

c. The tracts of land are the subject of a joint application by the owners of all the property included.

d. When the Resort owner divides the land into individual lots, the requirements of Chapter 18.60 and 18.70 SJCC will be met. If the MPR does not divide the land into individual lots, a binding site plan will be prepared to meet the requirements of Chapter 18.60 SJCC and 18.70.080.

e. The site design of the MPR includes the clustering of units, lots, and uses insofar as is consistent with the overall purpose or theme of the MPR, and to achieve an energy-efficient design.

f. A mix of urban and suburban densities may be established within a Master Planned Resort activity center. Conditions of approval are designed to assure that these residential uses are integrated into and support the on-site recreational nature of the resort. *See* SJCC 18.30.060(B).

g. An activity center adjoins the Rosario Master Plan Resort. New urban and suburban land uses and densities are prohibited outside the boundaries of the Master Planned Resort activity center, except as allowed in the Rosario Residential Activity Center.

h. The area of the Rosario MPR adjacent to water is subject to the jurisdiction of the Shoreline Master Program. The Resort owner, as a condition of approval, shall dedicate public access to the shoreline area as required by the Shoreline Master Program in Chapter 18.50 SJCC and by the terms of the Master Plan.

i. The Rosario Master Plan contains provisions to assure that the owner will meet requirements for water quality specified in SJCC 18.60.020, 18.60.060(B), and 18.60.070.

j. At the time of building permit approval, the owner will need to demonstrate adequate and available water to serve each phase of the development. (*See* also SJCC 18.60.020).

k. At the time of permit approval, the owner will meet the requirements and standards of SJCC 18.60.020, 18.60.060(B) and (C), and 18.60.070.

l. The value and appeal of the Rosario Resort is the preservation and enhancement of environmentally sensitive areas. The Rosario Master Plan has demonstrated that it will meet the minimum standards of the San Juan County Code (see SJCC 18.30.110 through 18.30.160), and should attempt to exceed these standards.

m. Open space and landscaped areas shall be designed as an integrated part of the

MPR rather than as an isolated element. A landscaping plan shall be prepared consistent with the requirements of and incorporating the development standards of SJCC 18.60.160. A visual buffer shall be established along the perimeter, appropriate to the project, if required by the administrator. All significant trees within the project area and its buffer areas shall be retained whenever feasible.

n. Roads, streets, and access drives within and adjacent to the MPR will meet the requirements specified in SJCC 18.60.080 through 18.60.140 and Table 6.3.

o. MPR parking shall be screened from view from public rights-of-way.

p. Signs shall be designed and erected in conformance with design guidelines in SJCC 18.40.370 through 18.40.400.

q. Concurrency requirements for transportation and Category A capital facilities shall be met as provided in SJCC 18.60.200.

r. The following standards are set within the Master Plan (*See* SJCC 18.90.060(C) and (D)) for the MPR:

i. All density, dimension, and open-space standards in Table 6.1 in SJCC 18.60.050.

ii. The maximum density within the Master Planned Resort activity center was modified to allow flexibility within the MPR, as per SJCC 18.30.060(B); the total development is consistent with the provisions of the Comprehensive Plan.

17. The 2007 Master Plan contains an appropriate level of detail and adequate discussion of the special provisions for Master Planned Resorts found in SJCCC 18.30.060 as follows:

a. Allowable uses and their locations within the Master Planned Resort are set forth in the Master Plan.

b. Subsequent changes in uses or in the location of allowable uses at the Rosario Master Planned Resort will be handled by an amendment to the Master Plan. The procedures and process for adopting or amending a Master Plan are as provided in SJCC 18.90.060 and in the particular Master Plan Table 3.1 in SJCC 18.30.030, Allowable and Prohibited Uses in Activity Center Land Use Districts, identifies those uses which may be allowed by the administrator without a Master Plan amendment after establishment of the Master Planned Resort. The list of uses in Table 3.1 in SJCC 18.30.030 that may be allowed after establishment of a Master Planned Resort is only to be used for changes to the uses in an approved Master Plan. It is not intended to, in any way, indicate which land uses or activities are appropriate to or may be approved for any particular Master Planned Resort.

c. A mix of urban and suburban development densities is established in the Master Plan. The Plan provides that these residential uses will be integrated into and support the on-site recreational nature of the resort.

d. New urban and suburban land uses and densities are prohibited outside the boundaries of Master Planned Resort.

e. All necessary supportive and accessory on-site urban-level commercial and other services will be contained within the boundaries of the Rosario Master Planned Resort, and such services shall be oriented to serve the Rosario Master Planned Resort. An outside service provider (including a municipality or special purpose district) may provide sewer, water, storm water, security, fire suppression, or emergency medical services to the resort; provided, that all costs associated with service extensions and capacity increases directly attributable to the Master Planned Resort are fully borne by the Resort. A master planned resort and service providers may enter into agreements for shared capital facilities and utilities; provided, that such facilities and utilities serve only the Master Planned Resort or urban growth areas.

f. Any new development and any new phase of development in the MPR land use designation, except as provided in SJCC 18.90.060(D)(5), requires the approval of a planned unit development as provided in SJCC 18.90.060. A phase that is consistent with the approved Master Plan will not require a Master Plan amendment.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

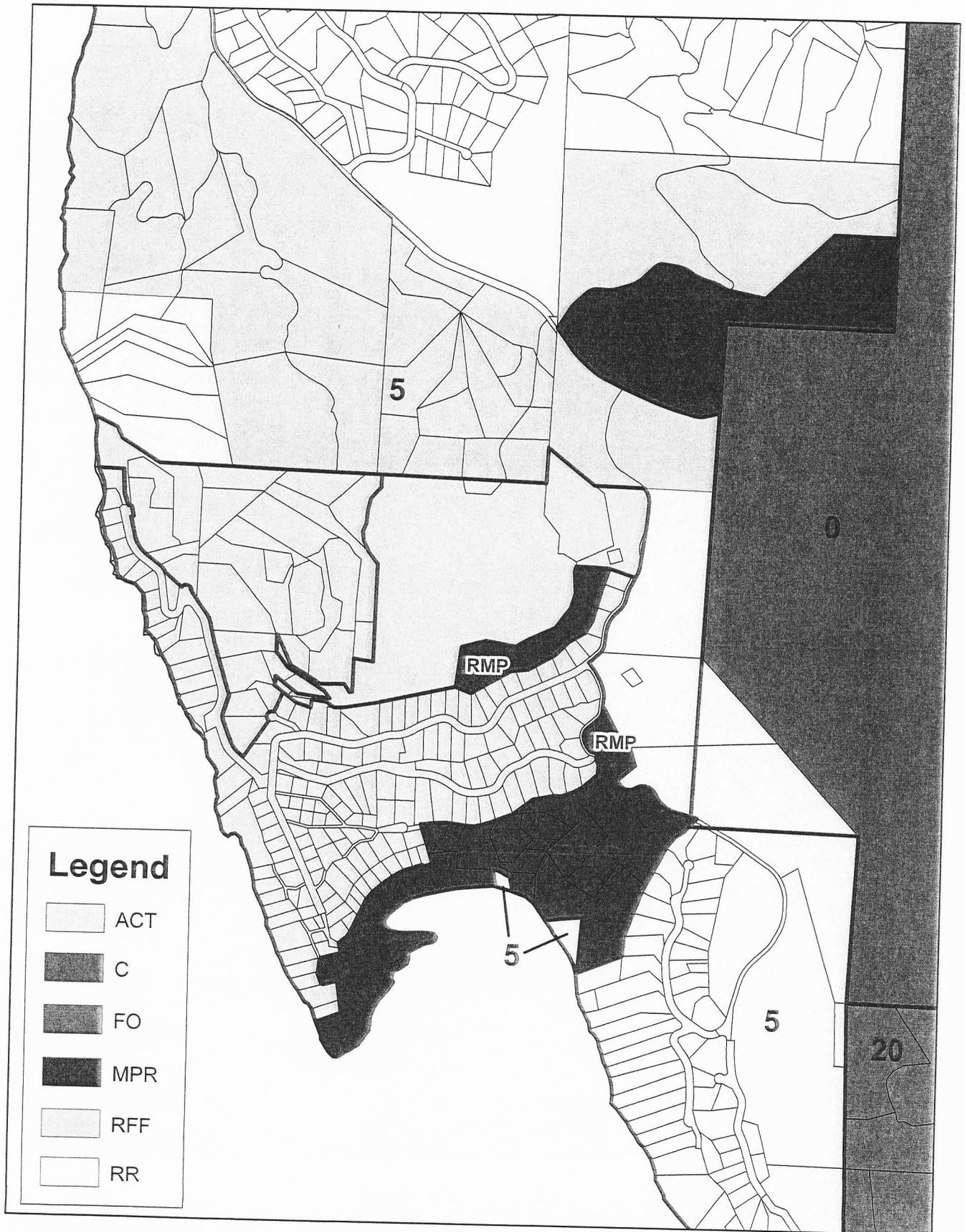
Section 1. Map Amendment. The Official Land Use Maps of the *San Juan County Comprehensive Plan* shall be amended to appear as shown in Exhibit A. The Director of the Community Development and Planning Department shall make these changes on the full-sized maps and then present the full-sized map to the Chair of the County Council for signature.

Section 2. Approval of the Rosario Resort Master Plan. The Rosario Resort Master Plan attached hereto as Exhibit B is hereby approved. This Master Plan will control future development and use of the property shown on the Official Map as the Rosario Master Planned Resort.

Section 3. Notice of Adoption. Notice of Adoption of the Rosario Master Plan and this Ordinance shall be promptly published as required by the County Charter and RCW 36.70A.290.

Section 4. Codification. This Ordinance will not be codified. A copy of the approved Master Plan shall be available to the public for inspection or copying at the office of the San Juan County Community Development and Planning Department.

EXHIBIT A
Official Map Amendment - June 4, 2007



Density for MPR designation is found in the Rosario Resort Master Plan (RMP)