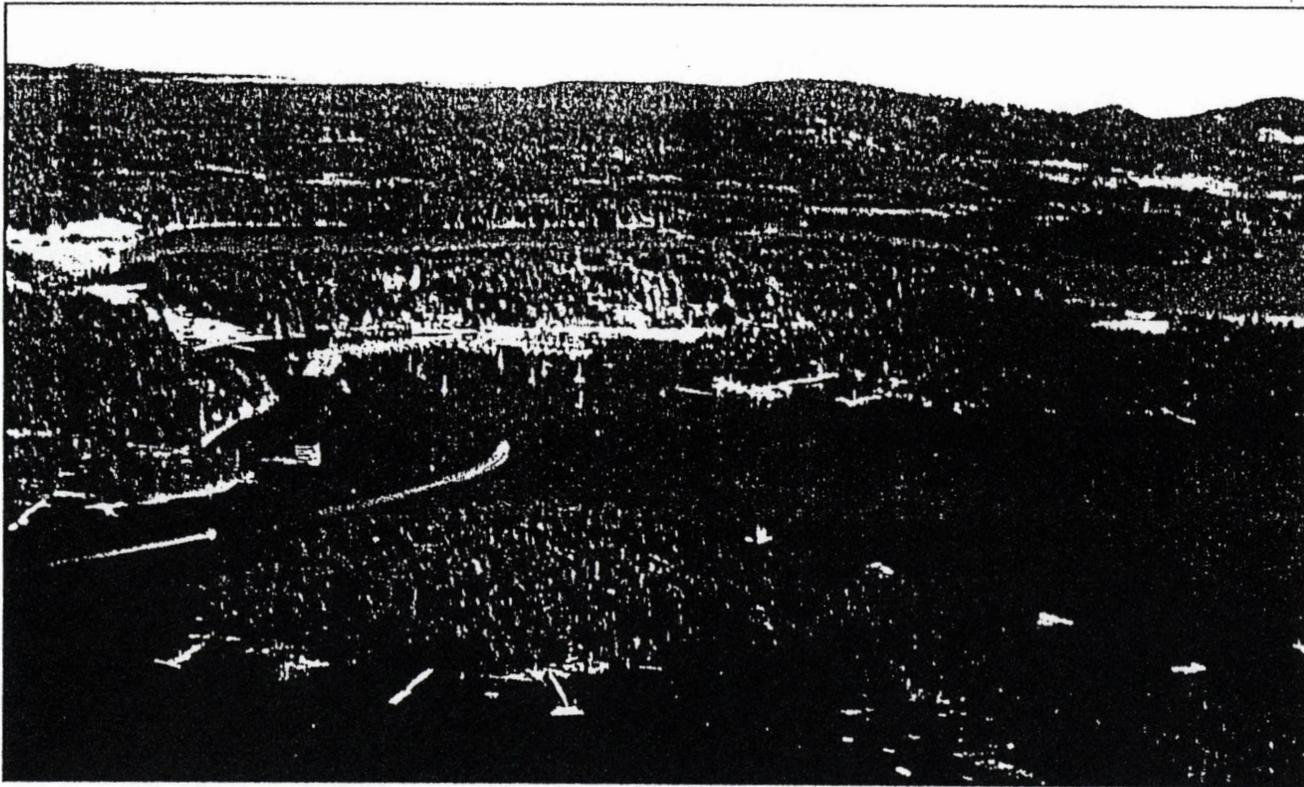


◆ ROCHE HARBOR ◆



RECOMMENDATIONS FOR THE FUTURE  
ROCHE HARBOR COMMUNITY  
JUNE 1994  
HEWITT · ISLEY  
Modified April 1996

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*"Islands can seem rather special, but then so can islanders ...  
most people who remove themselves to islands regard themselves as having entered paradise ...  
Classically, a person goes to an island in much the same spirit as a person heads into exile—  
seeking simplicity, glorying in a world that is still incomplete and therefore full of possibilities."*

*Paul Theroux*

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◆ ROCHE HARBOR ◆

RECOMMENDATIONS FOR THE FUTURE  
ROCHE HARBOR COMMUNITY  
JUNE 1994

· HEWITT · ISLEY ·

Modified April 1996

## To Interested Citizens:

The following analysis and recommendations are the results of an intensive community planning and design study drafted by Hewitt Isley for the owners of the Roche Harbor Resort. The study began in the fall of 1993 and its results herewith were printed in June of 1994 following a community meeting on June 7, 1994.

Early in the process, the Hewitt Isley staff, Roche Harbor Resort owners, members of the Friends of the San Juans, and neighboring residents attended open meetings to review preliminary concepts and discuss their concerns. Meetings were also held with local public officials, interested citizens and the county planning staff to document reactions, elicit opinions and listen to suggestions for the plan.

The overwhelming message heard was: maintain the cherished rural character and historic qualities, plan with respect for natural systems and improve the quality of community, all of which should be balanced with economic viability. A challenge we hope these concepts achieve.

This Roche Harbor Plan is intended to be a component of the San Juan County Comprehensive Plan which is currently being prepared by the county. The county's goal is to complete the comprehensive plan by the end of 1994 as required by the State Growth Management Act.

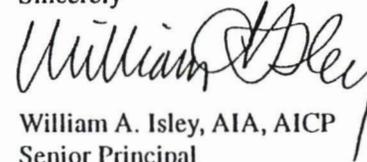
This concept plan and recommendations are intended to guide density and provide a set of general design principles while still providing enough detail for a sound framework to guide more specific future development plans.

The plan proposes no development. It proposes concepts and principles which, if adopted, would be the basis for specific plans when and if they are proposed. Future requests for specific development approvals would then follow implementing permitting procedures which include formal public review, and regulatory compliance including compliance with the State Environmental Policy Act.

This plan focuses on the 2,200 acre Roche Harbor Resort ownership. However, since natural environment and rural character do not match property boundaries, it is important that the plan address the larger community. The 300 or more private ownerships immediately surrounding the Roche Harbor Resort property are inextricably related. Therefore, we felt it to be important that all ownership be considered as a cohesive single place.

We invite all comments and insights to this draft plan and look forward to working with the community and the County administration in concluding this process.

Sincerely



William A. Isley, AIA, AICP  
Senior Principal

Hewitt Isley • architects and community planners.

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April 1996

To Interested Citizens:

Re: 1996 update to Roche Harbor plan

The original draft recommendations of the Roche Harbor plan, June 1994, were included (in part) in the draft San Juan County Comprehensive plan and presented during a series of public hearings in 1995. The plan was originally presented as a series of multiple districts in a Village plan of 780 acres plus upland areas of 1,430 acres. In conjunction with the plan, the Resort owners offered a voluntarily downzoning of the 2,200 acres addressed in this plan, from 939 to 739 residential units.

Significant community feedback indicated several concerns. The physical scope of the village was perceived as too large. And the possibility of non-resort based commercial activities in the community were seen as undesirable.

As a result, the plan was modified in early 1996 and is now presented as a Master Planned Resort. The primary elements of the original Roche Harbor plan remain (i.e. voluntary downzone of 200 units, retention of "Rural Character", preservation of open space and historical character) while the changes have been designed to address the concerns community concerns.

We believe these changes represent a satisfying compromise which recognizes the desires of the Roche Harbor area residents and the needs of the Resort owners to maintain Roche Harbor Resort as a viable entity and essential part of San Juan Islands community.

Sincerely,



Brent Snow  
General Manager  
Roche Harbor Resort and Marina

Scenic beauty, historical significance and rural countrysides make Roche Harbor a relaxing and charming place to vacation and reside. Visitors return to Roche Harbor year after year to enjoy its beauty, and in recent years, many more people are establishing permanent residences in the area. Roche Harbor is one of San Juan County's most historic resort communities.

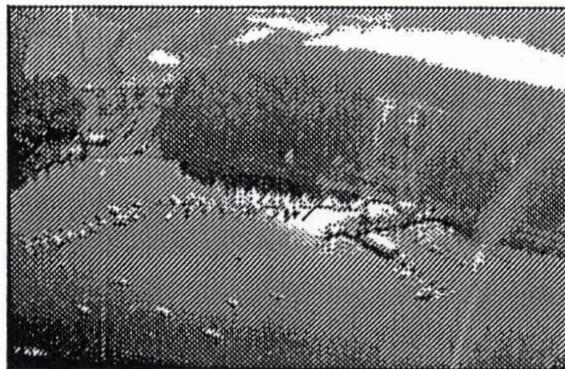
## The Issues

With the increasing number of visitors and the continual growth of the year-long residential population, change has become inevitable for Roche Harbor. Right or wrong, change is happening now and will continue to happen in the future. Change is a central issue facing the Roche Harbor community and it is the impetus that creates the need for planning.

In 1991, the State Growth Management Act mandated counties to update their comprehensive plans. The goal of the GMA is to allow each county and city to establish a vision of its future to the year 2010 and beyond. San Juan County must also comply with the new guidelines for plans that reflect community input and address land use, transportation, housing, and the natural environment. San Juan County elected to include historic preservation and rural design issues because of the unique rural character of the Islands.

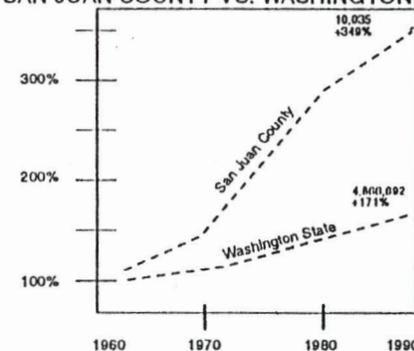
The San Juan Islands, like other northwest communities have had natural population increases varying from 2%-10% per year. Regardless of growth rates, a clear set of policies must be established to guide growth rather than follow it.

Due to the natural occurrence of population increases, land has been and will continue to be sold and built upon by a variety of owners. As history shows us, at first it is sold in large tracts, and then divided into smaller tracts and lots. Without responsible planning, random sprawl most likely occurs. The opportunity exists now to avoid the pitfall of unplanned sprawl and create a vision with appropriate guidelines which everyone can embrace—the resort ownership and the San Juan Community. These guidelines, if sensitively conceived, can preserve the natural beauty and rural character of the area while allowing for growth and economic viability.



View of Roche Harbor Resort.

POPULATION GROWTH 1960 TO 1990  
SAN JUAN COUNTY VS. WASHINGTON STATE



Source: *San Juan County Open Space & Conservation Plan* by Jones & Jones.

## The Opportunity

Since the closure of the Roche Harbor Lime and Cement Company in the 1940's, the original 4,000 acre ownership of Roche Harbor has been divided and sold and the surrounding community grew as the resort needed capital for operation and maintenance. Today, the resort ownership still includes 2,200 acres from the resort harbor to Cady Mountain. It is fortunate that the resort owners intend to collaborate with the county and the community to comprehensively plan for future growth rather than subdivide large tracts of land leaving future planning up to unrelated owners and potentially conflicting interests.

The opportunity exists today to set forth a plan that will protect the qualities of the Roche Harbor community and provide direction for planning in the next twenty to thirty years. As you will see in the following chapters, this plan captures the opportunity to create open space, shift development away from sensitive areas, and establish rural design guidelines as part of the new County Comprehensive Plan.

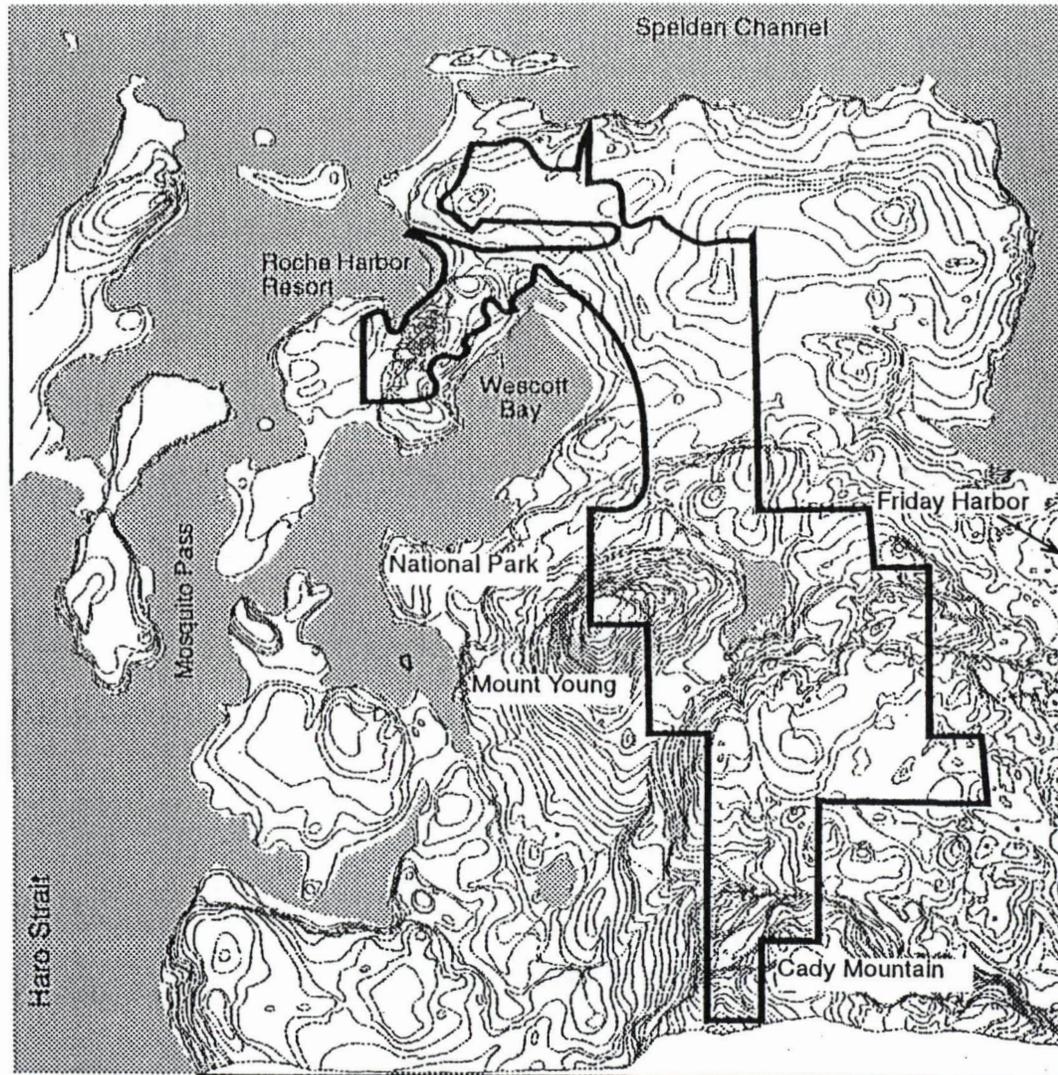
Roche Harbor's geology, natural assets and history make it a very unique place. The following section is an overview of these characteristics. This portion of the report forms a foundation of knowledge and understanding on which the Roche Harbor Concept Plan was prepared.

## Location

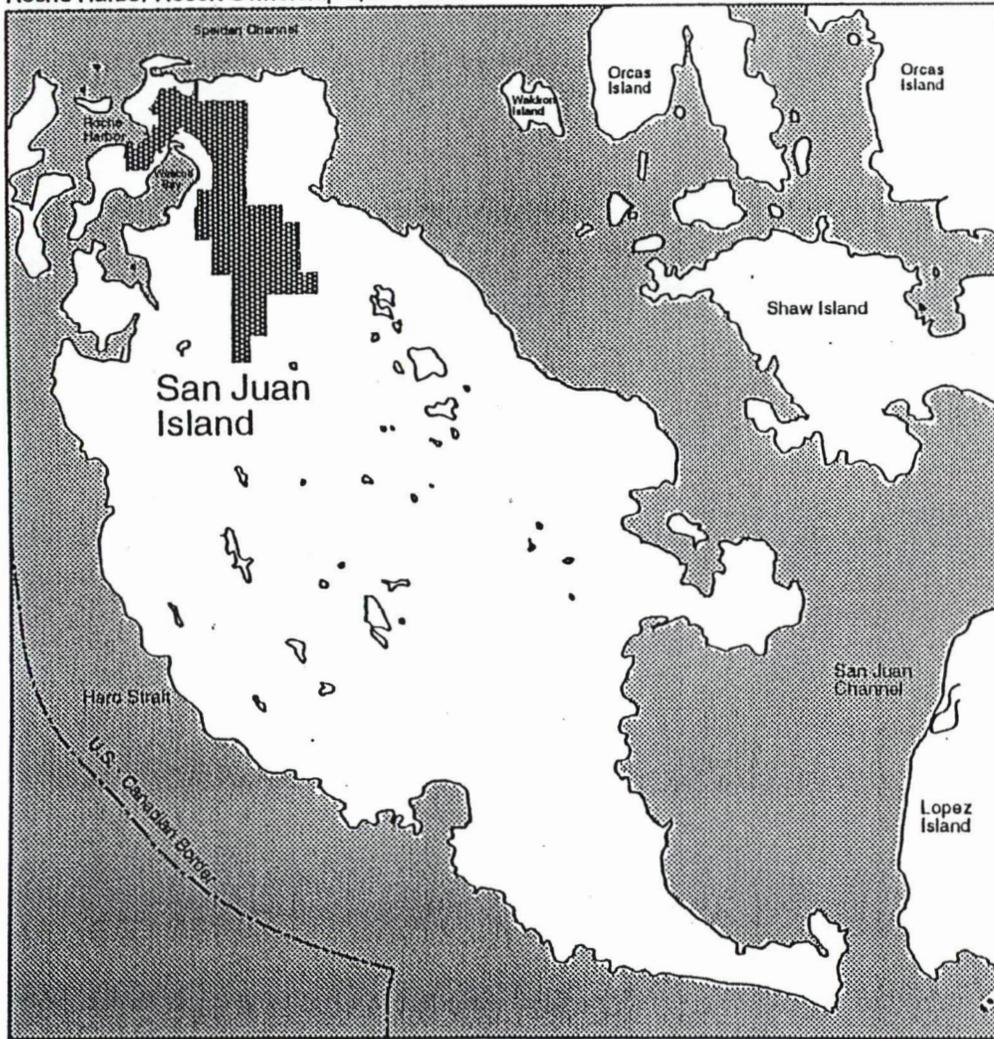
The Roche Harbor area is located on the north-west coast of San Juan Island, and is one of the 172 islands that were formed by the last recession of glaciers 14,000 years ago. The glacial scouring left an elaborate system of bays and inlets that contribute to the scenic richness of this region. The tectonic uplift of the Pacific plate provided the sedimentary raw material which was later mined by the Roche Harbor Lime and Cement Company.

Development throughout the islands has been primarily clustered along the waterfront with rural settlements and farms in the uplands. The town of Friday Harbor is the business and government center for San Juan Island and is the only surface public access point by Washington State Ferries. Commercial sea planes and land planes serve Friday Harbor as well as the Roche Harbor Airport.

ROCHE HARBOR OWNERSHIP



Roche Harbor Resort Ownership 2,200 Acres



**PREFACE**

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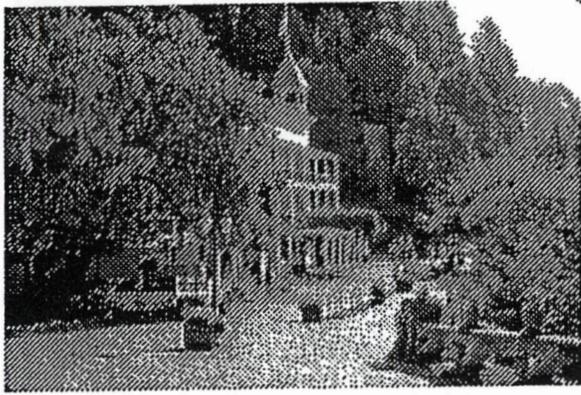
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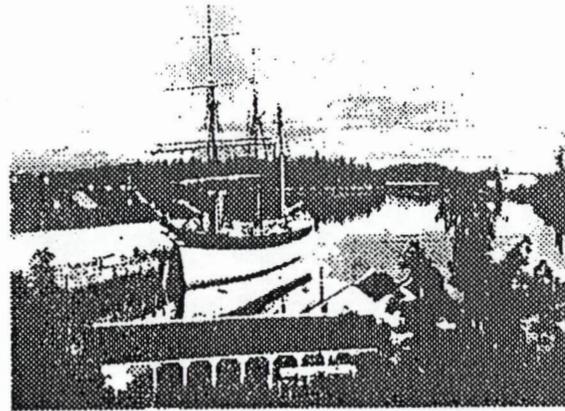
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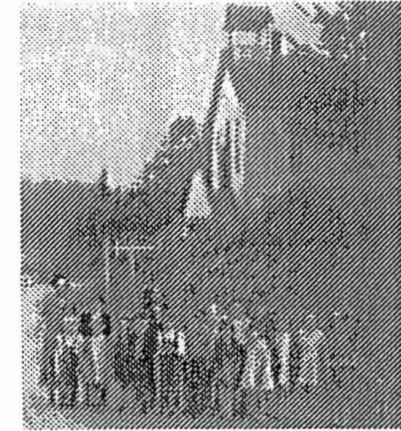
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*The Hotel de Haro.*



*Ship loading cargo from the Roche Harbor Lime & Cement Company. Roche was an active industrial site from 1881 until 1948 when it converted to a resort.*



*Our Lady Of Good Voyage Church.*

## Roche Harbor's Historical Elements

### The Hotel de Haro

The Hotel de Haro was originally a log bunkhouse constructed in 1887 to provide sleeping quarters for miners working in the lime pits. It was converted to a guest house for company clients. In approximately 1948 it began functioning as a focal point for the resort.

### The McMillen Home

In 1910 an existing building was remodeled and enlarged for John McMillen's home. The semicircular deck was covered with a canopy.

### Our Lady Of Good Voyage Chapel

This church was built in 1892 by McMillen who was a devout Methodist. In 1957 Clara Tarte, the spouse of a previous owner of Roche, directed the renovation of the chapel.

### Cottages & Residential

The town cottages originally served as married employee housing and beginning in 1948 they began functioning as resort rental cottages. Originally, in front of them, there were ten larger, two story cottages. Streets around these houses were named Maple, Hemlock and Alder. On the south side of the village there were several bunkhouses for unmarried employees.

### The Lime Kilns & Quarries

Two kilns were built in 1881 by the Scurrs and another set was built in the late 1890's. They were fueled by timber from the island—logging created the pastures and second growth timber seen today. The 13 lime quarries also sculpted Roche's current landscape.

### The Cemetery & Mausoleum

The Mausoleum is a Masonic structure built under the direction of McMillen. It contains the ashes of the McMillen family as well as inscriptions of their dates of birth and death.

### Japanese Town

A Japanese settlement—most of the residents were employed by Roche Harbor Lime & Cement Company as waiters, cooks and gardeners. It was located where Lagoon Park and Lagoon Shores Condominiums is today.

### The Log Cabin

The log cabin was built in approximately 1881. It was probably used as a home for workers and continued to serve as a home into 1960.

### The Golf Course

A nine hole golf course was situated where the airfield is now located.

**Since 1881, Roche Harbor has been an active commercial and residential area providing services to the community. The goal of the following concept plan is to continue this tradition into the future, while preserving Roche's character and open space.**

# ROCHE HARBOR'S UNIQUE SITUATION

## History

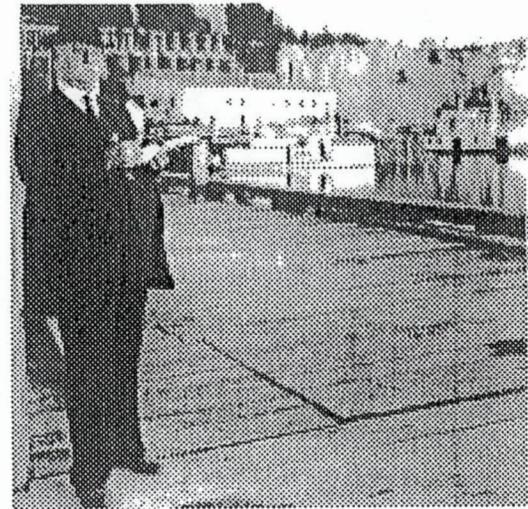
The Roche Harbor resort, its landscape and structures are all products of communities growing and evolving for over one hundred years. In fact, in 1890, the population of Roche Harbor was approximately the same size as it was one hundred years later, in 1990. The following section is a brief overview of the events that have shaped Roche Harbor as well as the valuable historical sites that remain.

## The Past

Roche Harbor has gone through two major cycles of evolution. The first phase was the industrial mining of limestone and the manufacturing of cement which took place from 1881 to 1948. This phase is associated with the company town of buildings that surround the Harbor. Once the Roche Harbor Lime and Cement Company closed, the remaining town continued as a community center and slowly emerged as a resort, using principally the buildings left by the mining community. Today, the resort still reflects the heritage of the past with only modest changes being effected over the last 45 years.

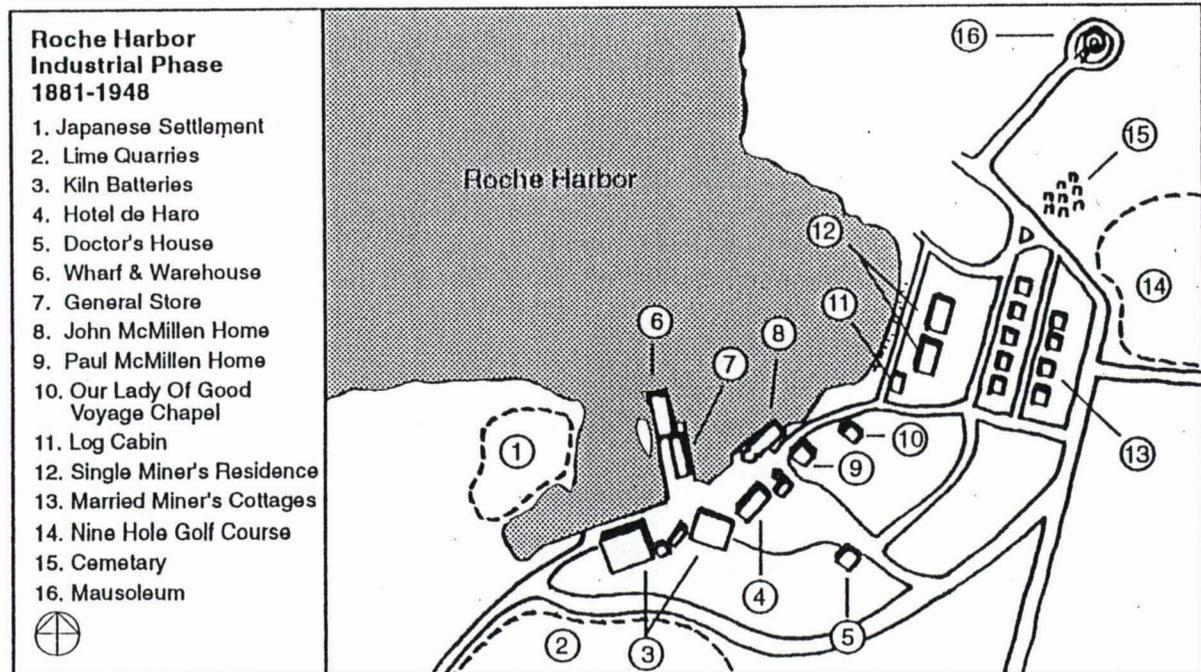
## Early & Industrial History

The San Juan Islands played a significant role in the formation of the United States and the Pacific Northwest. In 1859 during the "Pig War", Great Britain and the United States fought to claim the San Juans as a territory—their war camps are preserved as natural historic sites. Ownership was designated in 1872 by a German monarch and it formed today's border between Canada and the United States. Lime mining was the impetus for growth and development in Roche Harbor.



*John S. McMillen, founder of Roche Harbor Lime & Cement Company.*

In 1881, the Scurr brothers began mining lime and constructed stone kilns to process it. Then in 1886, John S. McMillen purchased the mines and founded the Roche Harbor Lime and Cement Company—the community of Roche Harbor began to evolve.



## ROCHE HARBOR'S UNIQUE SITUATION

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### Present Community Facilities

Today Roche Harbor Resort is composed of remnants of the old mining town, providing the unique setting enjoyed by visitors and residents alike. The streets were originally named Waterfront, Hemlock and Alder and they still provide basic traffic avenues today.



*Roche Harbor Resort as it exists today.*

## Current Land Use

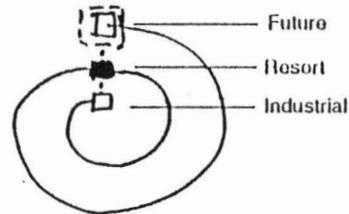
New buildings constructed in Roche Harbor within the last twenty years include the condominiums on the west side of the harbor, a warehouse building and storage area for resort grounds equipment and supplies, the pool house and pool, tennis courts, a meeting facility and expansion of the marina floats.

The air field replaced the original nine hole golf course. A fire house is currently near the west end of the runway. An airplane subdivision is located directly north of the airfield and although it is not part of the Roche Harbor Resort ownership, it is an integral neighbor to the resort. The main residence of Paul McMillen is used as staff housing while some of the buildings (the doctors house and log cabin) are dilapidated and empty.

The quarries and old furnaces are a unique destination for hikers and a wonderful resource for future interpretive walks and events. When combined, the mausoleum, the quarries, the waterfront walks and the historic buildings are destinations which can play important roles in the future of the resort. The hotel, restaurant and cottages overlooking the Harbor need major renovation and improvement to meet the current building codes.

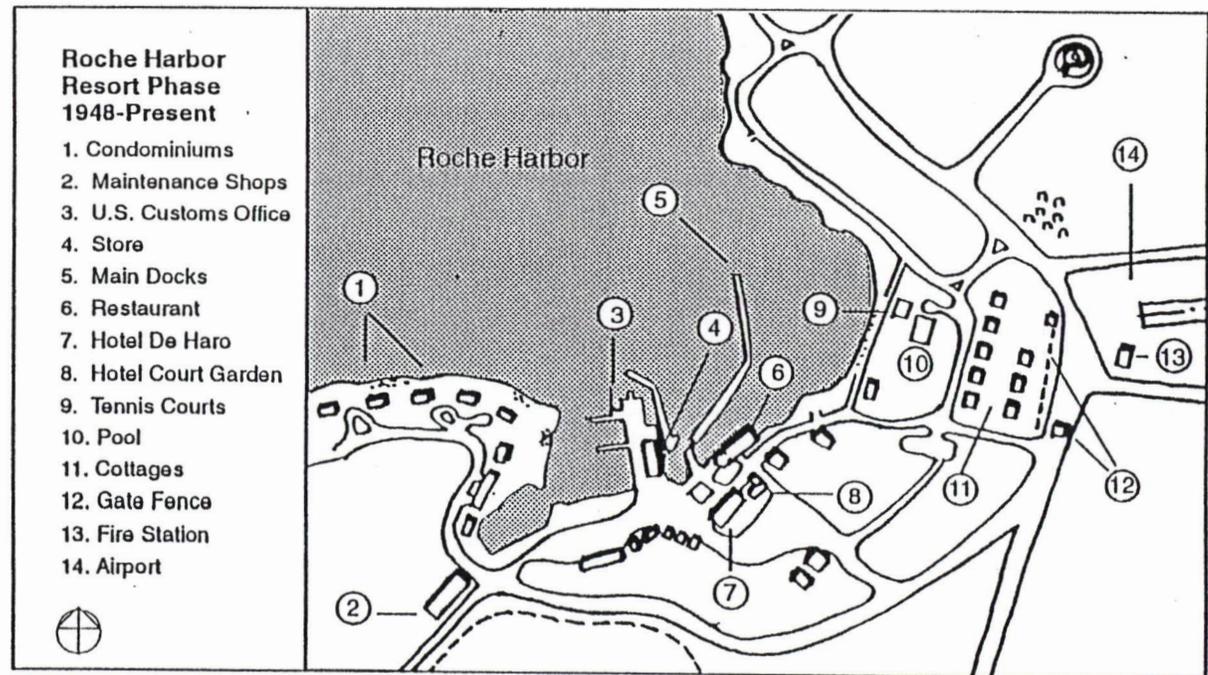
A private corporation maintains a water system which provides water service to over 240 private homes in the greater community. This water system is supplied by an upland lake and wells on the resort property. In addition, a waste water treatment plant serves the resort with a holding pond treatment facility in one of the deep quarries.

All roads within the resort are privately owned with easements for public access. Currently all of the properties outside the resort ownership, as depicted, are undeveloped with varying residential land use designations.



*The three cycles of Roche Harbor's Evolution.*

Collectively the central resort buildings make up a "sense of place" which should be improved with a sensitive infill of new buildings, and where feasible, improvement and/or relocation of old buildings. The future evolution of the resort should capitalize on its best existing parts and add new facilities which reinforce the now loosely knit village center set in a wooded backdrop. A third cycle of evolution is necessary if the resort is to stay operational. New facilities are needed and many of the historic buildings need refurbishing. This pattern of development should provide the framework for future building, recognizing the unique building placement and architecture which makes Roche Harbor special.

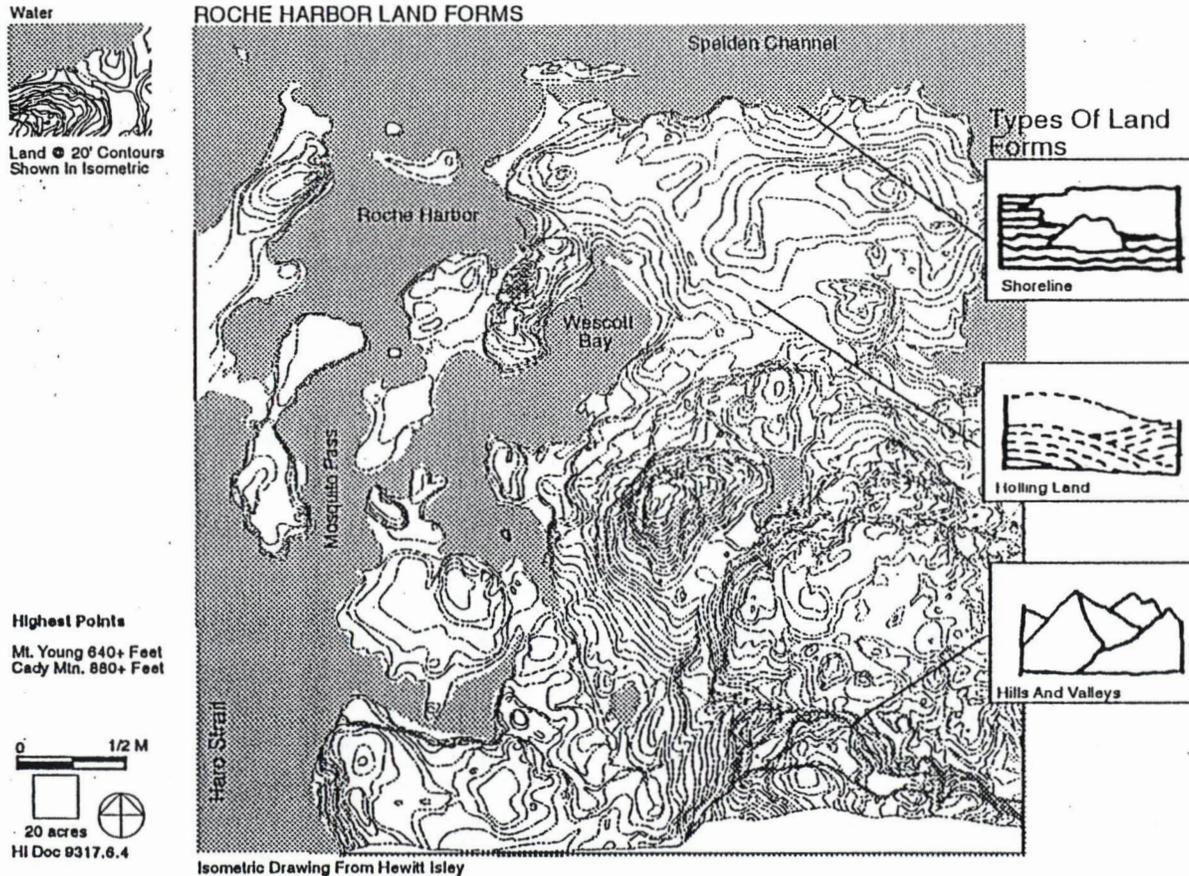


# ROCHE HARBOR'S UNIQUE SITUATION

## Natural Setting

The natural setting of San Juan Island and Roche Harbor include the land form, the water systems (hydrology), and scenic qualities such as rural pastures, wooded areas and the coastline. Clearly, it is of critical importance to consider these carefully when designing a plan for the future of Roche Harbor. The following report sections describe the current state of these settings, their environmental and historical significance and how their preservation should be planned for in the Concept Plan.

The natural setting is composed of shorelines, rolling terrain, hills and valleys. This matrix of land forms is overlaid with vegetation types responding to sun and wind exposure. Southwest slopes are much dryer than the northern and eastern slopes; and valley floors usually contain intermittent streams or drainages. The weather is dryer as a result of the rain shadow of the Olympic Mountains, yet the surrounding Puget Sound is a reminder that it is an island. This natural setting is the basis upon which Roche Harbor was historically settled—waterfront homes, upland farms and valley roads. Ownership patterns bear little relationship to the natural land pattern except by real estate value, which is the highest at the water edge—less in the interior lands. Views to open spaces and undeveloped areas are essentially “borrowed amenities” everyone shares—the small lot owner, the large land owner, the visitor and the renter.



There is now an opportunity for future development to respond more positively to the land form and the natural setting that contributes to the community's special character. Defining and understanding this natural setting should be a primary basis for creating a community plan.

# Hydrology

Hydrology involves the distribution of water on the earth's surface, its flow above the ground in streams, rivers and lakes, underground flow and the cycle of evaporation, precipitation and run off (watershed). Hydrology does not follow political boundaries or zoning patterns—therefore it is of utmost importance to plan land according to natural water flow.



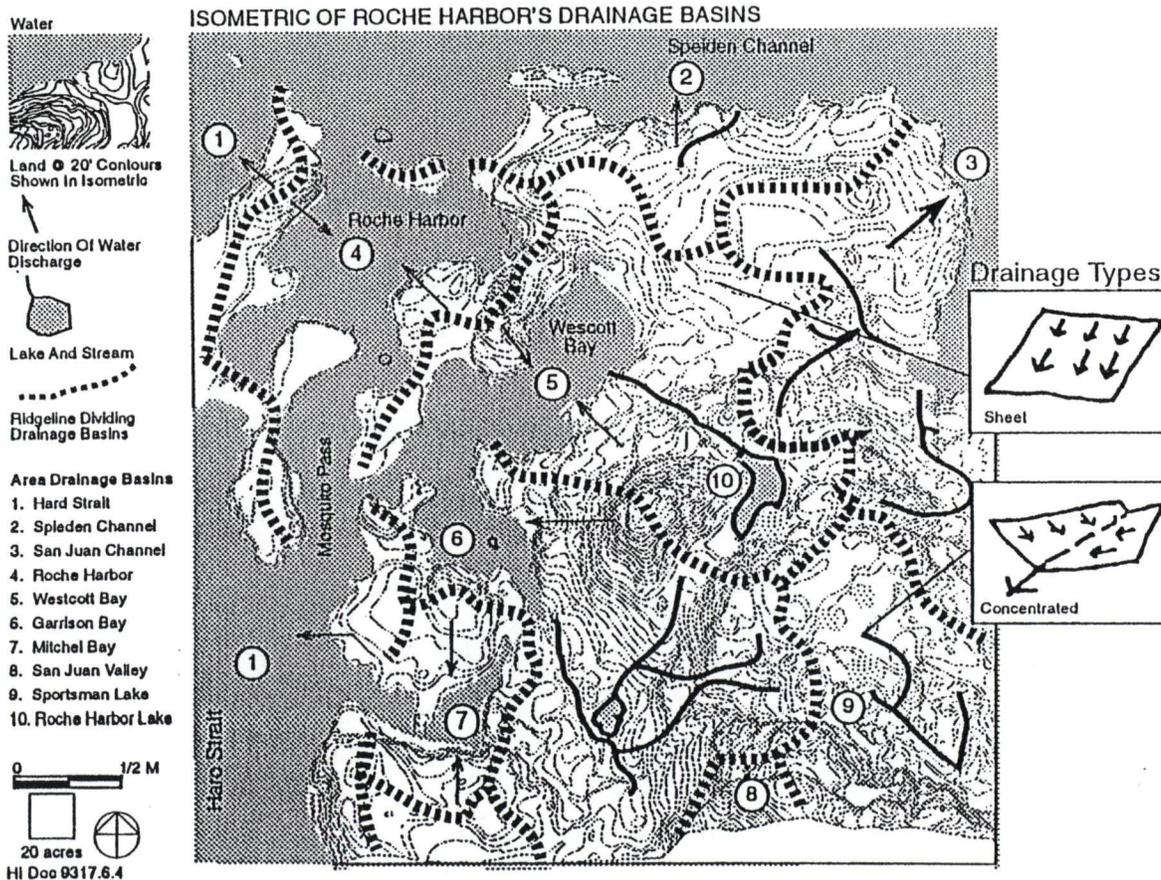
One of the many hydrological features of the Roche Harbor area.

## Planning Around Hydrology

Water is one of the most precious resources in the San Juan Islands, as it is globally. One purpose of good land planning is to protect and improve natural water systems. Water courses and their related watersheds, lakes, wetlands, ground water recharge areas and marine ecologies, are integrated elements in the natural setting and should be identified and protected in any future land use plans.

The diagram to the left indicates the major hydrological patterns of the land in relationship to ridges and drainage basins. The drainage basin is the most basic element of the landscape and provides a means of breaking down the total land mass into natural units. Ownerships within these units share a common interest related to drainage, water quality and scenic views throughout the basin and the wooded ridges which contain the basin. Westcott Bay, for example, is a major basin including Mount Young, Roche Harbor Lake, the tidal basins, the gently sloping land east of the bay and the bay itself. This basin contains many ownerships.

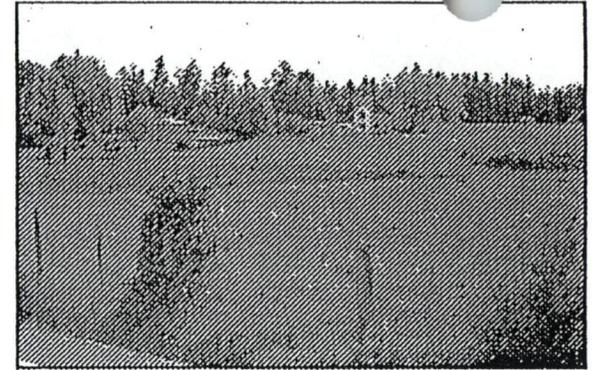
The drainage basins and their unique characteristics should be considered the basic planning units for a community plan.



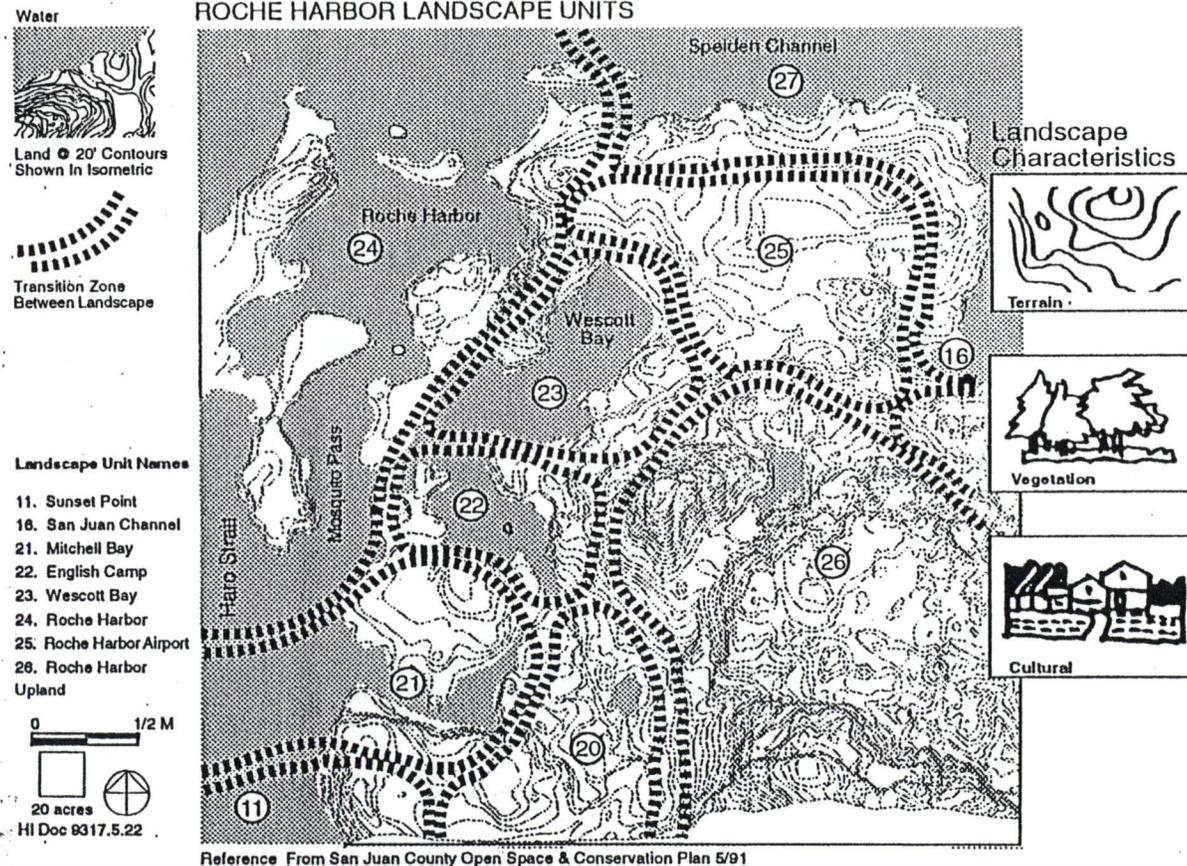
# ROCHE HARBOR'S UNIQUE SITUATION

## Landscape Units

Understanding the complexity of a rural landscape is the basis for finding places to build ... setting aside places not to build. How the landscape is perceived, as well as how it functions as a natural system, collectively creates a pattern of landscape units. These include great outdoor rooms, vistas, wooded backdrops, open pastures, and building texture and scale.



An example of a pastoral landscape which features open pastures framed by wooded areas and rolling terrain.



## Types Of Landscape Units

In 1991, San Juan County commissioned Jones & Jones of Seattle, to prepare the San Juan County Open Space and Conservation Plan. The study identified 27 landscape units throughout San Juan Island—Wescott Bay and Roche Harbor were identified as highly valuable scenic areas with sensitivity to change.

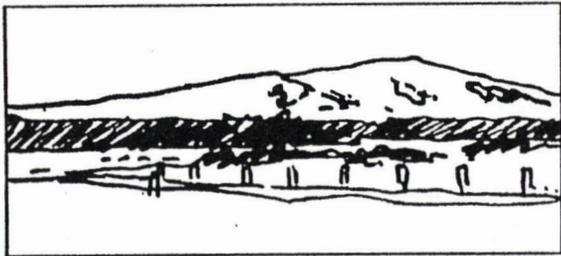
Landscape units are a combination of terrain, vegetation and cultural or man-made elements such as buildings and roads. For example, the landscape unit of Wescott Bay's view shed is framed by the wooded edges on the side shores, with views reaching past the tidal areas up to the air field at the head of the bay. The wooded edges and views create the landscape unit. By understanding all three characteristics of a landscape unit, one can develop a sensitivity about where clearings should occur and locations where buildings could be constructed, without major changes to the area's visual character.

In the San Juan County Open Space & Conservation Plan, Jones & Jones further classified landscapes into the following categories:



#### **Water, Shoreline & Mountain Views**

Defined as those areas in the foreground of a publicly accessible view of water, shoreline or mountains. Roche Harbor and the surrounding community is primarily built on the waterfront, but fortunately most development is still dominated by the natural landscape features.



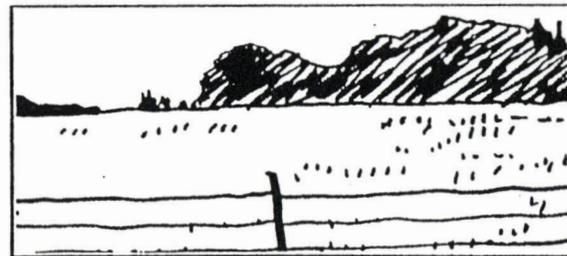
#### **Prominent Geographic Features**

Defined as natural landmarks, focal points, bays-of-islands and points of arrival. Also, major hills and mountains which form dominant contrasts to other landscapes—the quarries, the hilltop above the church, and Cady mountain are all geographic features of the Roche Harbor area. Landscape edges are important to consider when analyzing a site. The meeting of two landscape types such as a wooded ridge line and the sky are visually sensitive. Clearing below a ridge line, and leaving a back drop of trees for visual continuity is more desirable than chopping a disruptive notch in the ridge.



#### **Conservation Areas**

Defined as areas where development should not be considered, such as wetlands and stream corridors. It also includes areas set aside for parks and significant historic features such as the neighboring National Historic Park and the Roche Harbor Mausoleum.



#### **Pastoral Landscapes**

Defined as open pastures framed by wooded areas and rolling terrain. An example of this is located at the head of Wescott Bay and adjacent to the current entry of the resort.



#### **Visual Accessibility**

Defined as places that are visible from publicly accessible view points and thoroughfares. The “view from the road” contributes substantially to the rural experience, particularly the sequence of wooded edges and enclosure, open views to the water and inland pastures.

Roche Harbor is blessed with an incredible diversity of landscape units and landscape characteristics. Improperly planned development can detract from these qualities or, if special care is taken in the placement and positioning of buildings and roads, it can enhance these qualities. Roche's landscape diversity will allow small groupings of buildings to be separated visually and physically, which is the fundamental quality of rural character. Future development plans should include this level of analysis and site design to ensure that rural character objectives are achieved.

# ROCHE HARBOR'S UNIQUE SITUATION

## Rural Character

Rural character is a group of subtle and not-so-subtle details that when combined, create the "sensory feeling" of rural country. Subtleties such as unobstructed coastlines, tree stands, grass along roadsides, the absence of paved curbs or driveways, open fields along roadways and houses sitting back from the road, all contribute to rural character. It is where man-made structures become part of the natural environment, but where the natural environment remains the dominant perception.

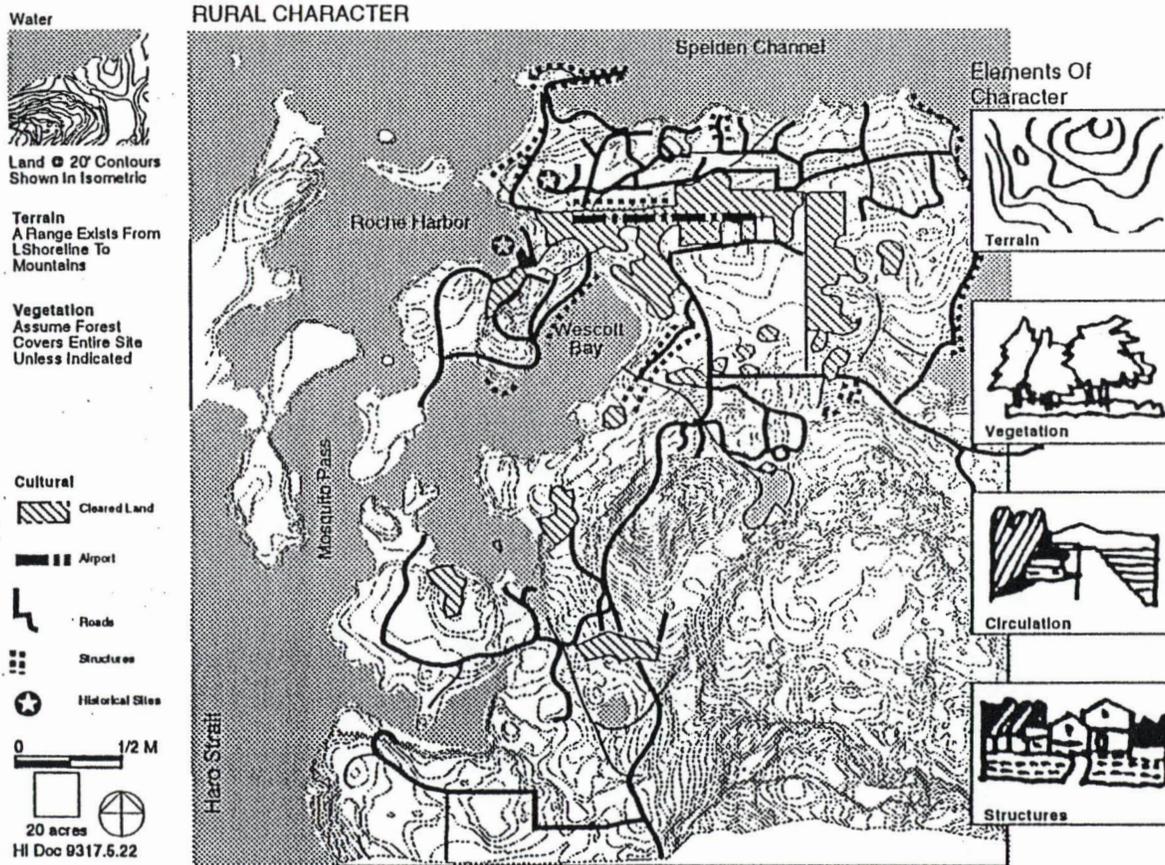


*Dominance of nature in our perception.*

## Understanding Rural Character

The integration of man-made elements and the natural environment, as well as the contrast between them, is the root of the definition of a rural landscape. In the previous section we described the process of defining landscape units based on natural features. The next step is to add the constructed physical features, including roads and structures. This analysis will begin to provide a pattern of landscapes and places that are separated by vegetation, terrain, roads and buildings. They are perceived both externally and internally, depending upon the physical features which block views. Each area has a certain rural sensitivity to change, depending on how open or closed, or low or high, the property is characterized.

For example, an open pasture viewed from a long distance along a rural roadway is very sensitive to change because it is so open and dominant, whereas a wooded area, sloping away from the road, is less sensitive to change. In the case of the pasture, any housing added should be set at the edge of the pasture rather than in the middle, while the woods should be used to separate homes for privacy. A row of



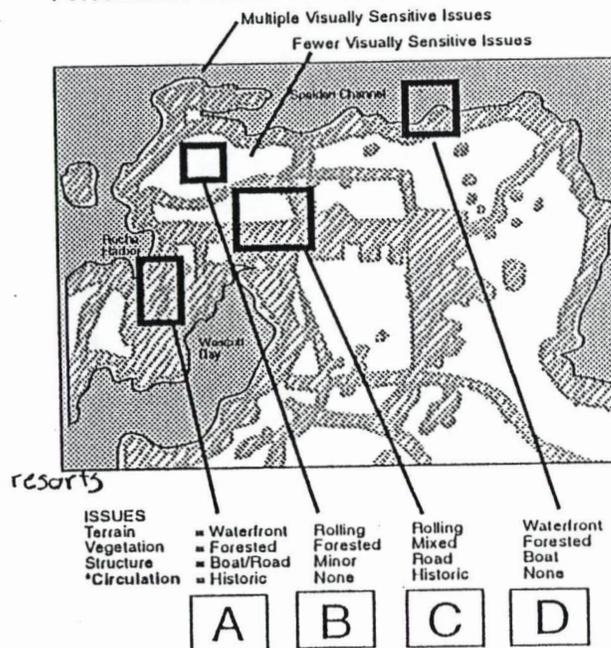
homes on the waterfront, set back from the beach in the edge of the woods is perceived as rural, while just one structure set on a prominent bluff would dominate the view and be contrary to "ruralness."

Because of its diversity of landscape types, Roche Harbor provides a framework of rural qualities. These qualities can be mapped and used to guide development away from important landscape areas and into less important areas, by using design standards which will reinforce the rural pattern.

Rural communities, i.e. small hamlets and villages clustered at intersections and road ends such as the Roche Harbor Resort, are also rural in character because of their contrast to the surrounding natural setting and small scale and size of buildings. Density is not the issue when planning rural communities. Rather it is the scale of the buildings and the relatively limited land area they occupy. These concentrations of buildings however, must be separated by landscape transitions either using terrain, woodlands or vegetation.

The Roche Harbor Community has a situation which is a rural concentration of development at the waters edge—the resort, a community of waterfront homes on the shoreline and an emerging rural character transforming in the uplands. Rural character is extremely fragile. The challenge is to avoid the characteristics of traditional suburban development. Elements of rural character are different than suburban character where the landscape is deemed secondary and the residential subdivision road design, commercial centers and parking

### SENSITIVITY DIAGRAM TRANSLATES INTO A BASIS FOR DESIGN GUIDELINES



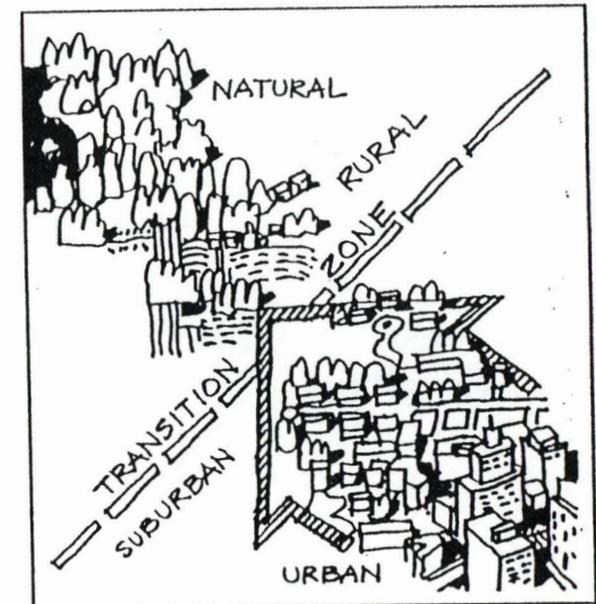
\*Circulation=View

*Rural standards are not suburban standards. A rural plan must address even the traditional role of government, whereas Federal, State and County grants often demand suburban standards in a rural environment.*

lots dominate. In rural environments, the landscape dominates and man-made elements are either fit into the natural surroundings, or when dominant, at a scale which is perceived as rural.

The diagram above suggests those Roche Harbor landscape elements, both natural and cultural, which are most sensitive to change and can impact rural character. This pattern suggests where development could be hidden from view to avoid sensitive areas, or when visible, require rural design guidelines to assure a sensitive fit.

### RURAL/SUBURBAN ISSUES



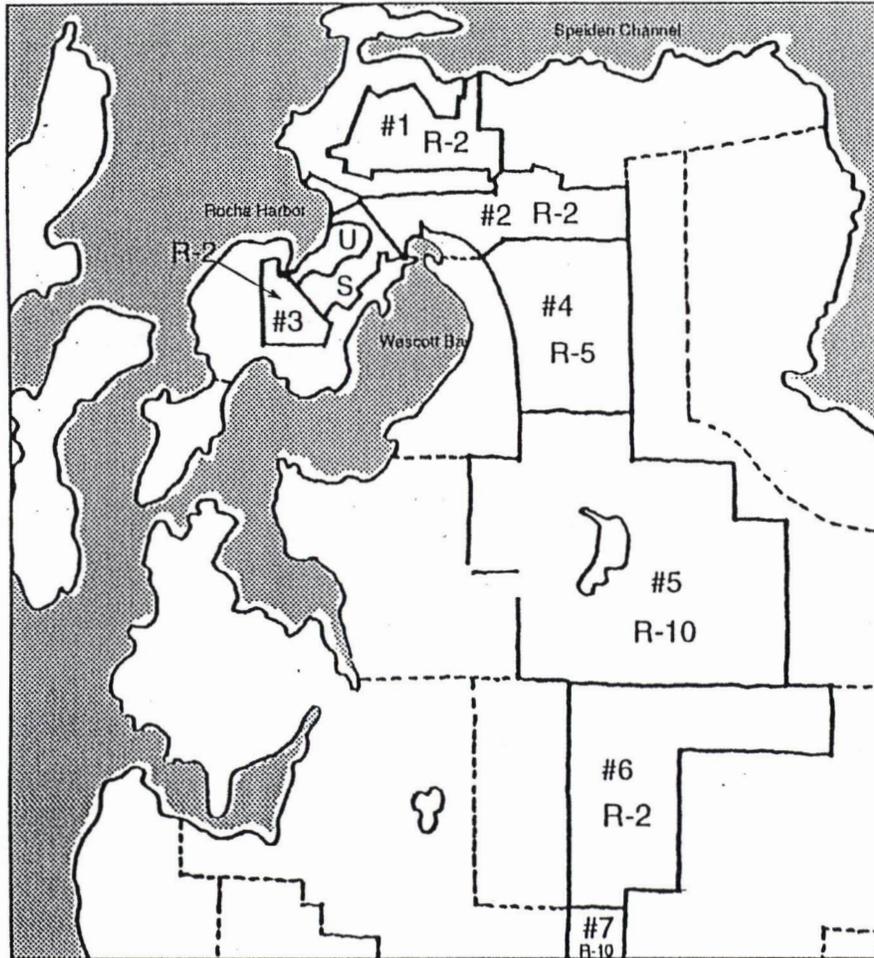
*Suburban values tend to slowly invade rural areas and change them in physical ways. It is a subtle thing that happens with incremental actions. This phenomenon underscores the need to define a "rural plan", if an area is to remain rural. We must define those important transition elements as well as define a plan of action to avoid these intrusions.*

The Roche Harbor area exhibits a wide variety of landscapes such as natural, timber, rural agricultural and rural residential, all of which are assigned the description of "rural". In many ways, the discussion on rural landscape units is the foundation of rural character—where the natural environment dominates, and man-made elements fit into the landscape rather than detract from it.

# ROCHE HARBOR'S UNIQUE SITUATION

## Existing Plans

The County Comprehensive Plan for the Roche Harbor property in place today will not ensure the retention of rural character. In fact, the present land use designations, if literally implemented, would lead to the opposite of what is intended—random sprawl and erosion of rural character and a diminished “sense of place”.



## Existing Comprehensive Plan

There are currently ten classifications of use and density in the northwest San Juan Island Comprehensive Plan. Within the Roche Harbor ownership, there are five zones—Urban, Suburban, and three residential zones that have densities ranging from two acres to ten acres for each residence.

## The Implication

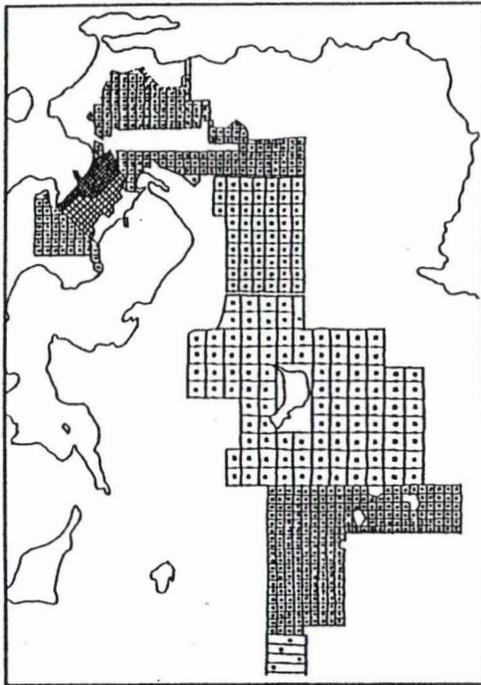
The diagrams at the right with the table below illustrate the theoretical residential capacity allowed by the existing comprehensive plan density designations. In these diagrams, the black squares indicate one housing unit and the outlined boxes demonstrate the minimum acreage for each housing unit in that particular Comprehensive Plan Designation.

The implications are clear that if growth and development occurred according to the existing plan, at some point in the near or distant future, with successions of land divisions, plats

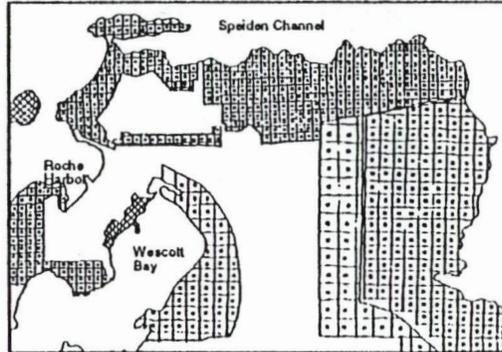
ROCHE HARBOR RESORT OWNERSHIP  
CURRENT PLAN DESIGNATIONS

Parcel	Classification	Gross Area	Density	Unit Count
U	Urban	35 acres	6.25/acre	219
S	Suburban	62 acres	2.00/acre	124
#1	R-2	165 acres	0.50/acre	83
#2	R-2	190 acres	0.50/acre	95
#3	R-2	70 acres	0.50/acre	35
#4	R-5	285 acres	0.20/acre	57
#5	R-10	920 acres	0.10/acre	92
#6	R-2	460 acres	0.50/acre	230
#7	R-10	50 acres	0.10/acre	5
<b>Total Acres</b>		<b>2,237</b>		
<b>Total Units Allowed Per Existing Plan</b>				<b>939 Units</b>

THEORETICAL DENSITIES NOW ALLOWED IN THE ROCHE HARBOR RESORT OWNERSHIP



THEORETICAL DENSITIES NOW ALLOWED OUTSIDE THE ROCHE HARBOR RESORT OWNERSHIP



The "R" zones collectively make up 2,140 acres or over 3.5 acres per residence on a gross basis. Evenly distributed 3.5 acre lots would not guarantee rural character. The key is where and how these residences are sited relative to the landscape and community context.

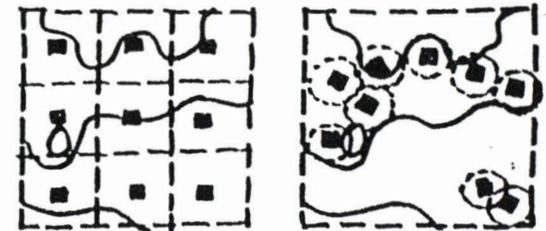
In this plan, the resort owners are proposing a voluntary downzoning from an existing density of 939 residential units to 739 units within the 2,237 acres, a 21% reduction in density

and short plats, the property would become a homogenous pattern of housing with little regard for the natural systems, landscape units and other rural qualities outlined in the previous chapters.

To add to this, the overall density pattern represented by the current plan is illogical, because some of the higher densities are in watershed areas; visually sensitive forest areas or inaccessible areas are surrounded by the lowest densities (R-10) or by the San Juan Historic National Park. Conversely, some of the lower density areas are nearest the more concentrated resort activities and existing residential uses.

It is clear that this future is nobody's vision. Even with more restrictions and limits on land use through SEPA and environmentally sensitive area regulation, land will naturally be divided and developed. More often than not, this process takes place slowly in unrelated places, leaving many rural areas in diverse lot sizes with multiple ownerships often in advance of any development. The "onesies and twosies" effect over time, will lead to some version of the grid depicted in the diagrams. As this pattern of ownership emerges, there will be less and less opportunity to plan within the larger context.

The table of current Comprehensive Plan land designations and allowable housing units chart on page 14, shows that theoretically, 939 residences could be built within the 2,239 acre Roche Harbor Resort ownership.



SUBURBAN PATTERNS RURAL PATTERNS

Blanket zoning and generic land use regulations are appropriate only if they are supported by a better understanding of the diverse character of the landscape. A rural planning strategy which addresses development in the context of natural systems and the development of community, must be employed if we are to avoid potential suburban land use patterns.

## Creating A Vision

Life in all forms is in constant change—communities are no exception. It is important to strive to improve the best qualities of its people, its sense of community, its grace in the natural environment and its architecture. To achieve this, it is important to set standards for sustainability and attempt to define the future as accurately as possible.

### GMA Goals

Since 1960 the population of the San Juans has grown three and one half times, or 350%—roughly twice the rate of the state. The relative isolation of the islands combined with their natural beauty and rural character will attract more growth over time. To change the island qualities for the benefit of growth is nobody's goal. The important step is to define the future and let the growth be integrated into the plan. Whether growth occurs at a slow rate or a rapid pace is not the issue. Rather it is how growth of any measure should be accommodated.

One of the first steps in the county's growth management planning process was to identify goals and policies related to all the elements which will influence the future. To help facilitate this process, each island formed a planning committee to prepare goals and a vision statement which would translate into policies for subsequent planning decisions. This vision statement is quoted to the right and outlines the foundation for the Roche Harbor Community Plan. Highlighted areas are of particular importance.

### A DECLARATION OF VISION AND COMMITMENT TO THE FUTURE OF SAN JUAN COUNTY

#### PREAMBLE

WE THE PEOPLE of San Juan County recognize that these rural islands are an extraordinary treasure of natural beauty and abundance, and that independence, privacy and personal freedom are values prized by Islanders. Being a diverse people bound together by these shared values, we declare our commitment to work toward this vision of the San Juan Islands in 2020 A.D.:

#### Community

We envision a community that is primarily rural, made up of Islands of varying character, each with its own unique qualities. The islands are places of peace and mutual tolerance, where citizens of differing backgrounds and beliefs respect each other's dignity, privacy, and freedoms. We communicate effectively and openly and work together toward goals identified as being for the common good. **We foster a sense of neighborliness, of self-sufficiency, and community pride that has long been a part of our Island character.**

#### Basic Human Needs

Our islands are places where all citizens can safely walk or play, day or night. **The drinking water supply is clean and adequate.** Health care and help in time of need are accessible and affordable. **The supply of affordable housing is adequate to meet the needs of our diverse population.**

#### Education

**Learning is a continuing lifelong process** which is encouraged and sided by the community. A partnership of families and community creates a supportive and challenging environment founded on academic excellence and artistic expression. This educational environment produces ethical, self-directed, compassionate, responsible world citizens, alive with the love of learning.

#### Economy

We support a pattern of economic growth and development which serves the needs of our community, and which recognizes the rural, residential, quiet, agricultural, marine and isolated nature of the Islands. **Our economy comprises a wide spectrum of stable, year-round activities that provide employment for Islanders. We support and encourage traditional industries including forestry, farming, aquaculture, construction, fishing and tourism without jeopardizing the resources on which they depend.** We have home occupations and cottage industries which are compatible with surrounding neighborhoods. We encourage new ideas and new technology for improving the quality and profitability of our goods and services. Value-added activities are encouraged. Environmental conservation and sustainable development are balanced.

#### Natural Environment

Our islands have exceptional natural beauty and healthy diverse ecosystems surrounded by pollution-free marine waters. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated. **As careful stewards of these islands, we conserve resources, preserve open space, and take appropriate action to assure healthy land and marine environments.** Native plants and animals of the islands thrive, and are identified, appreciated and conserved.

#### Land Use

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. There is housing for people of all incomes. The unique character of our shorelines is protected by encouraging uses which maintain or enhance the quality 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.

#### Transportation And Communication

We have water, land, and air transportation systems commensurate with our Island culture. On-Island circulation is by means of a system of scenic rural roads with automobile, bicycle and pedestrian ways functioning without conflict. In some places, the roads are unpaved, narrow, and winding, and care is taken to maintain a rustic quality in public signs. Expansion or new construction of basic public transportation facilities occurs only on the basis of demonstrated local public need. Advanced interactive communication systems are encouraged.

#### Energy And Resources

Our community fosters resource and energy conservation. Energy independence is encouraged. Recycling, solid waste, and sewage treatment are managed within the confines of each island in an environmentally sound manner. Renewable natural resources are used on a sustainable basis. Nonrenewable resources are conserved wherever possible and practical.

#### Arts, Culture And Recreation

Our community nurtures the expression of its creative talents and supports diverse cultural and entertainment activities. Our cultural facilities such as libraries, museums, and theatres are focal points of activity and community support. Well managed parks, trails, and shoreline access, where appropriate, provide Islanders with recreation with due regard for both the rights of private property owners and the natural limitations of each site.

#### Heritage And Historic Preservation

Our community is enriched by a strong sense of identity, tradition, legacy, and continuity, where past and present freely mingle. We recognize the contributions to our rural and maritime heritage made by indigenous peoples, explorers, and island pioneers, and encourage the preservation of that heritage. We encourage preservation of historic sites, structures, and traditions for the enjoyment of all.

#### Governance

We are self-governed by informed citizens. We are equally represented by elected officials who conduct the activities of government in an ethical, fair, impartial, responsive and open manner which recognizes the independent, self-reliant nature of its citizens. Our government institutions balance responsibility with resources and costs, consolidate services where practical, manage prudently, provide reliable data, are service oriented, and perform in a timely manner.

#### OUR COMMITMENT

AS FORTUNATE CITIZENS OF THE SAN JUAN ISLANDS, WE COMMIT ourselves individually and communally to a future for ourselves and our children that reflects this vision. To this end, we, the undersigned individuals dedicate our time and our talents.

### Master Planned Resorts

The planning committees further prepared goals and policies which recognized activity centers such as East Sound, Lopez, Village, Roche Harbor, Deer Harbor, Olga, Rosario and Orcas Landing. Roche Harbor was originally recommended and presented as a Village.

However significant community feedback indicated several concerns with the Village concept at Roche Harbor. The physical scope of the village was perceived as too large. And the possibility of non-resort based commercial activities in the community were seen as undesirable. In response to this concern, this plan has been modified to address those concerns and the core area of Roche Harbor is presented as a Master Planned Resort.

A Master Planned Resort is defined by Washington State GMA guidelines and the San Juan Comprehensive Plan as:

*"A self-contained and fully integrated planned unit development (PUD), in a setting of significant natural amenities, with a primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities. They may contain other residential uses within their boundaries, but only if the residential uses are integrated into and support the on-site recreation nature of the resort."*

## Plan Goals

The overall goal of the Roche Harbor Community plan is to **RECOGNIZE, PRESERVE AND REINFORCE** its unique qualities—including historic heritage, natural systems and rural character; while providing a framework and a planning methodology for future development. In order to achieve these goals, it is important to identify design objectives reflected in the vision statement specific to the Roche Harbor Community. Below is an outline of the proposed community plan's goals.

### ROCHE HARBOR RESORT PLAN GOALS

#### Develop A Rural Community

that is diverse rather than homogenous, including life styles, housing styles and costs, and activities.

- Create a year-round community with the resort center as its recreation and economic focus.
  - Include a wide range of housing opportunities to include affordable, modest housing for the resort employees and for others within the community.
  - Define a clear geographic boundary that will contain the growth of the resort.
  - Provide extensions of existing water and sewer services within the defined resort boundary as water resources are available and where sanitary sewer is deemed more favorable than septic tanks for environmental and economic reasons.
  - Recognize the high cost associated with water and sewer upgrades and the need for the phasing of these types of improvements.
  - Encourage basic convenience services to locate in the resort center reducing the number of cross island trips.
  - Recognize the resort of Roche Harbor is not a competing center to the town of Friday Harbor and is rural in character.
  - Clearly identify design guidelines that create a "rural feeling" in appearance and scale, including architectural design, landscape architecture, roads and signing.
- Ensure that infrastructure services such as sewer and water are efficient and economic.

#### Preserve Natural & Rural Environments

by utilizing methods outlined in Section I to analyze and specifically illustrate the aspects that make up this natural and rural environment. Then prepare future plans within this construct.

#### Conserve Energy & Resources

by utilizing innovative conservation measures related to energy use, recycling, water use, waste water recycling for irrigation and recharge.

#### Provide Basic Human Needs

by clearly identifying over time, acceptable levels and costs of services and access to emergency medical care, fire protection, police, water and sanitation.

#### Create Rural Patterns Of Land Use

that "fit" the land and respect the existing community. Utilize site planning principles regarding identification of landscape units and existing development outlined in Section I.

#### Promote Arts, Culture & Recreation

by encouraging artists to visit and live in the community and providing housing that fits this need. Integrate theatre, both indoor and outdoor, within the resort complex. Provide recreation opportunities to include trails for hiking, walking, equestrian areas, field sports, golfing, swimming, kayaking, rowing and boating.

#### Provide Multiple Transportation Modes

by including a balance of land and sea—air, auto, bus, bicycles, houses and walking.

#### Preserve The Historic Heritage

by capitalizing on the historic elements of Roche Harbor Resort as outlined in Section I.

## Community Design Principles

The central element of the Roche Harbor plan is the historic resort core and the surrounding acreage. As a Master Planned Resort, the Resort Core and Resort Recreation/Residential areas are addressed as a self-contained planned unit development (PUD). However the Roche Harbor community is a much larger area surrounding the resort and is also addressed in this plan.

### Unique Districts

This plan addresses the 2,200 acres held by the resort owners in addition to the surrounding 500 acres held by a variety of owners. Within this planning area is the resort and several residential districts.

#### Master Planned Resort - Resort Core

The Resort Core in part of the MPR and includes the existing waterfront, historic district and its current related uplands (176 acres). This area should provide a concentration of visitor and residential activity associated with the Marina and upland activities. It will "in fill" over time within this location, based on resort design guidelines.

#### Master Planned Resort - Resort Recreation/Residential

The Resort Recreation/Residential district is part of the MPR and includes the area adjacent to the existing Airport (180 acres). This area would be the location for less dense residential development oriented around recreation activities such as a golf course, equestrian center and sports fields.

#### North Rural Residential - 2

This 165 acre area north of the existing Skyways subdivision will remain in its present Rural Residential-2 designation

#### South Rural Residential - 5

This 285 acre area between Roche Harbor Road and Rouleau Road will remain in its present Rural Residential-5 designation.

#### Rural Farm Forest - 10

This 1,430 acre area south of Roche Harbor Road is presently a mix of designation of Rural Residential 2 to 10. This area will be designated Rural Farm Forest -10. The area will continue to serve as a managed forest property with additional low density residential development.

#### Existing Subdivisions

This approximately 500 acre area consists of multiple ownership in typical property sizes of 1/2-1 acre in size. They are not part of the Roche Harbor Resort ownership however they will be recognized as a critical part of the Roche Harbor Community.

## Open Space

Open space is defined as places where little or no development occurs. It is the natural landscape woods or pastures that dominates a visual setting juxtaposed to appropriately scaled development.

## Goals

The open space goals for Roche Harbor are to preserve appropriate areas in their natural state, linking and integrating a variety of open areas with land uses, while providing locations for recreation. Many natural areas in the north-west portion of San Juan Island have special value due to their inherent natural characteristics. By preserving natural areas and creating positive relationships to land uses within the plan area, the value of open space can be maximized. Shorelines are considered for their special scenic and ecological conditions. Hillside and quarries contribute to the natural rock escarpment or forested hillside backgrounds. The meadows that open vistas and provide sunshine in contrast to the dark forest enclosure should be sensitively considered in development planning.

## System Components

To preserve the scenic and ecological qualities, the open space system in this concept plan is designed on three levels:

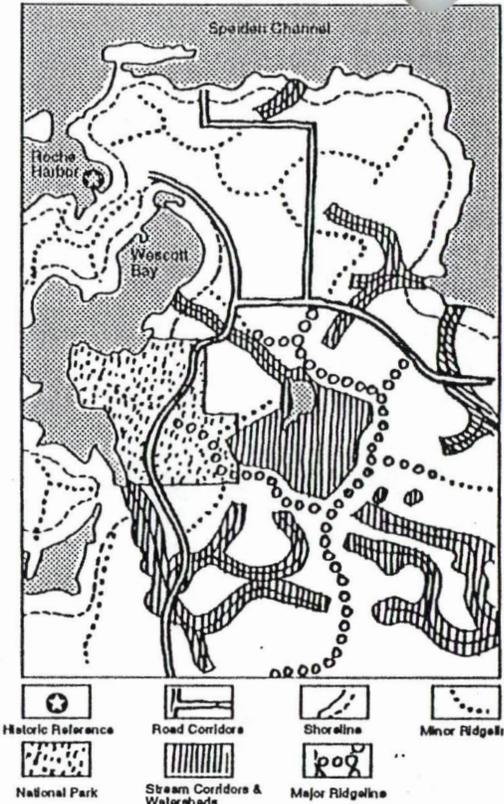
- 1) A plan-wide comprehensive, integrated system of open space types.
- 2) At the district level, individual special features are identified and connected.
- 3) Development standards and design guidelines are developed that apply to individual projects in the future.

## Elements

Design principals relating to open space should include a hierarchy of open space types, ranging from large areas to small contained areas including:

- Sensitive Areas i.e. Wetlands, Steep Slopes, Stream Corridors & Forest Lands
- Identified Open Space Corridors & Ridge Lines
- Identified View Sheds
- Road Buffers
- Planned Landscape Separators
- Manmade Open Spaces, i.e. Waterfront & Upland Trails, Court Yards, Gardens...contained by buildings and natural landscapes.
- Small, Formal Connected Squares & Courts within the center and there sort.

A hierarchy of private open space should also be further defined when site planning individual groups of buildings adding to the overall landscape framework.



## Management

Management of the open space elements within the village may include a host of techniques appropriate to the location, size and function of the land including:

- Land Use Designations—remaining as private property owner's responsibility
- Obligation Of A Homeowners Association
- Application Of Covenants...with the responsibility to the land owner.
- Conservation Easements
- Dedication To Public Entity
- Dedication To A Non-profit Land Trust

## Housing Variety

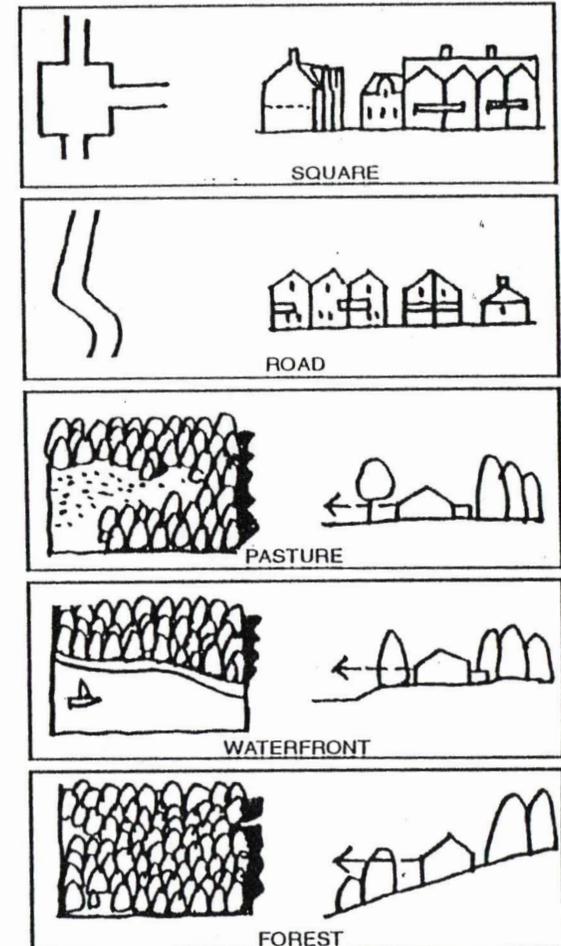
The residential area's goal is to provide housing that is responsive to lifestyle choices, contributes to a sense of neighborhood, and is sensitive to the environment, while maximizing the efficiency of infrastructure. Residential areas within the Resort and the larger plan area should relate to the existing and proposed development patterns and the natural conditions of Roche Harbor. The natural setting, including visual character, ecological systems, hydrological circumstance and all the other aspects of the Roche Harbor area environment, should be considered as part of residential development. The Plan should include housing that provides affordability along with all the aspects of community life. Residential areas should be designed for personal safety and communication between neighbors.

The goal of each residential area in the Roche Harbor Resort Concept Plan is to plan an approach to the various lifestyles of island living. A variety of house sizes, settings and types should be encouraged. Housing types and site patterns should be designed to maximize the efficiency of water use, waste collection and minimize energy consumption. The site plans for residential areas should encourage the use of pedestrian and other non-motorized movement as well as small scaled transit services.

To achieve this goal, the plan proposes the following general housing types in each district.

1. **Resort Core** - Compact visitor accommodations and residential areas within the Resort, mixing housing with other land uses especially recreational uses. This housing is envisioned as hotel, congregate, attached housing and smaller detached housing types.
2. **Resort Recreation/Residential** - Lower density detached visitor accommodations and residential uses integrated with an open space system that includes recreational activities, non-motorized trails, open pastures and fields.
3. **Rural Residential** - Areas of lower density (R-2 & R-5) single family residential housing integrated with an open space system that includes recreational activities, non-motorized trails, open pastures and fields.
4. **Existing Subdivisions** - Detached single family in existing subdivided areas adjacent to Roche Harbor.
5. **Rural Farm Forest** - Areas of low density (10 acres/unit) of single family residential housing.

## HOUSING TYPES



The above diagram illustrates the organizing elements for rural housing. The first two types utilize a Resort Square or formal space and a rural road as the basis for site planning. The other three, (1) forest edge and pasture, (2) shoreline and (3) continuous forest, rely on natural vegetation to fit the housing within.

## Recreational Facilities

As a master planned resort, Roche Harbor should significantly enhance recreational opportunities for visitors and residents. The goal for various types of recreational activities should be to respond to differing users and opportunities presented by the setting of land and water. Marine related activities, walking trails, and historic interpretive places all reflect the character of the area. Resort related activities should include water sports, cycling, hiking and others. A golf course open to the public is encouraged within the resort boundaries. Court and field sports for organized play and equestrian facilities should be considered within the resort and residential boundaries. This would provide the resort with an essential range of activities for resort visitors and community residents.

## Cultural Facilities

Roche Harbor, with its location serving the north end of San Juan Island, is an appropriate site for cultural facilities. A community theatre and museum should be encouraged to locate within the Roche Harbor Resort Center and opportunities to relate these uses to the "resort square" should be fully explored. By locating within the resort center, these uses along with restaurants, lodging, and other businesses will mutually benefit from trade and shared parking.

## Historic Features

History abounds in Roche Harbor. The celebration and preservation of these historic features is paramount to this community plan. Beyond the retention of historic features, these sites

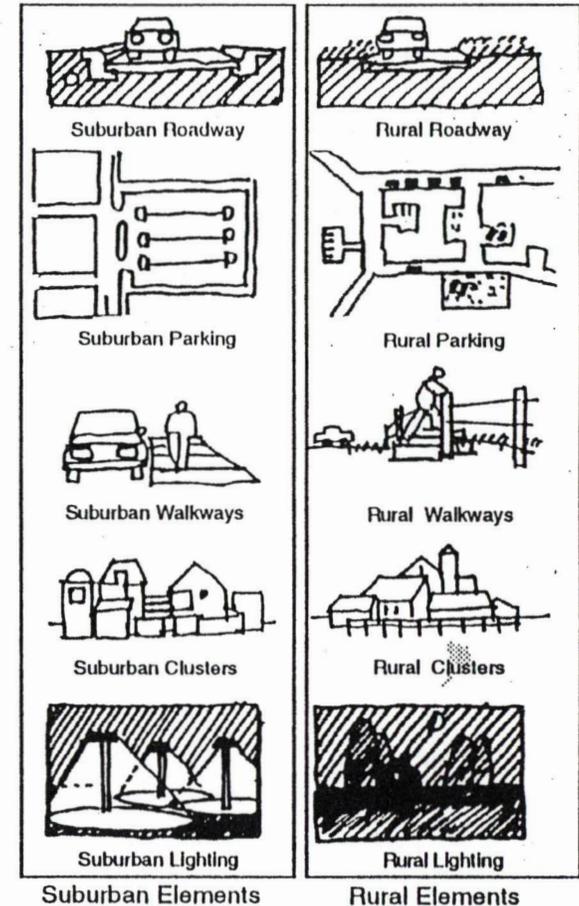
should be integrated in the plan as prominent elements. The quarry district, the kiln wall, log cabin, and the cemetery/mausoleum should be accessible within the trail and open space system, contributing to both a cultural and historical experience.

## Public Parking

Parking is a necessary component, however it should not be included within the resort square, but located

within easy walking distance to the resort center businesses. Parking areas should be contained in small, discrete, landscaped lots rather than large lots. Pedestrian amenities in parking areas should be emphasized. Parking on streets and roads should be integrated with streetscape plantings. Natural and seasonal landscape should shield and dominate parking areas.

All parking areas should be screened with fencing or landscaped walks. Remember, large parking lots are a suburban characteristic. Therefore, larger long term parking areas could be located in remote zones where they are visually buffered. Making multiple small lots rather than single large lots, that are landscaped, screened, and within easy walking distance will achieve rural character.



Suburban characteristics should be avoided. Rural characteristics and design elements must be a fundamental design principle.

## Transportation

The goal for the roadway system is to establish an efficient and appropriate roadway type for the unique land use qualities and lay of the land. Roche Harbor and West Valley roads serve the area. These roads should be designed for safety as well as visual character. The scenic experience from them is sometimes through forest, alongside an escarpment, or opening onto meadows—this driving experience should be enhanced. Planning in areas visible from major roads should be given special design consideration.

During the planning of the Roche Harbor Resort, the various roads should be designed to complement the land uses. Scenic roads, alleys, drives, etc., should all be designed for their specific purpose. Each road should be considered for width, edge condition, landscaping treatment, etc. Overall, the Roche Harbor Plan should include:

### Classification

of existing roads for their service type and scenic qualities.

### New Roads

in the Roche Harbor Plan area should be designed to be rural in character (no suburban standards) and appropriate to the uses being served.

### A Pedestrian System

of pedestrian, bicycle, equestrian, and other non-motorized linkages within the resort and throughout adjacent districts.

### Compatible Uses

in the vicinity of the harbor airport to ensure safety.

### Consideration Of Water Transportation

to serve outer islands

The Resort design should incorporate a system for pedestrians, bicyclists and other non-motorized movement. Walkways and bikeways should be integrated with the residential areas and provide linkage to resort and recreation facilities. At the resort center, opportunities to connect all the non-motorized systems should be provided, so the center becomes a focus of activities and can reduce the amount of space dedicated to parking cars. The goal of the non-motorized system is to provide paths and sidewalks that connect all the land uses and facilities without conflict with vehicular movement.

The Roche Harbor area is in a unique location to take advantage of various movement types: automobile, water ferry, airplane, bicycle, pedestrian, etc. Today, San Juan Transit serves the resort and airstrip, with connections to Friday Harbor and other parts of the island. The concept of providing public ferry service from the marina area to outlying islands has been discussed. Putting all these systems together with the village concept for development provides a special combination of land uses and means of movement. This mixture should be designed to take synergistic advantage of the various elements. The location of the existing and future activities, in combination with the various modes can provide convenient movement independent of the automobile. The goal of multimodal transportation is to provide a maximum variety of circulation modes, with land uses designed to support transit and non-motorized movement.

## Utilities

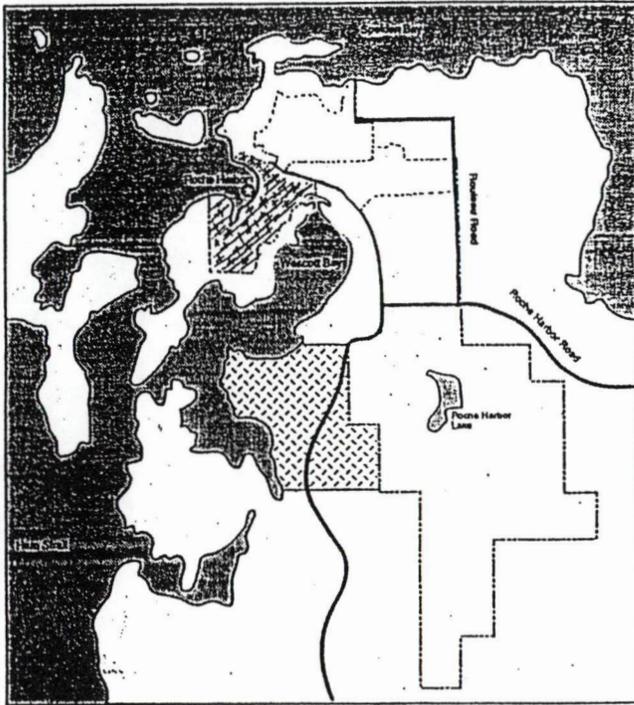
Sewer and water utilities should serve the Resort development where on-site facilities are not available or desirable. Standards for water allocation should be specific to the Community Plan and allow creative approaches to conservation. The community water system fed by an upland reservoir has been improved and serves the resort and over 240 private homes in the greater community. A waste water treatment system is operating for the resort development to ensure water quality in the harbor. Improvements to these systems should be designed and maintained to meet federal, state and local environmental standards and to incorporate efficient conservation methods.

Solid waste management programs should be prepared with consideration given to recycling and composting.

# RECOMMENDED PLAN

## Plan Components

Illustrated below are the six districts within the concept plan. Included are: recommended respective boundaries, approximate district acreages, allowable housing units to be accommodated, housing densities permitted, open space types with acreages where applicable and allowable uses.



### Resort Core

**Area:** 177 acres

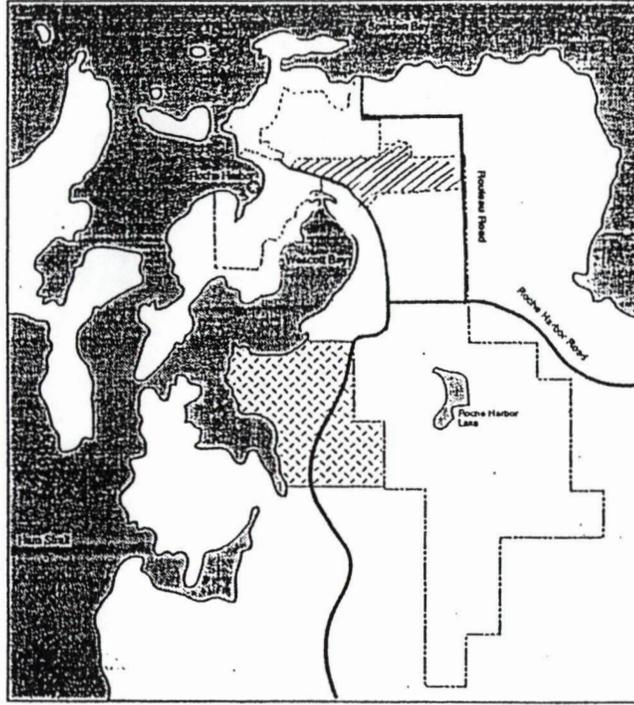
**Dwelling Units:** 277 (Excludes Hotel Rooms)

**Density:** 1 Unit/ .65 Acre (Clustering is encouraged)

**Open Space:** 40% including combination of Hillside, Hill Tops, Gardens, Courtyards, Waterfront Promenade, Trails, Historic Areas.

#### Allowable Uses:

Hotels	Multi-unit attached housing
Marina	Single Family Detached Housing
Restaurants	Gas Station
Retail Shops	Chandlery/Grocery
Tour Boat Terminal	Museum
Float Plane Dock	Interpretive Center
	Fuel Dock
	Post Office
	Laundry & Showers
	Resort Recreational Areas
	Maintenance & Resort Support



### Resort Recreation/Residential

**Area:** 180 acres

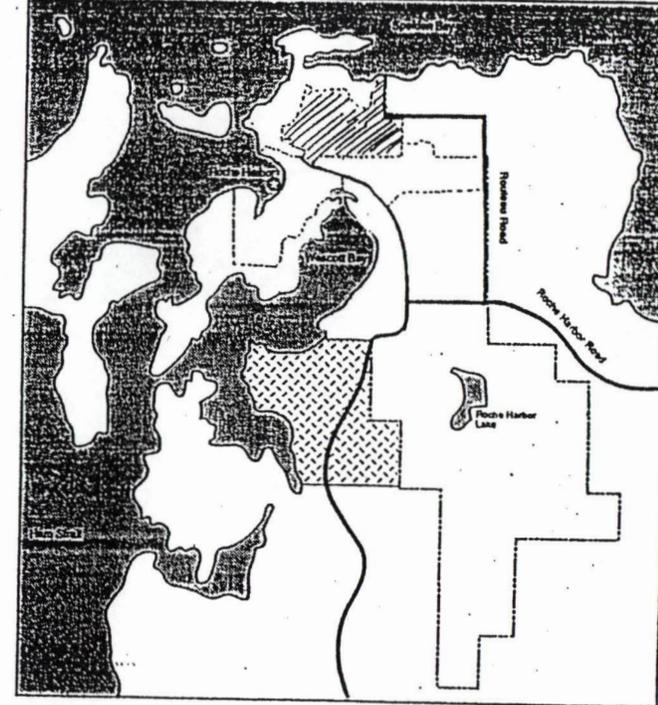
**Dwelling Units:** 180

**Density:** 1 Unit/ 1 Acre (Clustering is encouraged)

**Open Space:** 40% including combination Pastures, Golf Course, Viewsheds, Road Buffers, Wetlands, Landscape Separators, Trails.

#### Allowable Uses:

Golf Course, Clubhouse & Support Facilities
Equestrian Pastures, Trails, Stables & Rings
Driving Range
Tennis Courts
Swimming Pools
Open Fields
Sports Fields
Multi-unit attached housing
Single Family Detached Housing
Community Facilities,



### North Rural Residential - 2

**Area:** 165 acres

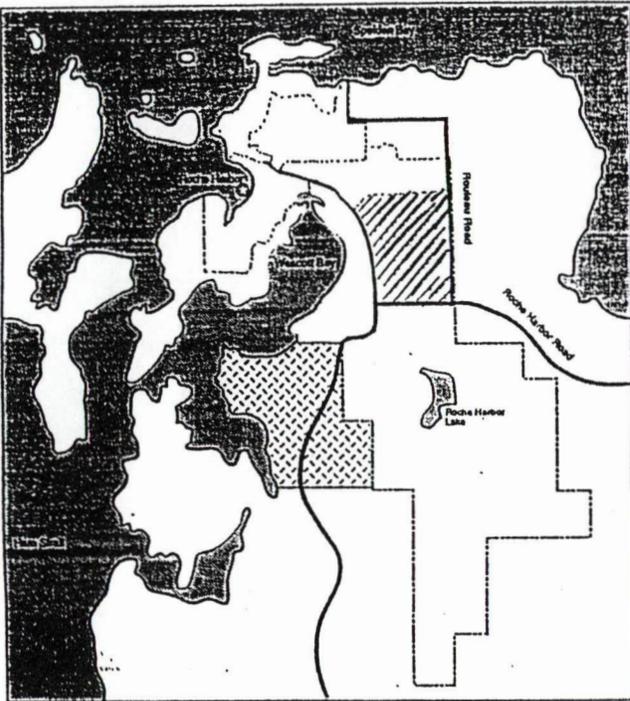
**Dwelling Units:** 83

**Density:** 1 Unit/ 2 Acres (Clustering is encouraged)

**Open Space:** 35% including combination Parks, Pastures, Viewsheds, Road Buffers, Wetlands, Landscape Separators, Trails.

#### Allowable Uses:

Uses as defined in San Juan County Comprehensive plan for Rural Residential



**South Rural Residential - 5**

**Area:** 285 acres

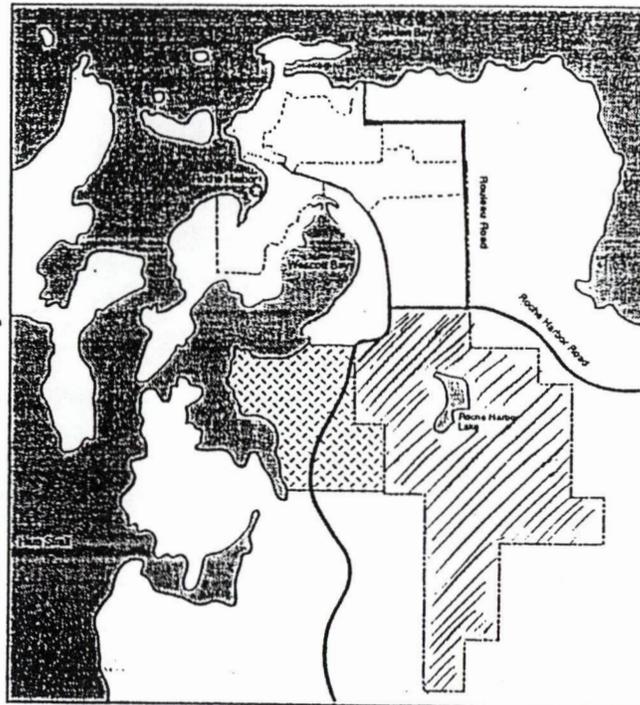
**Dwelling Units:** 57

**Density:** 1 Unit/ 5 Acres, (Clustering is encouraged)

**Open Space:** 35% including combination Parks, Pastures, Viewsheds, Road Buffers, Wetlands, Landscape Separators, Trails.

**Allowable Uses:**

Uses as defined in San Juan County Comprehensive plan for Rural Residential



**Rural Farm Forest - 10**

**Area:** 1,430 acres

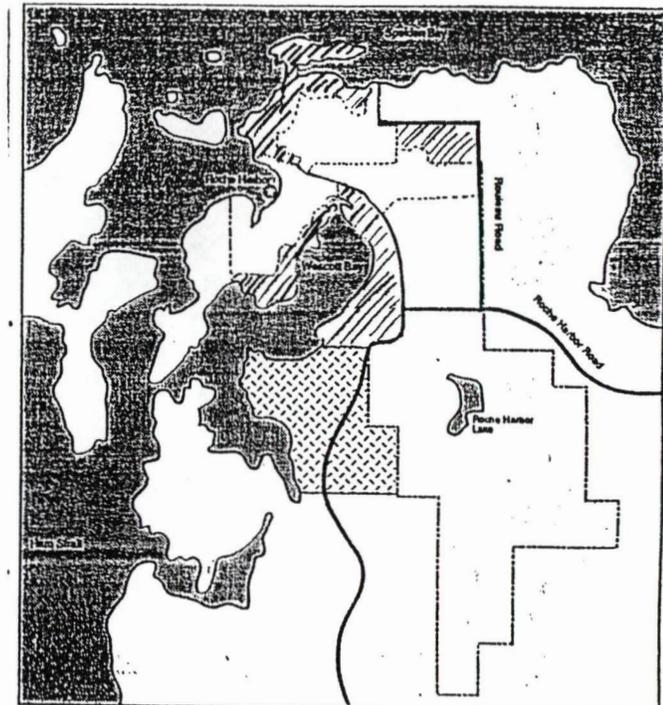
**Dwelling Units:** 143

**Density:** 1 Unit/ 10 Acres (Clustering is encouraged)

**Open Space:** 35% including combination Parks, Pastures, Viewsheds, Road Buffers, Wetlands, Watersheds, Landscape Separators, Trails.

**Allowable Uses:**

Uses as defined in San Juan County Comprehensive plan for Rural Farm Forest



**Existing Subdivisions**

**Area:** 500 acres (approx.)

**Dwelling Units:** (unknown)

**Density:** 1 Unit / 1/2 to 2 acres

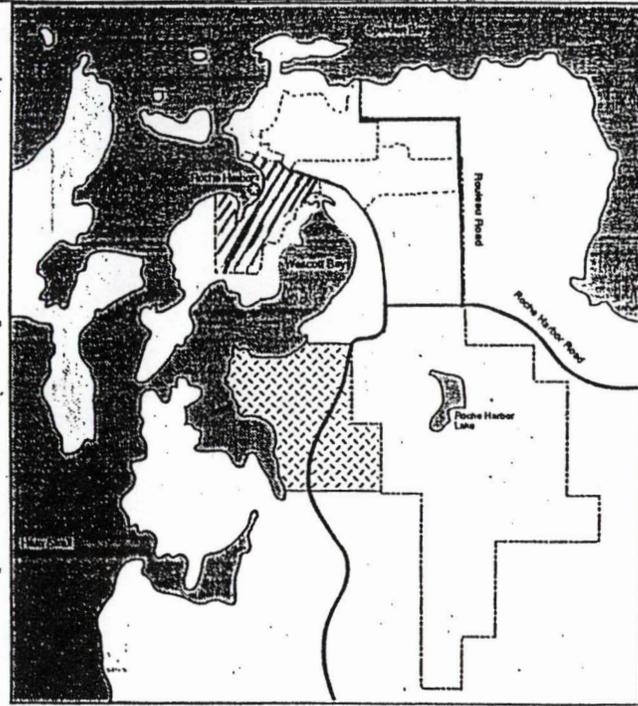
**Open Space:** 35% including combination Parks, Pastures, Viewsheds, Road Buffers, Wetlands, Landscape Separators, Trails.

**Allowable Uses:**

Uses as defined in San Juan County Comprehensive plan for Rural Residential

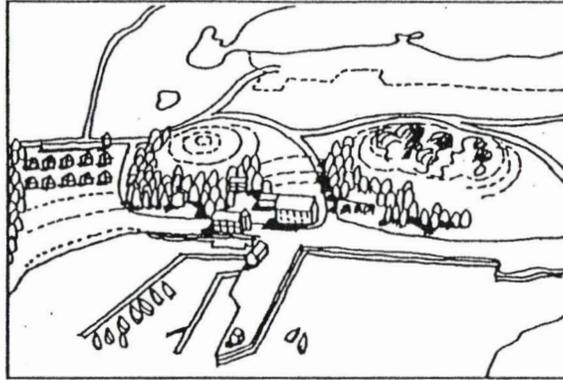
# RECOMMENDED PLAN

## Resort Core



## Concept

The resort should be composed of a complex of interrelated landscape units including important view sheds, terrain and historic structures. Preserving elements of this sensitive landscape pattern, as the background or the foreground, for "in fill" development is the primary design concept for the resort. The core resort district should be compact and pedestrian-oriented, focusing on the Hotel de Haro central plaza, the garden courtyard and the marina.



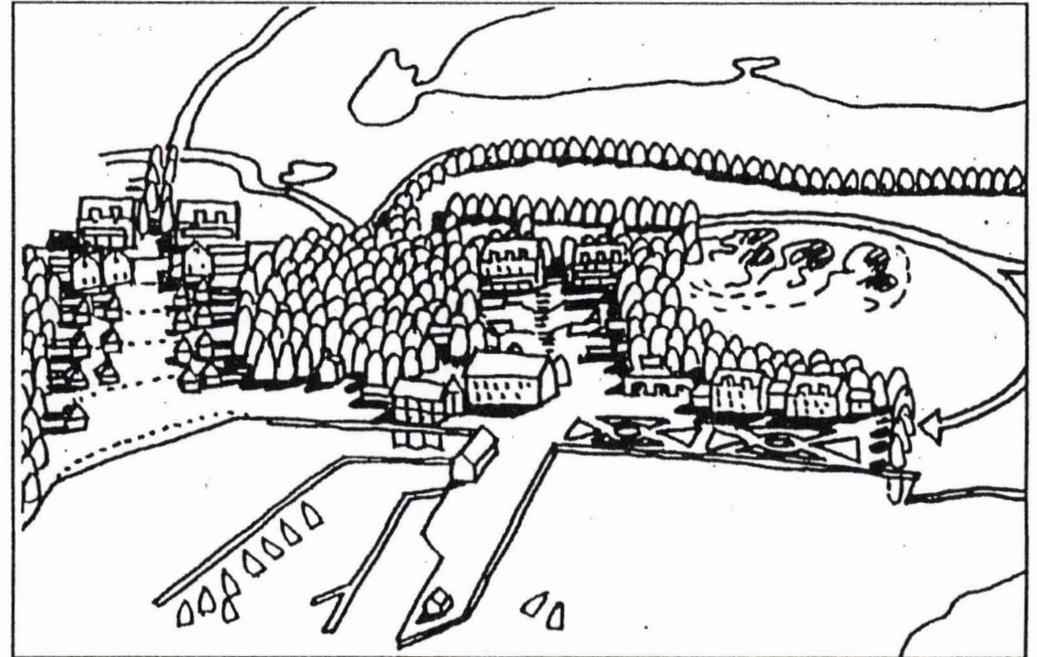
Existing Setting

Within the resort area, future planning and design should encourage a variety of lodging types that respond to the unique sites within the district and changing directions in resort markets.

Traditional hotel types, as well as time share and other recreational housing patterns, should be considered. The historic and homogenous architectural character, as well as a gentle blending of buildings within forested hillsides is a fundamental goal for all future development.

Hotel support functions should be provided as a subdistrict within the resort core and given enough area for orderly growth. Activities such as greenhouses, nurseries, equipment and storage should be designated in the buffered subdistricts at the southwest end of this zone. Additionally, suitable locations for employee housing should be considered for this area and should be treated as an integral part of the resort districts contributing to the day-to-day resort life.

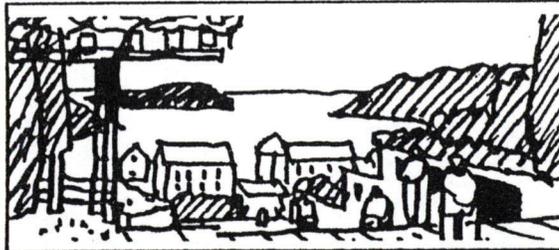
## CONCEPT PLAN



The resort district should include a plan for the development of a vehicle-circulation system to provide access to the hotel/restaurant while preserving pedestrian zones and connecting trails. As the district plan develops, vehicle circulation, service delivery, and employee access should all be considered as unique elements within the total circulation system. The nearby historic features should be part of an area open space system that is connected to the resort district by the improvement of pedestrian trails.

## Context

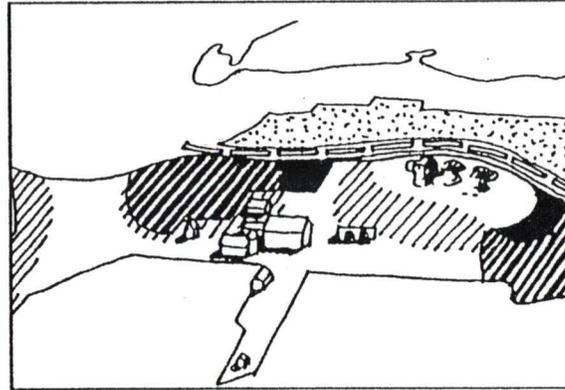
The wooded hill between the cottages and the hotel can be developed along its base, but retaining the crown and wooded backdrop as part of distant views back to the resort. The valley



*The view over Hotel de Haro from the proposed hotel site.*



*In-fill adjacent core area.*



*Sensitivity Zones—future specific designs should address these zones.*

behind the hotel and up to the boat trailer parking lot is an excellent location to concentrate development framed between the wooded hills and the quarry. The base of the quarry along the waterfront should be developed to mask the mining scar and form a connection to undeveloped property southwest of the tidal basin and to strengthen a waterfront promenade.

New roads and parking that serve this new upland development should be introduced, continuing around the back of the quarry and into the southwestern part of the site for access to resort support facilities and long term parking. The historic "core" should be preserved with only additions that compliment the existing composition of buildings.



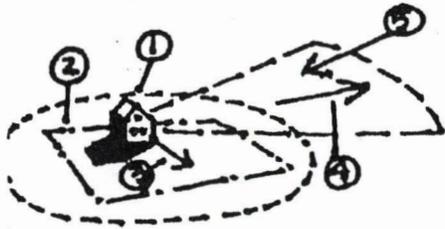
*New development stepping up the hill.*

## Details

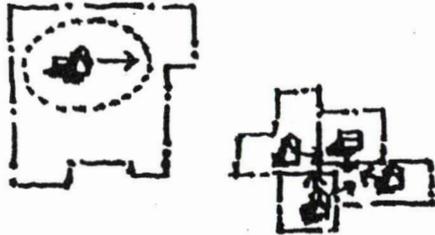
- Historic buildings should be restored where feasible, using traditional materials, trim and colors now associated with the resort.
- Architectural design of new buildings should reflect similar design characteristics as the existing "Victorian" northwest style. However, all buildings should reflect a genuine quality, avoiding a theme of fake facades.
- Massing of new buildings should be perceived as a composition of smaller connected volumes, rather than large unarticulated blocks and volumes.
- The "fine grain" composition of today's buildings should be strengthened with new "in fill" buildings.
- Building materials should be primarily wood, accentuated with wood and metal details within the resort core.
- Building sizes should be in scale to their natural or physical surroundings. Introduce building articulations at modules reflecting the interior use.
- Avoid blank walls on all public or pedestrian related building elevations.
- Roofing materials in the core area should reflect the type and color of the existing resort.
- Colors of all historic buildings should remain white—new buildings should be light values and contrasting trim.
- Lighting should be low intensity and subject directed points of light, not flooded light.
- Landscape features should continue the tradition of pots, baskets and annual gardens with trellises, fences and rock walls defining space. Additional indigenous landscape elements should also be considered.
- Pedestrian walks should be unit pavement and lighted with interspersed seating, and subtle information signing.
- Signing in general should be painted on wood; and small in scale—no backlit plastic signs.
- Parking lots should be at the resort perimeter and screened with fences and hedges with provision for low ground level lighting and clearly defined pedestrian walks.
- Long term parking areas should be located at the southwest end of the site, southwest of the storage building in the extreme southern part of the resort core and south of the core area.
- Because of the steep rock slopes within the resort core, retaining walls integrated with stairs and landings should be considered in the architecture and landscape design.

## Housing Considerations

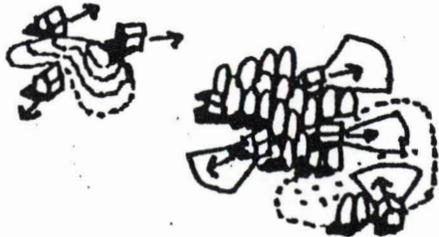
The conclusions listed here are the basis for the site planning and design principles applied to the residential districts in the following chapters.



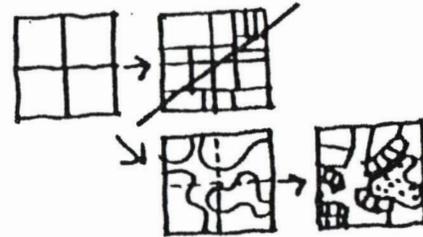
1. A rural house has many views and relationships to the surrounding landscape.



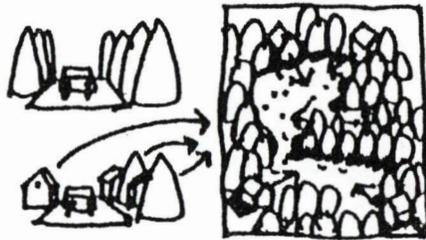
2. Houses on the traditionally large (40 acre) tracts of land have no difficulty maintaining the rural image. The problem comes with increased housing numbers and smaller units of land.



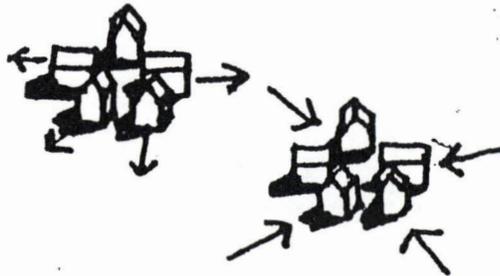
3. Not all land has the same capacity for siting housing—because there are only two viable strategies in the rural situation—either you hide it or you show it and support the established character. When hiding development, one has to use terrain and vegetation to screen and create open spaces to control views.



4. This suggests that locating a house depends on more than just land ownership—it depends on looking at land and assessing its holding capacity and natural fit.



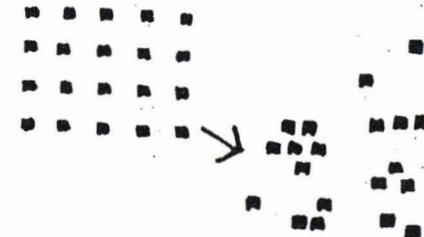
5. Definition of rural corridors along the prime public roads—with development moved inland to natural or man made open spaces.



6. As density increases, organization must begin to address more social order and environmental issues of service i.e. when the housing units can no longer be hidden and merged into the landscape as minor elements, they must be located as an element in unity with the natural surroundings. Views are still the issue, from within and from without.

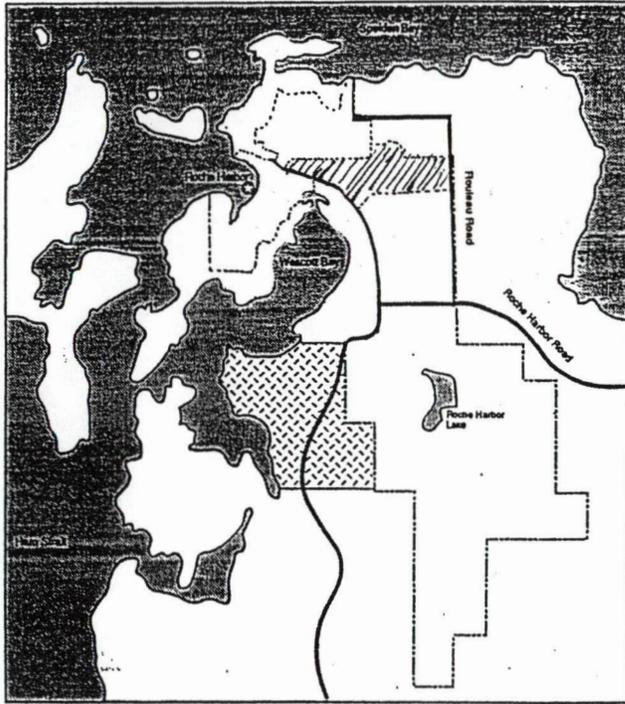


7. Housing must focus so residents can share the surrounding amenities and ensure that they remain. This amenity must be controlled so that it provides a transition of sufficient scale to maintain the feeling of a rural place. This transition zone can be compacted by developing in a small basin (view shed) or locating it to take advantage of adjacent areas with low development potential, parks, bodies of water, agricultural areas and even airfields.



8. The assumption of an even spread must give way to a much more varied placement of homes with some sense of extremes from the isolated form to a small village or hamlet—not a development with production houses, but the alternative—a place with special character—a rural community where each house is constructed for a special site, family or individual. Each family's uniqueness should add to the character of this rural community.

## Resort Recreation/Residential



### Concept

This district is part of the Master Planned Resort. The area is the location for lower density multi-unit and detached visitor accommodations and residential uses oriented around outdoor recreational activities. Recreation uses may include a golf course, sports fields, equestrian pastures and related facilities.

During this resort planning research, it was concluded that Roche Harbor Resort currently lacks the necessary diversity of activities to provide it with a more dependable rate of occupancy.

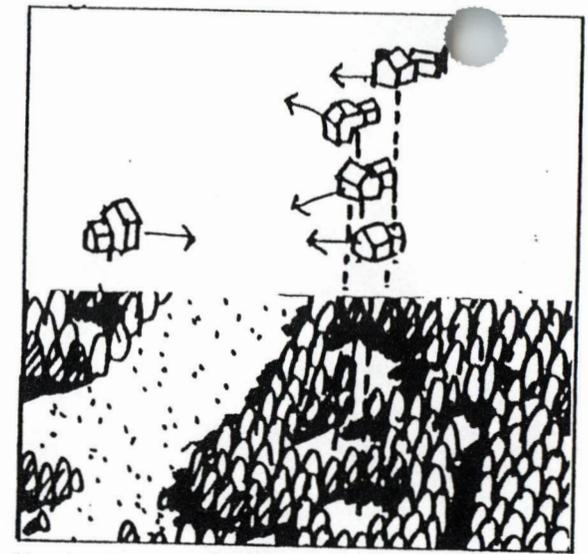
Golf is one of the most popular sports in the northwest, with demand exceeding the supply. A golf course, if properly designed, would provide both the larger community as well as the resort, with a new recreation opportunity. The land is well suited to create an excellent course, utilizing the existing viewsheds, open fields, tree coverage, wetlands and terrain as key landscape features.



*Housing fits into the woods.*

This location was the site of John McMillin's 9-hole course when the lime works were operating. The existing airport was constructed on part of the old location. A new course would be developed utilizing modern conservation standards in golf course design. Limited water supplies will necessitate the use of wastewater reclamation and pond systems to capture seasonal rainfall. Sensitivity towards the drainage basin into Westcott Bay would limit the application of fertilizers and pesticides. A program of drainage capture, testing and reclamation would be implemented to ensure that no harmful runoff occurred.

Multi-unit and detached visitor accommodations and single family residences are proposed. These accommodations and residences would be considered and extension of the resort and an addition of private housing to the community. Both would be closely integrated into the recreational nature of the area.

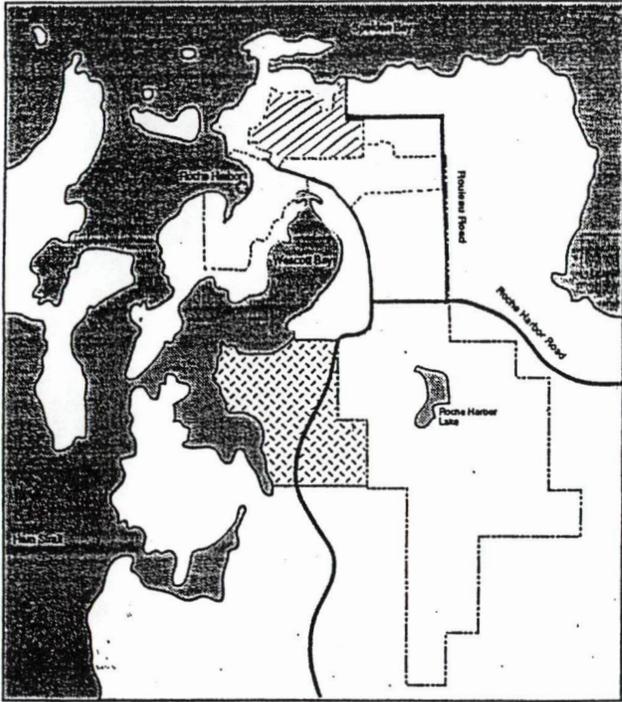


*Housing is set in the woods and at the edge of clearings.*

The housing would be sited generally at the edges of the open spaces or in wooded areas to prevent the domination of the view shed. Loop access roads would serve housing on the perimeter without crossing the open space with roads. A maximum of 180 residences would be allowed on the 180 acres.

- The access roads should be narrow, containing only two lanes with swales—no culdesacs.
- Walks should be separate from the roads.
- Natural landscape and trees should be maintained in the wooded zones and cleared only for solar access, fire danger and tree fall danger.
- Storm drainage should be of extra ordinary design, guaranteeing no water quality degradation reaching Westcott Bay.
- Ideally, all storm water would be collected and held in natural landscaped ponds and released at a "as today" rate.
- Irrigation of the open space should be water conserving sub surface, rather than aerial.
- Fertilizers should be environmentally safe and when necessary—organic. Efficient environmental management practices should be followed.

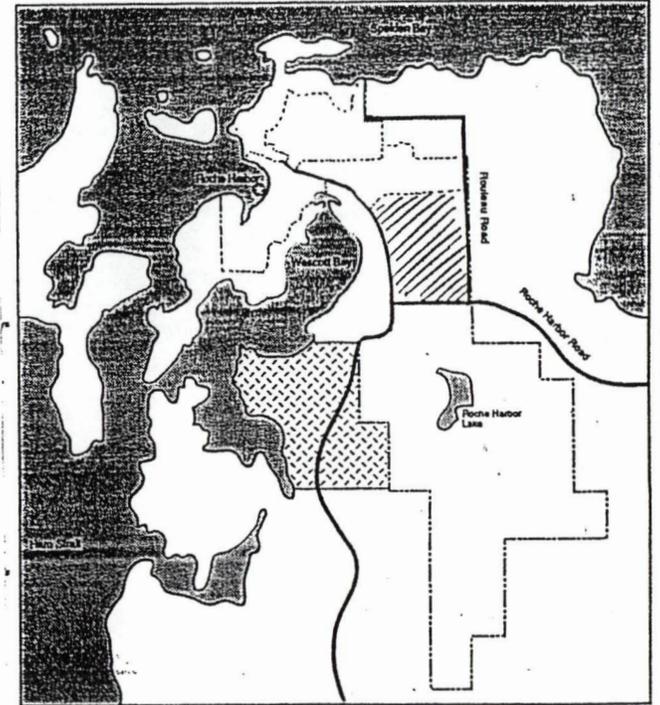
## North Rural Residential - 2



### Concept

This rural residential district is 165 acres of predominately north sloping woods, north of the airfield and the Skyways subdivision. No changes in existing designation (Rural Residential - 2) or density are proposed. The concept plan encourages clustering of residences and a system of interconnected trails to encourage non-motorized access. 35% of the area shall be kept as open space. Individual water and sewer systems are permitted. Small community water and sewer systems are encouraged.

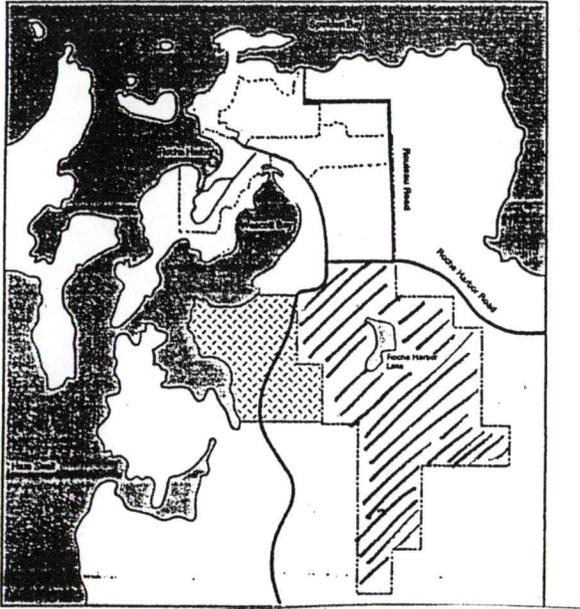
## South Rural Residential - 5



### Concept

This rural residential district is 285 acres of predominately south sloping woods, north of Roche Harbor Road and south of the Resort Recreation/Residential area. No changes in existing designation (Rural Residential - 5) or density are proposed. The concept plan encourages clustering of residences and a system of interconnected trails to encourage non-motorized access. 35% of the area shall be kept as open space. Individual water and sewer systems are permitted. Small community water and sewer systems are encouraged.

## Rural Farm Forest - 10



The plan proposes to reclassify the area to Rural Farm Forest - 10. This will result in a reduction in allowed residential density from 327 to 143 units. A 184 unit reduction.

Sensitive forestry practices and careful management of the watershed will continue. All activities within the watershed shall recognize the sensitive nature of the surface water supply for the Water System. Design, development, use and subsequent monitoring will comply with state guidelines for residential, agricultural and forestry practices within a watershed.

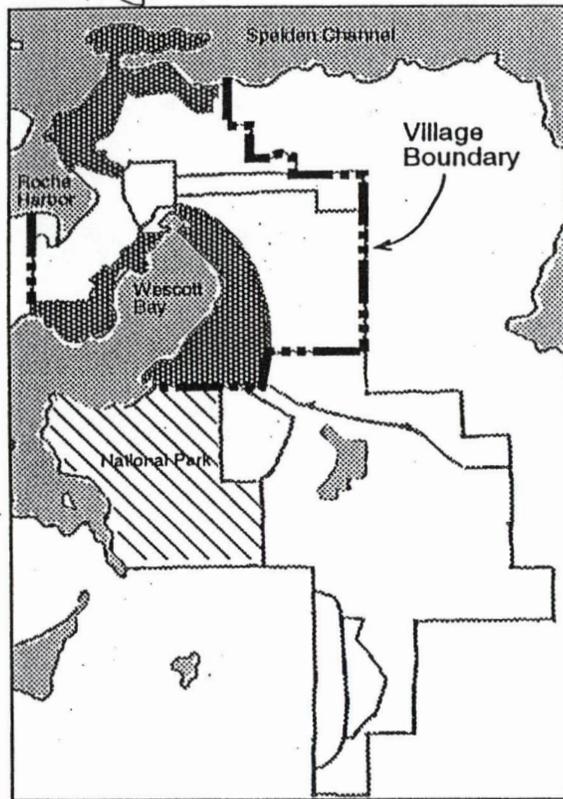
Single Family Residential development will be allowed as provided for under the San Juan County Rural Farm Forest guidelines. The concept plan encourages clustering of residences and a system of interconnected trails to encourage non-motorized access. 35% of the area shall be kept as open space. Individual water and sewer systems are permitted. Small community water and sewer systems are encouraged.

## Concept

This area includes the 1,430 acres south of Roche Harbor Road and includes the 530 acre watershed of Roche Harbor Lake. Presently this area is managed as a continuous harvest commercial forest. The watershed serves as the source of water for the local Roche Harbor Water System which serves the Resort and approximately 250 residences

# RECOMMENDED PLAN

## Existing Subdivisions



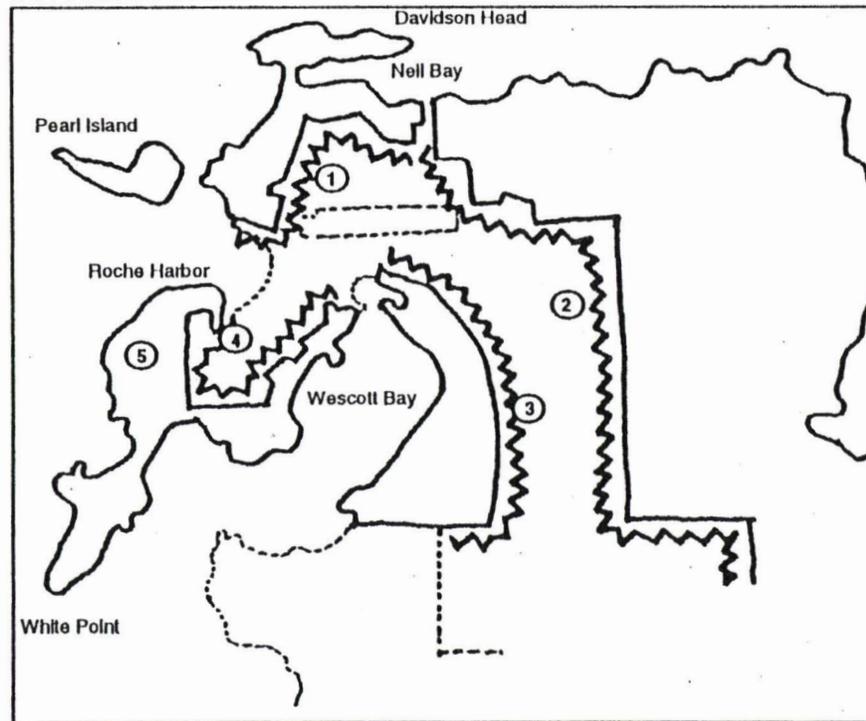
Typical waterfront home.

The Roche Harbor water system, owned and operated by a private corporation, now serves many of these homes and will continue to provide service. All waterfront development excluding homes adjacent to the resort currently rely on "on site" septic sanitary systems and should not have extended sewer unless necessary for environmental considerations. Road access is by both county and private drives. The intention of this plan is to include these zones within the plan to assure that residents participate in the planning of the area and have access to future community facilities and services. Buffers will be planned to minimize the impact to waterfront properties.

## Concept

The components of the plan essentially reflect the existing waterfront ownership and comprehensive plan designation. This plan recommends that site planning principles outlined in this study be considered for future infill development on the current vacant parcels. There are currently a number of private vacant platted lots which will be built upon over time. These areas are included in the because these neighboring properties are part of the Roche Harbor Community.

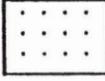
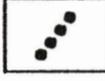
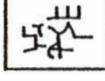
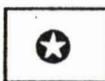
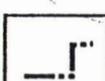
## BUFFER SYSTEMS

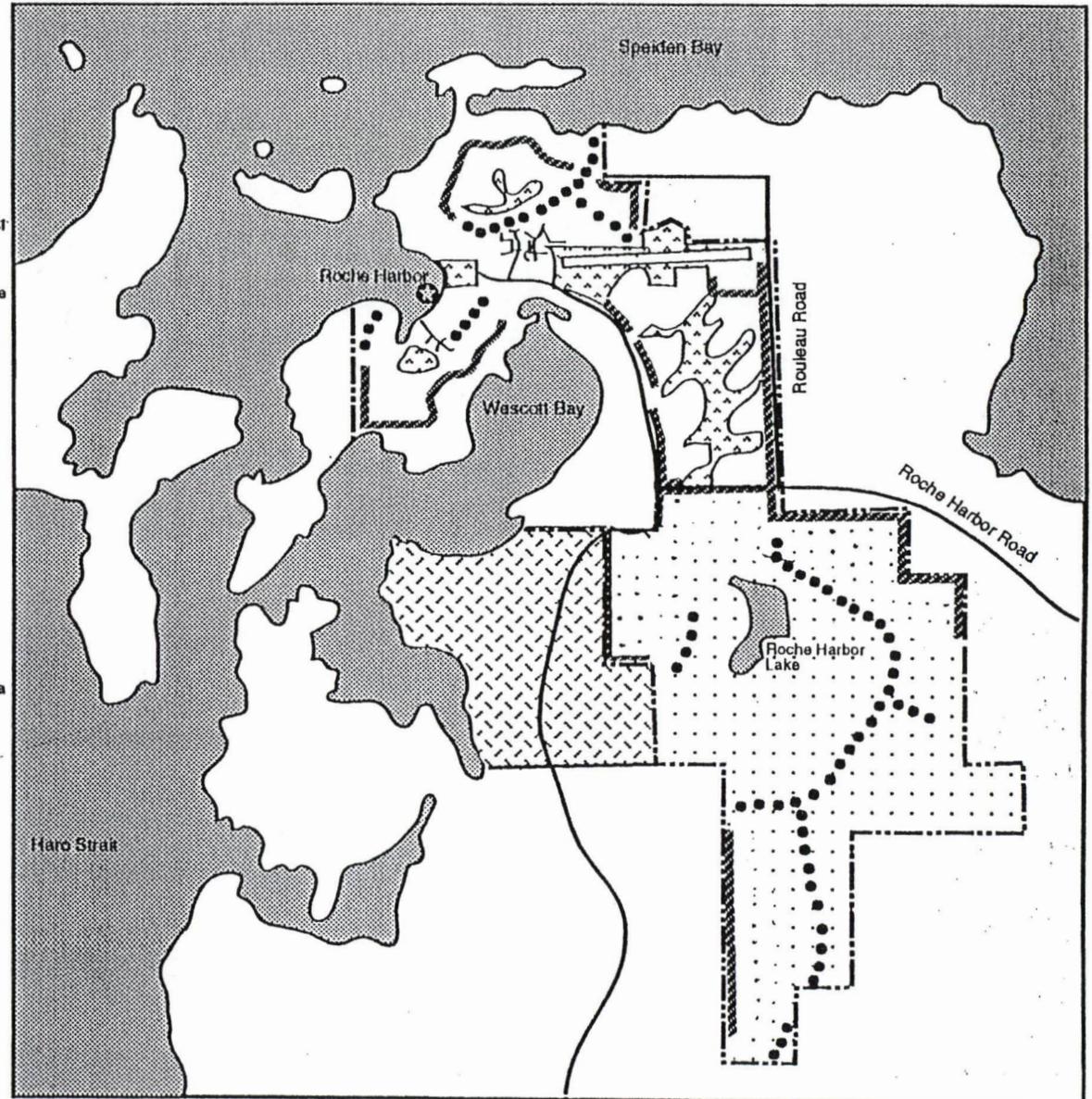
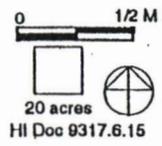


1. Neil Bay Waterfront Homes
2. Rouleau Road Corridor Buffer
3. Wescott Bay Road Corridor, Wescott Bay, Waterfront Property Buffer
4. North Wescott Bay Waterfront Property Buffer
5. White Point Residential Area Buffer

# General Open Space Plan

## Legend

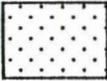
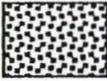
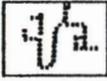
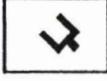
-  National Park Land
-  Rural Farm Forest
-  Maintained Open Space
-  Protected Ridge Lines
-  Buffers & Transition Vegetation
-  Rural Road Network
-  Historic Resort & Marina Open Space Network
-  Sub Area Boundary

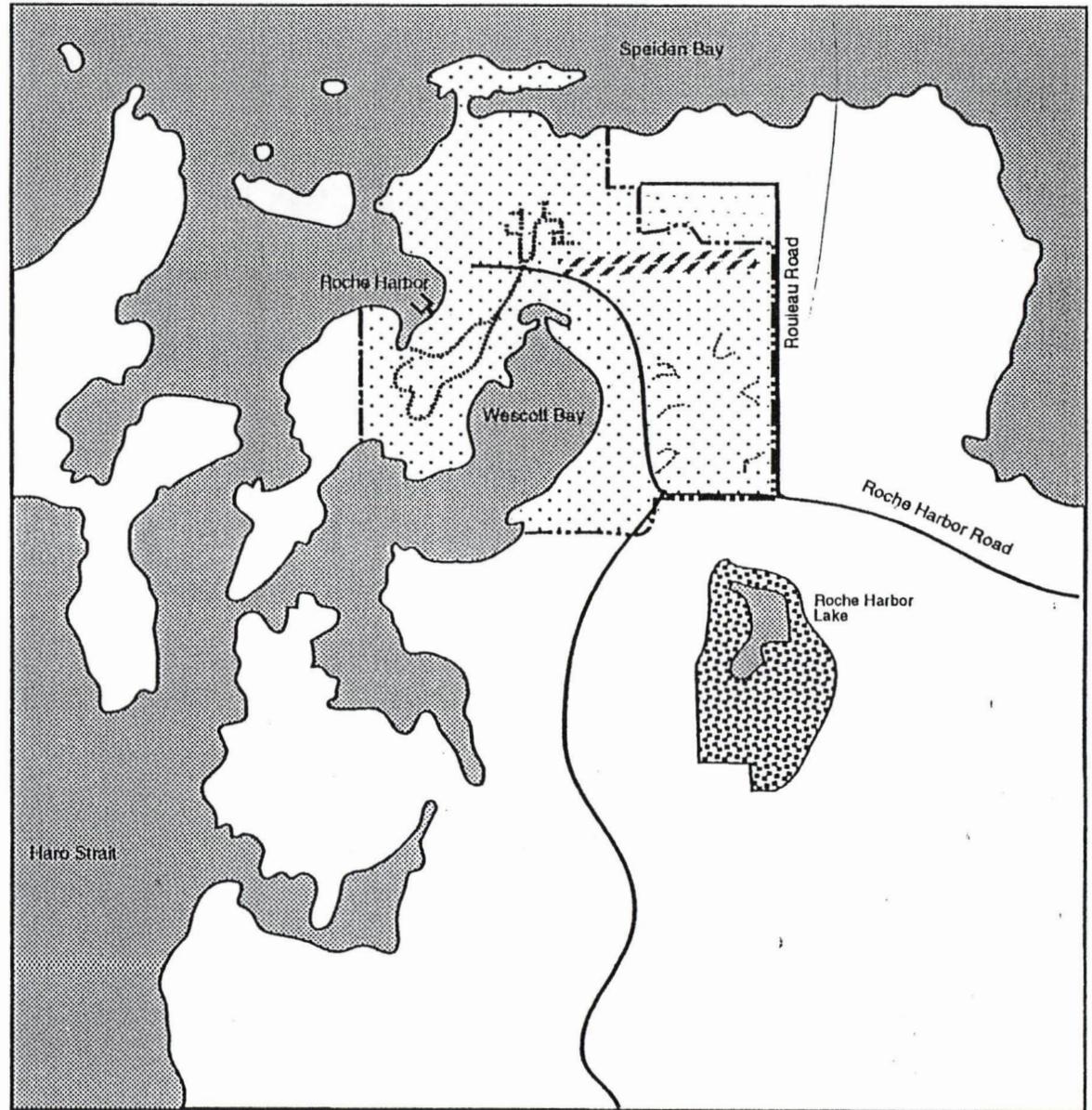
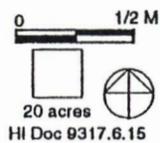


# RECOMMENDED PLAN

## Infrastructure Plan

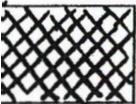
### Legend

-  Limits of Water System Utilities
-  Watershed Water System Improvements
-  Additional Rural Roads
-  Improvements At Airfield
-  Improvements At Marina
-  Existing Rural Roads



# General Framework Plan

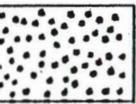
Roche Harbor Planning Area Description	Acres	Dwelling Units
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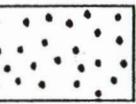
MPR - Resort Core	177	277
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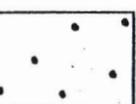
MPR - Resort Residential/Recreation	180	180
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North Rural Residential	165	83
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South Rural Residential	285	57
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Rural Farm Forest	1,430	143
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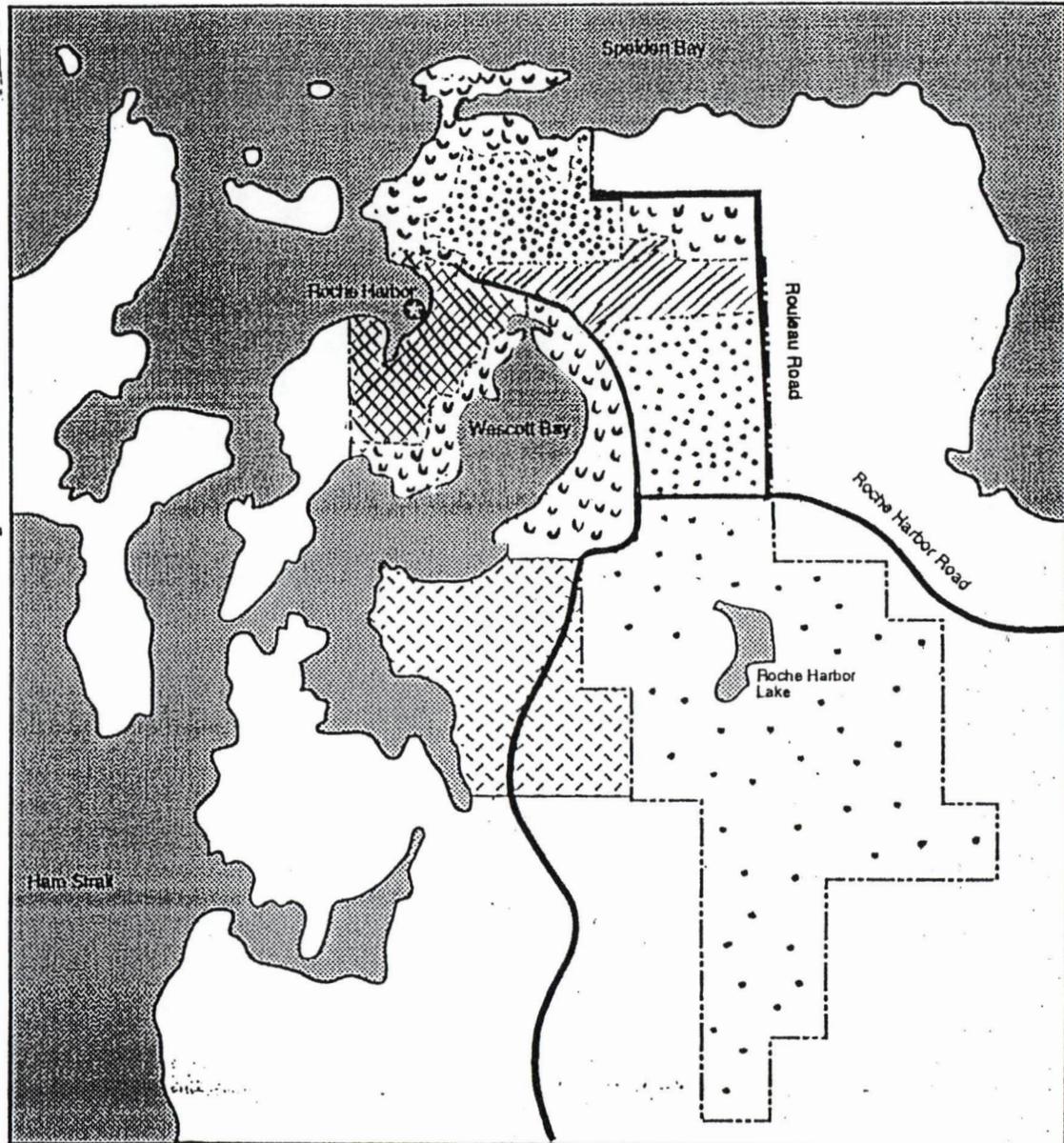
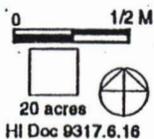
<b>Planning Area Total</b>	<b>2,237</b>	<b>739</b>
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Existing Subdivisions



National Park



Addendum To The Roche Harbor  
Master Planned Resort Activity Center Plan  
May 1, 1996

**Area: Roche Harbor Master Planned Resort**

- 357 acres currently owned by Roche Harbor Ltd Partnership consisting of the current Resort (170 acres), the Roche Harbor Airport and surrounding land (187 acres).

**Designation:**

- Master Planned Resort (change from a current designation of 35 acres of Urban, 62 acres of Suburban, 70 acres of R-2 southwest of the Resort and 190 acres of R-2 including and adjacent to the airport)

**Dwelling Units:**

- ~~475~~ Units - (no change from current designation)

457

**Density:**

- Average density of .75 acres per dwelling unit. Clustered housing should be encouraged to preserve open space.

**Open Space:**

- 40% (minimum) shall be kept as Open Space including: Public access areas (gardens, waterfront, courtyards and parks), Outdoor recreation areas and golf course, Buffers, Wetlands, Ponds, and Trails (Walking, Pedestrian, Bicycle and Equestrian).
- Density reduction may also be recognized as additions to open space (i.e. for each dwelling unit of voluntary reduction, .75 acres will be counted as open space)

**Road Access:**

- 2 Accesses via Roche Harbor Road - Public Road
- Single Access via Rouleau Road - Public Road
- Multiple access via (current) service road between the Roche Harbor water treatment plant and Rouleau Road - (Private Road)
- Multiple access via Roche Harbor road system - (Private Road)
- Non-motorized access should be encouraged via a trail system connecting nearby National Historic Park and Residential areas.

**Water:**

- Resort is currently served by Roche Harbor Water System. This will continue to be the primary source of drinking water supply.
- Individual and small community well systems are permitted within the MPR in areas not currently served by Roche Harbor Water System.
- Pond systems shall be encouraged to encourage wildlife, allow for open space and permit surface water capture for subsequent irrigation and other suitable purposes.

**Sewer:**

- Resort is currently served by a Wastewater Treatment facility. This will continue to be the primary method of wastewater treatment within the MPR.
- Individual and small community sewer systems are permitted within the MPR in areas where connection to the main Wastewater Treatment system is not practical. (e.g. a clustered development near the east end of the Airport would be best served by a small community system)
- Community sewer systems are encouraged to promote protection of watersheds from a proliferation of multiple drainfields.
- Wastewater treatment and reuse shall be encourage for irrigation and other suitable purposes.

**Allowable Uses:**

- Uses permitted under Master Planned Resort as defined under San Juan County comprehensive plan and State GMA guidelines. *"Definition of MPR here"*
- Parks and trail systems (non-motorized) are encouraged to provide open space, encourage a sense of community and reduce vehicle traffic.

## Area: North Rural Residential

- 165 acres in the area: north of Roche Harbor Skyways subdivision; East and South of Neil Bay subdivision; and West of Bridle Trails subdivision.

### Designation:

- Rural Residential - 2 (no change from current designation)

### Dwelling Units:

- 83 Units - (no change from current designation)

### Density:

- Average density of 2 acres per dwelling unit. Clustered housing should be encouraged to preserve open space.

### Open Space:

- 35% (minimum) shall be kept as Open Space including: Parks, Cemetery, Buffers, Wetlands, Ponds and Trails (Walking, Pedestrian, Bicycle and Equestrian).
- Density reduction may also be recognized as additions to open space (i.e. for each dwelling unit of voluntary reduction, 2 acres will be counted as open space)

### Road Access:

- Single access via West end of Petrich Road - Public Road
- Single access via East end of Neil Bay Road - (Private Road)
- Multiple accesses via West end of Bridle Trails Road System - (Private Road)
- Single access via West end of Cessna Ave. - (Private Road)
- Non-motorized access should be encouraged via a trail system connecting adjacent Resort and Residential areas.

### Water:

- Individual and small community well systems are permitted. Community well systems are encouraged to promote conservation of groundwater resources.
- Connections to Roche Harbor Water System may be allowed if approved by the State Dept. of Health.
- Pond systems shall be encouraged to encourage wildlife, allow for open space and permit surface water capture for subsequent irrigation and other suitable purposes.

### Sewer:

- Individual and small community sewer systems. Community sewer systems are encouraged to promote protection of watersheds from a proliferation of multiple drainfields.
- Wastewater treatment and reuse shall be encourage for irrigation and other suitable purposes.

### Allowable Uses:

- Uses permitted under Rural Residential as defined under San Juan County comprehensive plan.
- Parks and trail systems (non-motorized) are encouraged to provide open space, encourage a sense of community and reduce vehicle traffic.

## **Area: South Rural Residential**

- 285 acres in the area: North and East of Roche Harbor Road; South of the (current) service road between the Roche Harbor water treatment plant and Rouleau Road; and West of Rouleau Road.

### **Designation:**

- Rural Residential - 5 (no change from current designation)

### **Dwelling Units:**

- 57 Units - (no change from current designation)

### **Density:**

- Average density of 5 acres per dwelling unit. Clustered housing should be encouraged to preserve open space.

### **Open Space:**

- 35% (minimum) shall be kept as Open Space including: Parks, Cemetery, Buffers, Wetlands, Ponds and Trails (Walking, Pedestrian, Bicycle and Equestrian).
- Density reduction may also be recognized as additions to open space (i.e. for each dwelling unit of voluntary reduction, 5 acres will be counted as open space)

### **Road Access:**

- 2 Accesses via Rouleau Road - Public Road
- 2 Accesses via Roche Harbor Road - Public Road
- Multiple access via (current) service road between the Roche Harbor water treatment plant and Rouleau Road - (Private Road)
- Non-motorized access should be encouraged via a trail system connecting adjacent Resort and Residential areas.

### **Water:**

- Individual and small community well systems are permitted. Community well systems are encouraged to promote conservation of groundwater resources.
- Connections to Roche Harbor Water System may be allowed if approved by the State Dept. of Health.
- Pond systems shall be encouraged to encourage wildlife, allow for open space and permit surface water capture for subsequent irrigation and other suitable purposes.

### **Sewer:**

- Individual and small community sewer systems are permitted. Community sewer systems are encouraged to promote protection of watersheds from a proliferation of multiple drainfields.
- Wastewater treatment and reuse shall be encourage for irrigation and other suitable purposes.

### **Allowable Uses:**

- Uses permitted under Rural Residential as defined under San Juan County comprehensive plan.
- Parks and trail systems (non-motorized) are encouraged to provide open space, encourage a sense of community and reduce vehicle traffic.

## **Area: South Rural Farm-Forest**

- 1,430 acres currently owned by Roche Harbor Ltd Partnership in the area: South of Roche Harbor Road.

### **Designation:**

- Rural Farm Forest - 10 (change from a current designation of 460 acres of R-2 and 970 acres of R-10)

### **Dwelling Units:**

- 143 Units - (reduction in density of 184 units from an existing designation of 327 units)

### **Density:**

- Average density of 10 acres per dwelling unit. Clustered housing should be encouraged to preserve open space and protect Roche Harbor Lake watershed

### **Open Space:**

- 35% (minimum) shall be kept as Open Space including: Parks, Buffers, Wetlands, Lake, Watershed and Trails (Walking, Pedestrian, Bicycle and Equestrian).
- Density reduction may also be recognized as additions to open space (i.e. for each dwelling unit of voluntary reduction, 10 acres will be counted as open space)

### **Road Access:**

- 2 Accesses via Roche Harbor Road - Public Road
- Single Access via Three Corner Lakes - Public Road
- Single Access via West Valley Road & DNR lands - Public Road
- Non-motorized access should be encouraged via a trail system connecting nearby Resort, National Historic Park and Residential areas.

### **Water:**

- Individual and small community well systems are permitted. Community well systems are encouraged to promote conservation of groundwater resources.
- Connections to Roche Harbor Water System may be allowed if approved by the State Dept. of Health.
- Pond systems shall be encouraged to encourage wildlife, allow for open space and permit surface water capture for subsequent irrigation and other suitable purposes.

### **Sewer:**

- Individual and small community sewer systems are permitted. Community sewer systems are encouraged to promote protection of watersheds from a proliferation of multiple drainfields.
- Wastewater treatment and reuse shall be encourage for irrigation and other suitable purposes.

### **Watershed Development**

- All activities within Roche Harbor Watershed shall recognize the sensitive nature of the surface water supply for the Roche Harbor Water System. Design, development, use and subsequent monitoring shall comply with state guidelines for residential, agricultural and forestry practices within a watershed used for surface water supply to a public water system.

### **Allowable Uses:**

- Uses permitted under Rural Farm-Forest as defined under San Juan County comprehensive plan.
- Parks and trail systems (non-motorized) are encouraged to provide open space, encourage a sense of community and reduce vehicle traffic.

### Summary of Roche Harbor Resort GMA Planning Alternatives

Current Designation					
Parcel	Class	Area Description	Acres	Density	Units
U	Urban	Resort	35	0.16	219
S	Suburban	Resort	62	0.50	124
3	R-2	S. of Quarries	70	2.00	35
2	R-2	Airport & Surrounding	190	2.00	95
			<u>357</u>	<u>0.76</u>	<u>473</u>
1	R-2	N. of Skyways	165	2.00	83
4	R-5	Blwn Roche & Roulou	285	5.00	57
			<u>450</u>	<u>3.23</u>	<u>140</u>
5	R-10		920	10.00	92
6	R-2		460	2.00	230
7	R-10		50	10.00	5
		S. of Roche Harbor R	<u>1,430</u>	<u>4.37</u>	<u>327</u>
Total			<u>2,237</u>	<u>2.30</u>	<u>939</u>

Village Plan				
Area Description	Acres	Density	Units	Change
Village Resort	154	1.23	125	(94)
Village Center	40	0.50	80	(44)
Village Support	40	-	-	(35)
Airport (to reconcile)	25	-	-	(95)
<u>259 1.26 205 (268)</u>				
Village Residential	200	1.00	200	118
Recreation Residential	348	2.00	174	117
<u>548 1.47 374 235</u>				
Rural Residential	530	3.31	160	68
Forest Resource	900	-	-	(230)
<u>(5)</u>				
S. of Roche Harbor Rd.	<u>1,430</u>	<u>8.94</u>	<u>160</u>	<u>(167)</u>
Total			<u>2,237</u>	<u>3.03 739 (200)</u>

MPR Proposal				
Area Description	Acres	Density	Units	Change
Master Planned Resort	<u>357</u>	<u>0.78</u>	<u>457</u>	<u>(16)</u>
R-2 (no change)	165	2.00	83	-
R-5 (no change)	285	5.00	57	-
<u>450 3.23 140 -</u>				
Rural Farm-Forest-10	920	10.00	92	-
Rural Farm-Forest-10	460	10.00	46	(184)
Rural Farm-Forest-10	50	10.00	5	-
S. of Roche Harbor Rd.	<u>1,430</u>	<u>10.00</u>	<u>143</u>	<u>(184)</u>
Total			<u>2,237</u>	<u>3.03 740 (200)</u>

**Benefits of MPR Proposal vs. Village Plan:**

Roche Village is one of the most controversial aspect of current SJC comp. plan  
 MPR proposal is supported by Owners and Community (who oppose the village plan)  
 Smaller core area than Village plan (MPR of 357 acres vs. Village of 780 acres)  
 No commercial activity outside of Resort area  
 Both alternatives provide a 200 dwelling unit voluntary density reduction.  
 MPR creates no transfer of density between areas.  
 MPR designation is recognized State GMA definition  
 MPR proposes very little change from current designations and densities  
 All designations in MPR plan exist in current proposed SJC comp plan

# Proposal to change Roche Harbor Village Plan to Master Planned Resort

*Presented to Roche Harbor Neighborhood Association - April 25, 1996*

Roche Harbor ownership is proposing to modify the existing Roche Harbor Village Plan, from a Village designation to a Master Planned Resort designation.

## **What is Master Planned Resort:**

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

Permitted uses in an MPR are less permissive than Village designation. The most significant impact will be that commercial activities will be permitted in an MPR only if they are related to the activities of the resort.

## **Why change from Village to MPR now:**

The essential elements (Rural feeling, open space, historical preservation, sense of community) of the Village plan will remain in the MPR. The Roche Harbor Village plan (in its present form) is one of the most controversial aspects of the current SJC Comp plan. We believe this change is a reasonable compromise which satisfies neighbors concerned about the Village plan and addresses the needs of Roche Harbor as a viable entity.

## **What are the key changes from Village to MPR:**

- MPR area is substantially smaller than Village (MPR of 357 acres vs. Village of 780 acres). See summary of plan alternatives on next page
- No commercial activity would be allowed out side of the MPR boundaries, the Village plan promoted a separate Village Support area for non-resort commercial activities.
- A separate Village core was proposed under the Village plan, no Village is proposed under MAR
- Commercial activity must be related to the Resort activities under the MAR proposal
- MAR proposal creates no transfer of density between areas within RH ownership, the Village plan promoted a transfer of density
- The residential areas north and south of the Airport are left unchanged in the MPR proposal, the Village plan modified the densities in these areas.
- The Village plan promoted a dedicated Forest preserve of 930 acres, the MPR proposal instead adopts a Rural-Farm-Forest-10 designation for all 1430 acres south of Roche Harbor Road

## **What happens next:**

The detail of the MPR plan as presented here, will be delivered to SJC planning by May 1, 1996. Planning will review and make their comments. The Planning Commission will then review and propose adoption or modification. The SJC Board of County Commissioners will then review and adopt or modify as they see fit. Additional public hearings may be required prior to consideration of the proposed changes

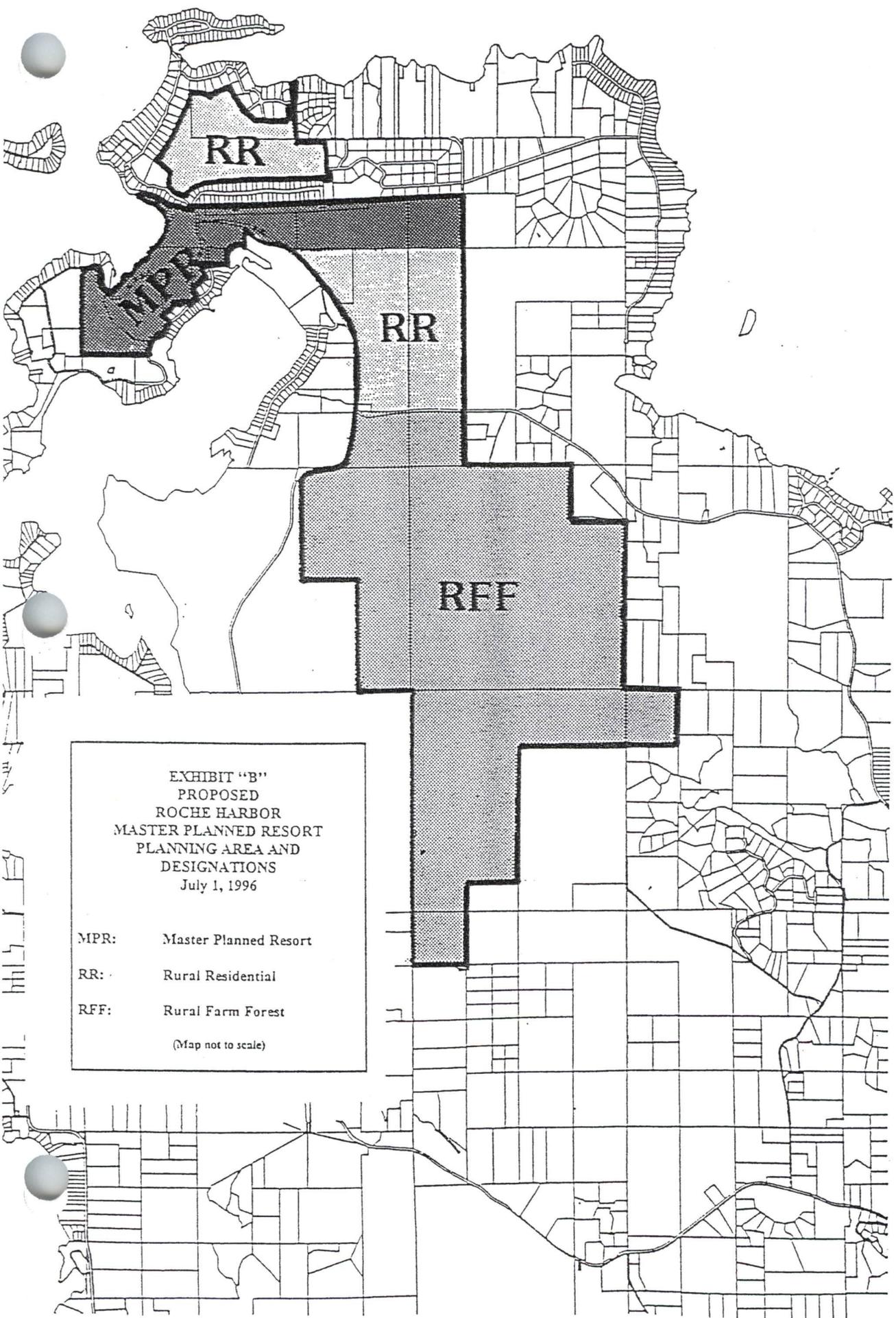


EXHIBIT "B"  
PROPOSED  
ROCHE HARBOR  
MASTER PLANNED RESORT  
PLANNING AREA AND  
DESIGNATIONS  
July 1, 1996

MPR: Master Planned Resort  
RR: Rural Residential  
RFF: Rural Farm Forest

(Map not to scale)

# BUCK & GORDON

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PROJECT MANAGER  
DANIELLE L. HILDEBRANDT

## MEMORANDUM

TO: Brent Snow  
FROM: Amy Kosterlitz  
DATE: April 24, 1996  
RE: Master Planned Resorts -- Language for SJC Comp Plan

We recommend that the language on Master Planned Resorts at Policies Section 2.3A.2.12 of the San Juan County's Comprehensive Plan Land Use Section be replaced and expanded with a separate section, as follows:

### 2.3\_\_ Master Planned Resort Policies

Goal: The county's resort areas are important to tourism and the county's economy and they provide numerous and varied recreational opportunities for county residents and visitors. Historically important resort areas include the Roche Harbor Resort on San Juan Island and the Rosario Resort on Orcas Island. Encourage the continued viability of existing resort communities such as Roche Harbor and Rosario through designation as Master Planned Resorts and allow development of new Master Planned Resorts where the Comprehensive Plan criteria are met.

#### Policies 2.3\_\_ 1-7

1. Resorts which are self-contained and fully integrated, in a setting of significant natural amenities and with a primary focus on destination resort facilities consisting of short-term visitor accommodations, associated with a range of developed on-site indoor and outdoor recreational facilities, may be designated Master Planned Resorts.

2. Master Planned Resorts may contain other residential uses within their boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

3. Master Planned Resorts may contain development that constitutes urban growth outside of an Urban Growth Area (UGA).

4. New resort development in a Master Planned Resort, which development exceeds 4,000 square feet of gross floor area in any one year period, shall be approved as a Planned Unit Development (PUD), subject to the County's PUD process. To the extent not already addressed by the PUD criteria, approval of Master Planned Resorts should take into account the following factors:

Util. - 73  
155447

a. Aesthetic, visual and environmental considerations to provide appropriate siting of buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural, historic and other important features;

b. Location and design of improvements and activities in such a manner as to minimize adverse effects of the resort on surrounding lands;

c. Impacts on transportation facilities and other capital facilities and services;

d. Water quantity and quality, including stormwater management;

e. Location specific standards to retain and enhance resort character;

5. No new urban or suburban land uses should be allowed in the vicinity of Master Planned Resorts, except in areas otherwise designated as UGAs or activity centers in the county's Comprehensive Plan.

6. Master Planned Resorts should be developed consistent with the county's development regulations for critical areas.

7. Master Planned Resorts should not be located on land that would otherwise be designated forest or agricultural under the Comprehensive Plan unless a finding is made that the land is better suited, and has more long-term importance for the Master Planned Resort than for the commercial harvesting of timber or agricultural production.

Exhibit C

1303 East Lynn  
Seattle, WA., 98102  
March 23, 1996

Ms. Laura Arnold, Director,  
San Juan County Planning Department  
Post Office Box 947  
Friday Harbor, WA. 98250

Re: Roche Harbor Comp Plan Designation

Dear Ms. Arnold:

I understand that Brent Snow, on behalf of the 2200 acre Roche Harbor Resort ownership, has explained to you their desire that the Activity Center be designated a Master Planned Resort of some 372 acres under the new Comp Plan, not a Village; and that the surrounding acreage be designated partly Rural Residential and partly Rural Farm-Forest.

Further, I understand they will shortly be presenting to you their Hewitt-Isley Roche Harbor Activity Center Recommendations revised to adjust to these changes.

As you know, there were petitions signed by some 250 taxpayers in the Roche Harbor area opposing the Village designation, urging the modification which the owners now request. (There were additional signatures, incidentally, which were received too late to meet the public input deadline). Those petitions were developed by my wife and myself.

We are confident that we speak for those taxpayers in supporting the changes as proposed by the owners, who now see no need for and do not want a "Village" designation. And we are confident that we speak for those taxpayers in opposing any enlargement of the Master Planned Resort designation to permit any activities not clearly "in support of the recreational nature of the resort."

We write this letter to explain this position.

The heart of the opposition to the Village has been concern over the commercialization which would be permitted by the Village designation—regardless whether implemented now or in the indefinite future. Simply designating a smaller "Village", no matter how carefully planned, does not address this problem. The Master Planned Resort designation does address it—provided the permitted activities are restricted to those directly related to a resort, as such. Not allowable would be such uses as professional offices, light industry, and commercial and retail activities not directly related to the resort.

Certainly, the Roche Harbor Resort should have the flexibility to be viable, as a resort. It must not become a development incidental to the potential general commercial market center which would be permissible and is inherent in a Village designation.

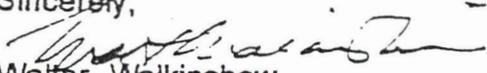
The Mission and Vision Statements of both the County Commissioners and the draft Comp Plan emphasize maintenance of the area's quality of life and of its rural environment as fundamental. Any commercialization of the Roche Harbor area beyond what is directly related to the recreational functions of the Resort does violence to those basic principles. No matter how carefully planned, a "Village" designation opens the door to what in effect would be commercial sprawl on San Juan Island and to destruction of the rural environment of its north end. That is the issue which has been at the heart of the opposition.

The requested changed designation does not mean the Hewitt-Isley recommendations should be completely abandoned. Those recommendations merely should be adjusted, as the owners now propose, retaining the basic principles of careful planning to implement the Mission and Vision Statements, and at the same time recognizing the predominant wishes of the community affected.

We who have been leading the most vocal opposition to the Village designation strongly feel the owners' present proposal is substantially more respectful of and consistent with the Mission and Vision statements. A Master Planned Resort designation, without enlarging permitted uses to allow commercial and other activities not clearly and directly related to the functions of a resort—represents a consensus of those most affected—the owners of the Resort and its related 2,000 acres, and the substantial number of area taxpayers signing the Petition—in the broadest sense, the Roche Harbor community. Adoption of this consensus will minimize the present bitterness and divisiveness, and the negative impacts of prolonged further dispute and potential litigation.

The Roche Harbor Resort ownership's new proposals are a compromise that has been negotiated between them and those of us who have taken the lead in opposing the Village concept. We urge that you adopt their new recommendations, unchanged, and that you recommend their adoption to the Planning Commission and to the Board of County Commissioners.

Sincerely,

  
Walter Walkinshaw

cc: Darcie Nielsen  
Planning Commission  
County Commissioners  
Brent Snow  
George Steed