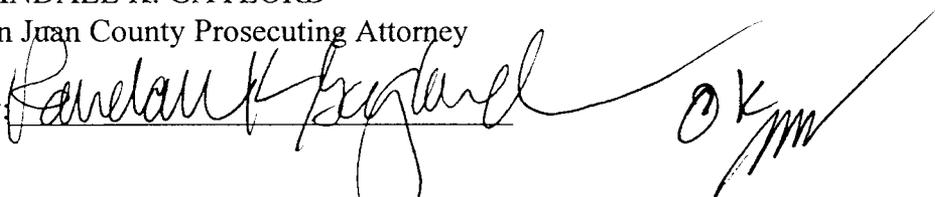
By: Randall K. Gaylord 

Exhibit A: Comprehensive Plan and Exhibits and Appendices thereto

Exhibit B: Unified Development Code and Exhibits and Appendices thereto

Exhibit C: Official Maps