



6.0 LAND USE REQUIREMENTS

The San Juan County Code allows a certain degree of flexibility with regard to the development standards for Master Planned Resorts under 18.60.190 B. Likewise, specific land use and development standards for each component of a Master Planned Resort are a key requirement of the San Juan County Code, which requires "a listing of the proposed additional allowable uses and maximum density of the MPR...and a discussion of how these uses and their distribution meet the needs of the Resort and its patrons" (SJCC 18.90.060 C.4). Accordingly, this chapter identifies and explains development density requirements and allowable uses for each salient portion of the Resort.

6.1 LAND USE AND DEVELOPMENT STANDARDS

With the exception of the two Cliffhouse Court single-family residences and the employee housing units, all of the proposed Resort units are planned as either vacation rentals (hotel units) or seasonal condominium units potentially available as vacation rentals when not occupied by the owner or an owner in the case of fractionally-owned units. Density as it applies to the Rosario MPR includes a combination of vacation units and employee housing units. The total number of non-employee units proposed is 319. This includes the two Cliffhouse Court units, the hotel units in the proposed Mansion Annex and the existing and proposed vacation condominium units planned for the Resort Core and the

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Hillside areas. In addition, the Plan proposes a total of 60 employee housing units, which includes the existing 20 units plus 40 new units. The total number of units combined is 379 units. The total land area within the boundary of the area covered by this Master Plan is about 99 acres, including the Hilltop parcel and excluding the Scharnhorst and Geiser/Meade parcels. The result is an overall unit density of about 3.8 units per acre over the entire proposed Master Plan Resort area. This density is not a residential density. Residential density does not apply to this MPR since all the proposed units are either vacation condominium units, guest rooms or employee housing units, none of which are intended for long-term residential occupancy.

For planning purposes, the Resort has been divided into four areas, the Resort Core, the Hillside, the Utility Tract and the Hilltop, (see Figure 6.1-1). A description of the number and type of units proposed for each of these areas is provided below and in Table 6.1-1. The unit density per planning area varies from no units per acre in the Utility Tract to about 8 units per acre in the Resort Core. For the purposes of establishing development limits under this Master Plan, a maximum number of units by type for each planning area has been established and is shown in Table 6.1-1. The total maximum number of units is 379, which is the combined total of single-family homes (2 Cliffhouse Court units), vacation units (317 hotel rooms and condos) and employee housing (60 units), resulting in a gross density of about 3.8 units per acre within the Master

Planned Resort.

Development standards and limits, including the maximum allowable number of units by type for each planning area, amount of required open space, and bulk and dimensional standards are set forth below. Allowable uses by planning area are described below and set forth in Table 6.2-1, which is adapted from Table 3.1 in the San Juan County Unified Development Code.

6.1.1 Resort Core - 16 acres.

The 16-acre Resort Core will remain the center of activity for the Master Planned Resort (see Figure 6.1-1). Existing uses in the Resort Core include restaurant, bar and Spa facilities and museum located in the Moran Mansion, a bar and grill type restaurant near the Green, 44 guest accommodations adjacent to the Mansion, and a small convenience grocery serving boaters and resort guests located near the conference center. A 34-slip marina is located on the shoreline adjacent to the Resort Core. The Resort Core is also the site of most of the remaining historic elements from the days of the Moran ownership.

Existing recreational activities that regularly take place in the Resort Core area include boating, swimming in one of the three pools (two outdoor and one indoor), picnicking and sunbathing along the beach or on the Green adjacent to the Figure 8 Lagoon. Event-related activities include weddings and private and Resort sponsored indoor and outdoor social events.

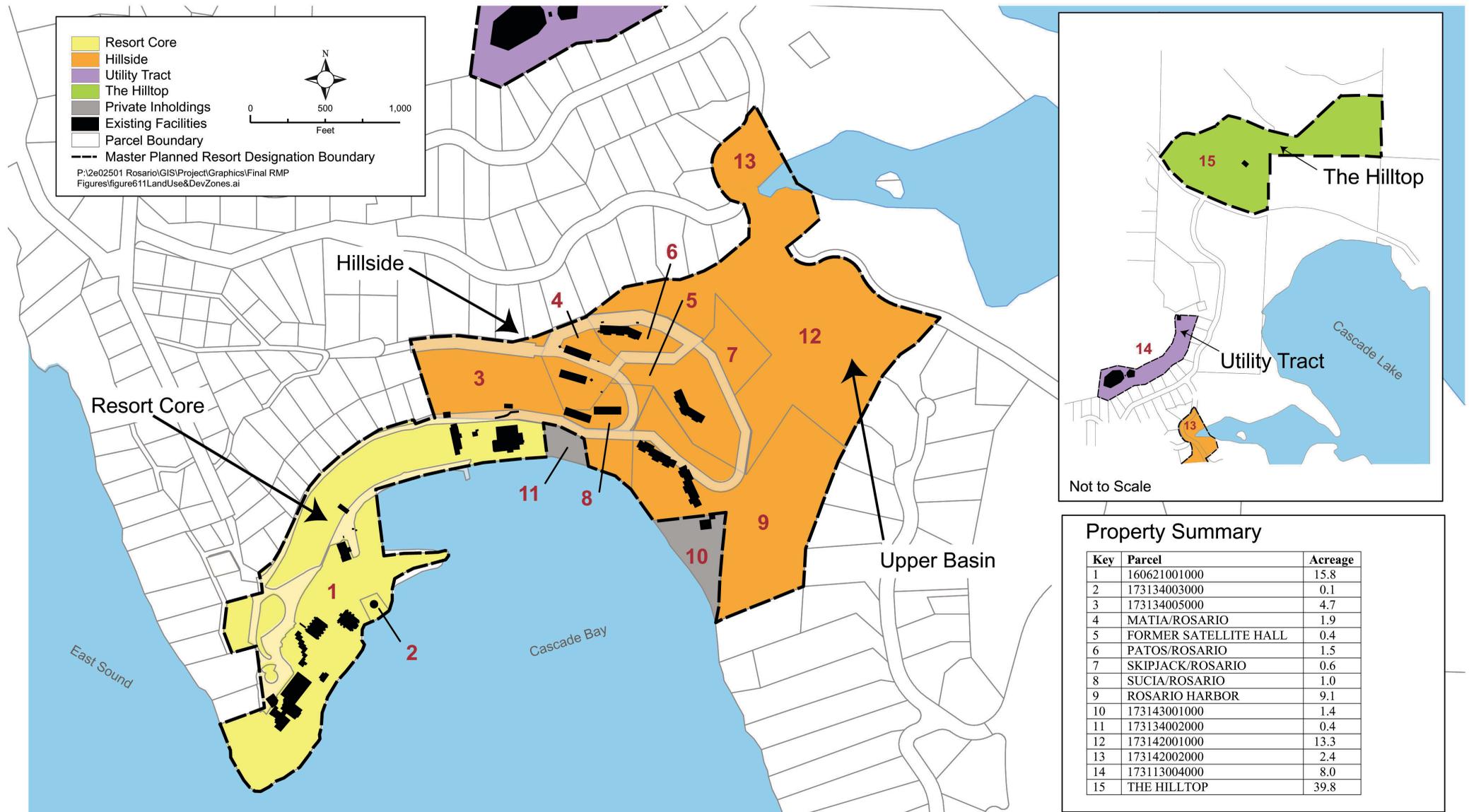


Figure 6.1-1: Land Use and Development Zones

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The Resort Core continues to function as the center of activity for the Resort. When completed, the Resort Core will have up to 97 guest accommodations including guest rooms and vacation condominiums, additional resort-related retail space and two single-family residences (Cliffhouse Court). An expansion of the marina to a total of 165 slips is also planned subject to approval of the necessary federal, state and local permits.

The range of existing recreational and event-related activities would continue under this Plan and the Resort Core will remain the location of the greatest range of activity. Allowable uses include: Resort lodging; commercial dining and refreshments; lectures; live entertainment; Spa; automobile and bicycle rental; retail shops; personal services; catered conferences; personal wireless communications service facilities; and other recreation.

Facilities that meet the particular needs of boaters will be provided at the Marina, such as fuel and provision sales, showers and laundry, and vessel services such as holding tank pump-out, limited repairs, and yacht cleaning. In addition, the Resort and concessions will offer sailing instruction and competition; kayaking tours and rentals; scenic tours such as whale watching, sailing, and scuba diving instruction; and equipment and other commercial ventures. Other outdoor recreational activities will be provided at the Marina Activity Center, such as bicycle rentals.

Development within the Resort Core will be located generally as shown on the Resort Conceptual Plan, Figure 4.1-1. The vacation accommodations will be clustered at the Mansion end and at the existing conference center end of the Resort Core (the conference center will be removed). The area in the middle will remain as community recreation open space (The Green). The existing lawn, pathways and Figure 8 Lagoon will be retained and renovated as necessary to assure their continued function. A small cluster of Resort commercial retail and service retail space is planned at the existing conference center end of the Resort Core. Master Plan development standards for the Resort Core are provided in Tables 6.1-1 and 6.2-1 and in Chapter 5 of this Master Plan. In addition to the standards in the Master Plan, development in the MPR is subject to the applicable provisions of Title 18 of the San Juan County Code and Conditions of Approval listed in Appendix I of this RMP and in Chapter 7.

6.1.2 The Hillside - 36 acres

The 36-acre Hillside area is currently developed with a total of eight two-story buildings that together contain 135 vacation condominium units each configured for the most part as a guest room. Of these eight buildings, Cascade Harbor Inn operates two buildings with a total of 48 condominium units all owned by one individual. The remaining six buildings include a total of 87 units, all of

which are in individual single ownership with most owners owning more than one unit. Most of the units in these six buildings are managed as transient accommodations by Rosario Resort.

In addition to the eight buildings described above, a ninth building located on what is referred to as the Satellite Hall tract, houses Resort support services, including the laundry and maintenance services. There are no guest rooms in this building.

This Master Plan proposes a total of 220 units on the Hillside property. The 220 units would include the existing 135 units plus a 48-unit expansion of Cascade Harbor Inn, plus 37 cottage style vacation or seasonal condominium units. Twenty-one of the cottage style units would be detached cottages (Woodland Cottages) located in the upper basin with separate driveway access and greater privacy. The remaining 16 units would consist of four clusters of detached or attached cottage-style units. One of these clusters will replace the Resort support building on the Satellite Hall tract. At full build-out, the Hillside area would have a gross density of about 6 units per acre.

With the removal of the Resort support structure on the Satellite Hall tract, and its conversion to vacation/seasonal condominium uses, the Hillside area will generally be limited to vacation/seasonal condominiums, community open space, trails, and recreational activities, including the existing tennis court.

Development within the Hillside area will be located generally as shown on the Resort Conceptual Plan, Figure 4.1-1. With the exception of the Woodland Cottages, vacation condominiums will be clustered to take advantage of existing relatively level bench-type features that were created for a previously approved condominium development on the otherwise steeply sloping terrain of the Hillside area. Community open space areas will generally be left natural. Existing trails will be maintained and improved, as necessary, and new trails will be developed to improve access from the Hilltop area through the Hillside area to the Resort Core.

Master Plan development standards for the Resort Core are provided in Tables 6.1-1 and 6.2-1 and in Chapter 5 of this Master Plan. In addition to the standards in the Master Plan, development in the MPR is subject to the applicable provisions of Title 18 of the San Juan County Code and Conditions of Approval listed in Appendix I of this RMP and in Chapter 7.

6.1.3 Utility Tract - 8 acres

The eight-acre Utility Tract is currently the site of the Rosario Utilities sewer treatment facilities and water treatment plant. Rosario Utilities is a privately owned sewer and water utility that serves the Resort and adjoining residential areas and Moran State Park. No vacation units or resort related development is proposed on the Utility Tract. Under this Resort Master Plan, the Utility Tract will

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continue to be used for utility purposes. Expansion of the sewer treatment plant and the water works is anticipated and planned for on the Utility Tract site. No other uses are planned on this site.

6.1.4 The Hilltop - 39 acres

The 39.8-acre Hilltop area is currently developed with 20 units of employee housing in a single-story dormitory building occupied by up to 40 employees. Additional development includes a parking area and informal outdoor recreation area with a fire pit. The site is accessed by a gravel road off of Olga Road. The Hilltop area is the proposed site for 40 units of additional employee housing, which would bring the total number of employee housing units to 60. Each unit will house up to two employee occupants. No other types of resort lodging units are planned on this site. The gross density of the employee housing at build-out will be about 1.5 units per acre. In addition to employee housing, the Hilltop area will include on-site employee support services, including food and related service, indoor recreation facilities, and parking. An existing trail that would be improved as part of the Resort expansion connects the employee housing area to the Resort Core.

In addition to employee housing and support services, the Hilltop area is planned as the location for other Resort support services including Resort and utilities administration, laundry, indoor and outdoor storage, maintenance, housekeeping, and landscaping. In addition,

remote/long-term/fleet/surge parking for Marina and Resort users will be available at the Hilltop.

Master Plan development standards for the Hilltop are provided in Tables 6.1-1 and 6.2-1 and in Chapter 5 of this Master Plan. In addition to the standards in the Master Plan, development in the MPR is subject to the applicable provisions of Title 18 of the San Juan County Code and Conditions of Approval listed in Appendix I of this RMP and in Chapter 7.

6.2 DEVELOPMENT APPROVALS AND ALLOWABLE USES

The types of uses proposed in each of the four planning areas of this Master Plan are described in the previous sections. In addition to these anticipated uses, other uses may be appropriate for location in the Rosario Master Planned Resort in the future. Table 6.2-1 contains a list of uses that could be located in specific areas of the Resort with appropriate County review and approval. No amendment to the Master Plan would be needed to add uses from this list as part of a Planned Unit Development application. However, while no amendment to the Plan would generally be required, the incorporation of additional uses from the table requires Planned Unit Development approval and possibly, shoreline permit approval, as described below. Planned Unit Development review would require that any uses proposed from the table be generally consistent with the Plan and compatible with existing and proposed uses under the Plan.

Development Approvals

Under the provisions of the County's Uniform Development Code, Planned Unit Development approval is required for all development in the Master Planned Resort area. In addition, County Shoreline permit approval is required for all development located within 200 feet of the shoreline of Cascade Bay or Cascade Lake, unless otherwise exempt. Both of these approvals are subject to Notice of Application requirements, additional environmental review under SEPA, and a public hearing before the County Hearing Examiner. Development approvals are described in greater detail in Section 7.2 of this RMP.

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Table 6.1-1: Rosario Resort Master Plan Development Standards

Development Standards	Resort Core	Hillside	Utility Tract	Hilltop	Resort Total
	15.8 ac	36.1 ac	8.0 ac	39.2 ac	99.1 ¹
Maximum number of vacation/seasonal units:	99	220	0	0	319
Units/Acre:	6.2	6.1	0	0	3.2
Maximum Number of Employee Housing Units:	0	0	0	60	60
Units/Acre				1.5	1.5
Minimum Lot Area ²	Area Appropriate to Proposed Use	Area Appropriate to Proposed Use	N/A	Area Appropriate to Proposed Use	
Minimum Building Setbacks:³					
Front Yard - Private Road (feet)	5	5	5	5	
Front Yard - Public Road (feet)	20	20	20	20 ¹¹	
Side and Rear Yard (feet)	5	10	10	10	
Building Massing:					
Maximum Building Height (feet): ⁴	35	35	35	35	35
Maximum Floor Area New Building Construction ⁵ :	289,000 sf	112,000 sf	4,000 sf ⁶	50,000 sf	455,000 sf
Maximum Building Foot Print New Building Construction ⁵ :	124,000 sf	92,000 sf	4,000 sf ³	25,000 sf	245,000 sf
Maximum Building Envelope Size: ⁷	100 %	100 %	N/A	100 %	
Maximum amount of impervious surfaces⁸:	7.1 ac	9.0 ac	3.2 ac	5.8 ac	25.1 ac
Percent Coverage	45%	25%	40%	15%	25%
Minimum Required Community Open Space⁹:	6.3 ac	21.6 ac	N/A ¹⁰	27.4 ac	55.3 ac.
Community Open Space Percent:	40%	60%		70%	56%

Table 6.1-1: Rosario Resort Master Plan Development Standards (continued)

NOTES:

¹Total equals original MPR area (59.9 ac.) plus Hilltop area (39.2 ac) minus Scharnhorst (1.4 ac) and Geiser/Meade properties (0.4 ac.). Acreages based on Assessor’s tax parcel records.

²With the exception of the two Cliffhouse Court units, no single-family residential lots are allowed. Condominium tracts, open space and other non-residential tracts may be approved either by subdivision or binding site plan as part of the Planned Unit Development approval for a phase or phases of the Resort. Lot or tract size shall be appropriate to the purpose for which it is being created.

³Pursuant to the notes in Table 6.1 of the SJCC Unified Development Code, setbacks do not apply to mailboxes, wells, pump houses, bus shelters, septic systems and drainfields, landscaping including berms, utility apparatus such as poles, wires, pedestals, manholes, and vaults, and other items approved by the administrator. Fences are also exempt from setback requirements, except when impairing safe sight lines at intersections, as determined by the County engineer. Setbacks from roads shall be measured from the edge of the road right of way or easement in the case of private roads. This measurement shall be to a line parallel to and measured perpendicular from the appropriate line. Side and rear yard lines are measured from the edge of the property in the same manner as street setbacks. Notwithstanding the side and rear yard setbacks shown in the table, side and rear yard setback from the exterior boundary of the MPR shall not be less than 10 feet.

⁴Maximum building heights shall be as set forth in this table provided that where the height limits of the shoreline program are more restrictive, the height limit of the shoreline program shall prevail, and provided further that notwithstanding any other height limitations, the height of the Mansion Annex may be greater than 35 feet but no higher than the height of the roof ridge of the existing Moran Mansion structure.

⁵Floor area and building footprint estimates based on redevelopment program plus 25% overage factor to account for data inaccuracies as well as design-required modifications such as decks, utility structures, storage buildings, etc.

⁶Buildings only. Exterior water and sewer treatment facilities such as storage tanks, ponds, sand filters are not included.

⁷Maximum building size (three dimensional building envelope) is measured as a percentage of the largest existing structure on October 3, 2000 that is located within a particular activity center. Structures larger than the maximum allowed may be authorized as part of the Planned Unit Development approval process.

⁸Impervious surfaces are defined in the San Juan County Unified Development Code. The design of new buildings and structures and of the stormwater management system shall conform to the Best Management Practices set forth in the most current edition of the Washington State Stormwater Management Manual and in addition shall include, to the extent practicable, the Low Impact Development techniques and Innovative Stormwater Management Practices promulgated by the Puget Sound Water Quality Action Team.

⁹Community open space is an open space area(s) for use by resort visitors and guests. Community open space may be undeveloped natural open space or open space developed with lawns, paths, benches and picnic shelters but free of buildings and generally free of impervious surfacing except for paths, picnic shelters, promenades, plazas and similar outdoor community spaces. Limitations on the hours of use or type of use of community open space may be imposed for safety or security purposes, such as limiting use after dark or use by motorized vehicles; or for privacy concerns to reserve a portion of the community open space from time to time for a private or resort sponsored event not open to the general public such as a wedding. Not all areas free of impervious surfacing would be designated as community open space. Areas free of impervious surfacing around buildings, adjacent to decks and patios, along roadways and at similar locations considered private or semi-private would not be considered community open space. These areas make up the difference between the maximum amount of impervious surfacing allowed and the minimum amount of community open space required. The nature and character of individual community open space areas will be established as part of the PUD approval process.

¹⁰No community open space is provided at the Utility Tract. Public safety and water quality concerns require that access to the Utility Tract be limited to utility purposes only.

¹¹A sight obscuring vegetative buffer shall be maintained between Olga Road and development on the Hilltop parcel. If the existing natural vegetation does not provide a year round visual barrier, additional native plant materials shall be selected and planted in a naturally appearing arrangement that provides the required year-round visual barrier.

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Table 6.2-1: Rosario Resort Master Plan Land Uses ^{1,2,3}

Commercial Uses	Resort Core	Hillside	Utility Tract	Hilltop
<u>Owner and Guest Accommodations:</u>				
Bed and Breakfast Inn or Residence	PUD ²	PUD	No	No
Hotel/Motel/Condominiums (vacation, seasonal and transient units only)	PUD	PUD	No	No
<u>Visitor and Guest Goods and Services:</u>				
Restaurants (eating/drinking establishments)	PUD	PUD	No	No
Light Food Restaurants (eating establishments)	PUD	PUD	No	No
Resort and Guest Oriented Retail Sale and Personal and Professional Services	PUD	PUD	No	No
Outdoor Events, Sales, Shows and Vendor Stands with Non-Resort Exhibits or Sellers.	PUD	PUD	No	No
Day Care Services	PUD	PUD	No	No ⁴
Personal Wireless Communications Facilities	PUD	PUD	PUD	PUD
Unnamed Resort Related Commercial Uses ¹	Director	Director	Director	Director
<u>Marina and Marine Related Services:</u>				
Marina ⁷ (maximum 164 slips)	PUD	No	n.a.	n.a.
Float-Plane Dock	PUD	No	n.a.	n.a.
Fuel Dock	PUD	No	n.a.	n.a.
Marine Services and Activities	PUD	No	No	No
Tour Boat Terminal	PUD	No	n.a.	n.a.

Table 6.2-1: Rosario Resort Master Plan Land Uses ^{1,2,3} (continued)

Industrial Uses	Resort Core	Hillside³	Utility Tract	Hilltop
Maintenance and Resort Support Facilities:				
Non-commercial Composting	PUD	PUD	PUD	PUD
Fuel Storage and Dispensing (resort or marina use only)	PUD	No	PUD	No
Outdoor Storage Yards	PUD	PUD	PUD	PUD
Repair and Light Manufacturing	PUD	No ³	PUD	PUD
Warehouse	PUD	No	PUD	PUD
Recycling Center	No	No	PUD	PUD
Recycling Collection Point	PUD	No	PUD	PUD
Unnamed Industrial Uses ¹	Director	Director	Director	Director
Institutional Uses	Resort Core	Hillside	Utility Tract	Hilltop
Resort Related Institutional Uses:				
Employee Cafeteria	PUD	No	No	PUD
Community Facility (including Community Club or Community Organization Assembly Facility)	PUD	No	No	No
Emergency Services	PUD	PUD	PUD	PUD
Interpretive Center	PUD	PUD	No	No
Museum	PUD	No	No	No
Post Office	PUD	No	No	No
Religious Assembly Facility	PUD	No	No	No
Unnamed Institutional Uses ¹	Director	Director	Director	Director
Recreational Uses	Resort Core	Hillside	Utility Tract	Hilltop⁵
Resort Recreational Areas (see also Commercial and Transportation uses):				
Indoor Recreation Facilities	PUD	PUD	No	No
Outdoor Recreation Facilities (tennis courts, swimming pools, paddleboats, playing fields etc.)	PUD	PUD	No	No
Unnamed Recreational Uses ¹	Director	Director	Director	Director

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Table 6.2-1: Rosario Resort Master Plan Land Uses ^{1,2,3}(continued)

Residential Uses	Resort Core	Hillside	Utility Tract	Hilltop
Caretaker Apartment (residence for resort management such as within the hotel) ⁶	PUD	PUD	No	PUD
Employee Housing (dormitory style w/ or w/o private bathroom facilities, no kitchens)	No	No	No	PUD
Unnamed Residential Uses ¹	Director	Director	Director	Director
Transportation	Resort Core	Hillside	Utility Tract	Hilltop
Helipad (emergency use only)	PUD	No	No	PUD
Parking Lot, commercial	PUD	No	No	PUD
Parking Lot, non-commercial	PUD	PUD	PUD	PUD
Streets, Private and Public	PUD	PUD	PUD	PUD
Tour and Excursion Facilities	PUD	No	No	No
Trails and Paths, public	PUD	PUD	No	PUD
Unnamed Transportation Uses ¹	Director	Director	Director	Director
Utilities	Resort Core	Hillside	Utility Tract	Hilltop
Commercial Power Generation Facilities	PUD	PUD	PUD	PUD
Sewerage Treatment Plant	No	No	PUD	No
Water Utility Treatment Plant, Headworks, and Storage Tanks	No	PUD	PUD	PUD
Sanitary Waste Pumpout for Boats	PUD	No	No	No
Utility Transmission and Distribution lines	PUD	PUD	PUD	PUD
Utility Facilities	PUD	PUD	PUD	PUD
Utility Substation	PUD	PUD	PUD	PUD
Unnamed Utility Uses ¹	Director	Director	Director	Director
Agricultural Uses and Activities	Resort Core	Hillside	Utility Tract	Hilltop
Forest Practices Associated with Approved Development Activity Only.	PUD	PUD	PUD	PUD
Plant Nursery	No	No	No	PUD
Retail Sales of Agricultural Products	PUD	No	No	No
Unnamed Agricultural and Forest Uses ¹	Director	Director	Director	Director

Table 6.2-1: Rosario Resort Master Plan Land Uses ^{1,2,3}(continued)

NOTES:

¹As provided in section 18.30.060A SJCC, allowable uses and their locations within a Master Planned Resort are determined during the development of the Master Plan. Subsequent changes in uses or in the location of allowable uses within Master Planned Resorts (MPR) are handled through amendment to the Master Plan. This table lists the allowable uses and their possible location by planning area for the Rosario Resort MPR. Pursuant to section 18.30.060E any new development and any new phase of development in a Master Planned Resort requires Planned Unit Development approval. Uses in the table that are identified by the letters “PUD” may be allowed in specifically identified area within the Rosario Resort MPR with Planned Unit Development approval. Uses identified as No are not allowed in the specifically identified area without a plan amendment. Uses identified as n.a. are not applicable and therefore are considered as not allowed. Uses listed in the table are representative of uses allowed within the MPR. The unnamed use category in the table contains the designation Director. Unnamed uses are uses not named in the table but that the Director may find are sufficiently similar to a named use that the use is allowable with PUD approval. When such a finding cannot be made, a master plan amendment pursuant to SJCC 18.90.190D.4 is required to make the use allowable in the PUD.

² Existing uses not consistent with the uses in the table and/or their location may continue at their current location until they are relocated in accordance with the approved Master Plan, or cease to operate. Timing of the closure or relocation of existing uses not in conformance with the Plan shall be established in the first Planned Unit Development application.

³All land area within 200 feet of the shoreline of Cascade Bay or Cascade Lake is within the jurisdiction of the County Shoreline Master Program, Chapter 18.50 SJCC. All new development and redevelopment in any shoreline area is subject to the applicable provisions and permit requirements of that chapter in addition to any other applicable regulations of the San Juan County Code.

⁴Day care facilities for employees are allowable in the Hilltop Area with PUD approval.

⁵Employee indoor and outdoor recreational facilities are allowable in the Hilltop Area with PUD approval.

⁶No more than two caretaker employee residential units are allowable. Caretaker units must be owned by resort or other business entities and designated for caretaker use.

⁷Approval of the Marina expansion with an upper limit of 164 slips should not be construed as approval of a 164-slip marina. The upper limit of 164 slips is for planning purposes only. The actual number of slips to be developed shall be based on the additional environmental studies and review, including environmental review under SEPA, that will need to be completed to obtain the necessary Federal, State and local permits required for the Marina expansion. However, regardless of the results of future environmental analysis no more than 164 slips shall be developed.

