

RURAL LAND USE ISSUES

County Council March 17, 2020

Planning Commission March 20, 2020

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PURPOSE

Second Briefing
Land Use Element



OVERVIEW



**Background
Rural Lands**

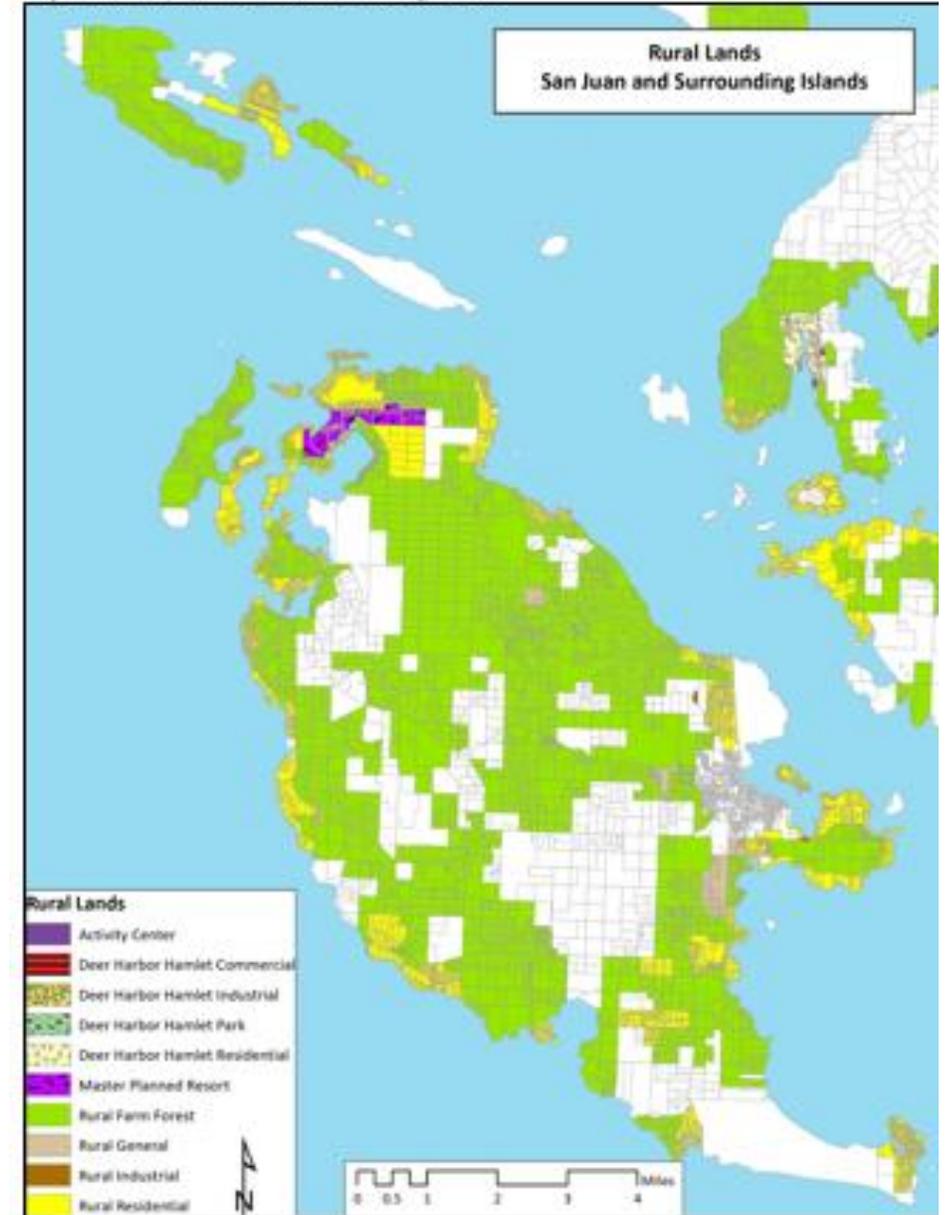


**Land Capacity
Map and Policy
Discussion**



Next Steps

Map 1. Rural Lands, San Juan and Surrounding Islands.





BACKGROUND

Growth Management Act

SJC Comprehensive Plan

WHAT ARE RURAL LANDS?

- Lands outside of urban growth areas and not ag, forest, or mineral resource.
- Rural Activity Centers (RACs) & Limited Areas of More Intense Rural Dev. (LAMIRDs).
- RACs - concentrated development patterns. Allow infill with similar intensity.
- RACs offer diverse employment; various residential densities and housing types; & commercial, industrial, institutional, recreational, and community uses.

WHAT ARE RURAL LANDS?

- LAMIRDS include Master Planned Resorts (urban style recreation in a rural setting):

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

- LAMIRDS are constrained to existing development within a ‘logical outer boundary.’
- Designated for ‘rural development’.

A photograph of a small, green, gabled house with white trim and shutters, situated in a dense forest of tall trees. The house has two windows with white shutters and a small square window in the center. The roof is dark green, and the house is surrounded by lush greenery and tall trees.

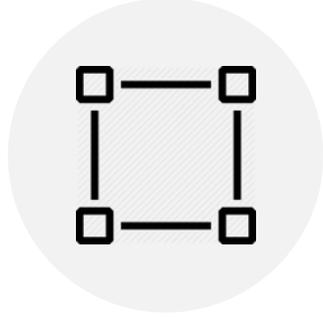
RURAL DEVELOPMENT

Uses and residential densities at levels consistent with the preservation of rural character.

GMA



**A variety of rural
uses and densities**



**LAMIRD contained
within a fixed 'logical
outer boundary'**



**Only served by
rural services**



**Density and allowed
uses are local
choices***

With some limitations,
particularly on density

RURAL LANDS: GROWTH MANAGEMENT ACT (GMA)

- Use local circumstances when determining what rural development is allowed.
- Permit rural development, forestry and agriculture,
- Provide for a variety of rural densities, uses, essential public facilities, and rural services needed to serve permitted densities and uses.
- The Rural Element must include measures to protect rural character.

GMA AND RURAL CHARACTER

Five measures to protect rural character:

- Contain and control rural development
- Assure visual compatibility of rural development with the surrounding area;
- Reduce inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
- Protect critical areas, surface water and groundwater resources; and
- Protect against conflicts with ag, forest, and mineral resource lands.

RURAL CHARACTER

SJCC 18.20.180

... a quality of the landscape dominated by pastoral, agricultural, forested, and natural areas interspersed with single-family homes and farm structures.



RURAL CHARACTER

A quality of the landscape dominated by pastoral, agricultural, forested, and natural areas interspersed with single-family homes and farm structures. Rural character refers to the patterns of land use and development established by the Comprehensive Plan:

Summarized:

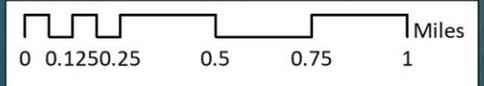
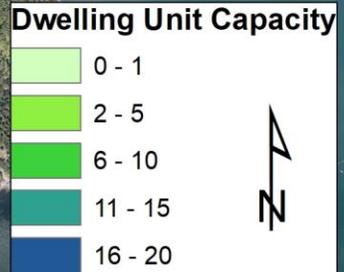
1. Open space, natural landscape, and vegetation predominate over the built environment;
2. Traditional rural lifestyles, rural economies, and opportunities to both live and work;
3. Provide visual landscapes that are traditionally found in rural areas and communities;
4. Compatible with the use of the land by wildlife and for fish and wildlife habitat;
5. Reduce inappropriate conversion of undeveloped land into sprawling, low-density dev.;
6. Generally do not require the extension of urban governmental services; and
7. Protect natural surface water flows and water recharge and discharge areas.

PROPOSED 2036 *PLAN* VISION

- No specific rural vision
- Addressed in the natural environment, economy, agriculture and land use components of the vision

LAND CAPACITY ANALYSIS (LCA)

There is residential and commercial capacity to accommodate the projected 2036 growth in rural areas.



Map of developable lands on Shaw Island

POTENTIAL *PLAN* POLICY AND MAP AMENDMENTS



**Land Use Policies
and Goals**



Official Maps



**Westsound Activity Center
Logical Outer Boundary**

RACs and LAMIRDs

Master Planned Resorts, Island Centers,
Residential Activity Centers, Orcas Village, Olga,
Deer Harbor, and Eastsound Subarea.



CAN THE COUNTY ESTABLISH GROWTH ALLOCATIONS?

- The County can establish a growth allocation for RACs and LAMIRDS.
- Under current policy, all Rural lands get what is not allocated to UGAs (50%).
- RACs and LAMIRDS have fixed, logical outer boundary, limited growth capacity.
- The County cannot add vacant land to enable more capacity.

ACTIVITY CENTERS WITHOUT SUBAREA PLANS

- Westsound, Doe Bay, and an area around Rosario Resort.
- Subject to Rural Residential regulations that limit non-residential uses.
- Could develop additional policy regarding allowed uses.

Possible actions:

- Clarify policies & code: allow a better mix of employment opportunities uses.
- Plan to provide resources to develop subarea plans.
- No change.

ALLOWED USES IN ISLAND CENTER (IC)

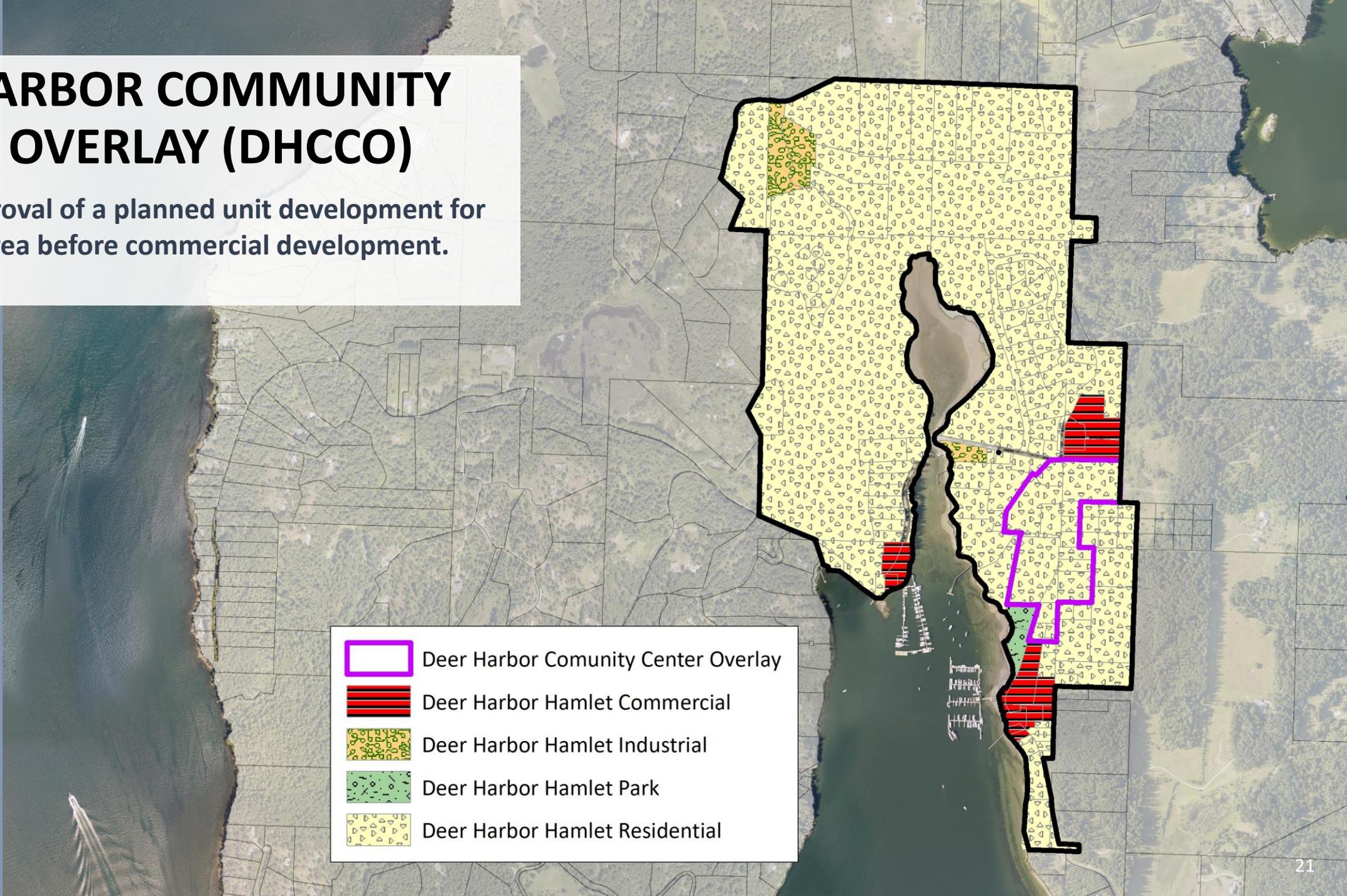
- Lopez Islanders requested changes to the allowed uses in their Island Center.
- IC is primarily a commercial/industrial LAMIRD.
- Residential uses are prohibited unless accessory to allowed uses.
- Some commercial uses are not allowed (i.e. eating/drinking establishments).
- Related policies and allowed uses in code could be modified.

RURAL DENSITY CRITERIA

- The *Plan* does not have clear policy for assigning rural densities for some designations.
- Policy is needed to clarify the intent of the assigned density.
- Density policies can be adopted with the Rural Element.

DEER HARBOR COMMUNITY CENTER OVERLAY (DHCCO)

Requires approval of a planned unit development for the overlay area before commercial development.

- 
-  Deer Harbor Community Center Overlay
 -  Deer Harbor Hamlet Commercial
 -  Deer Harbor Hamlet Industrial
 -  Deer Harbor Hamlet Park
 -  Deer Harbor Hamlet Residential

REQUESTED CHANGES TO DEER HARBOR SUBAREA PLAN

- Eliminate constraints to business development.
- Remove the Overlay and change the underlying designation to Hamlet Commercial.
- Address other minor map amendments that were proposed.

MASTER PLANNED RESORTS WITH NO PLAN

- West Beach Resort.
- Require West Beach Resort to adopt a master plan;
- Amend the requirements in SJCC 18.90.060(l)(3); or
- Remove the MPR designation and amend the Official Maps.

CONSIDER ALLOWANCES FOR NEW TYPES OF LAMIRDs

Two new types of LAMIRD are allowed:

- Type 2 LAMIRD – small-scale recreational uses
- Type 3 LAMIRD – small-scale business and cottage industries
- These do not have to be designated on the Official Maps.
- Allowed by conditional use permit.

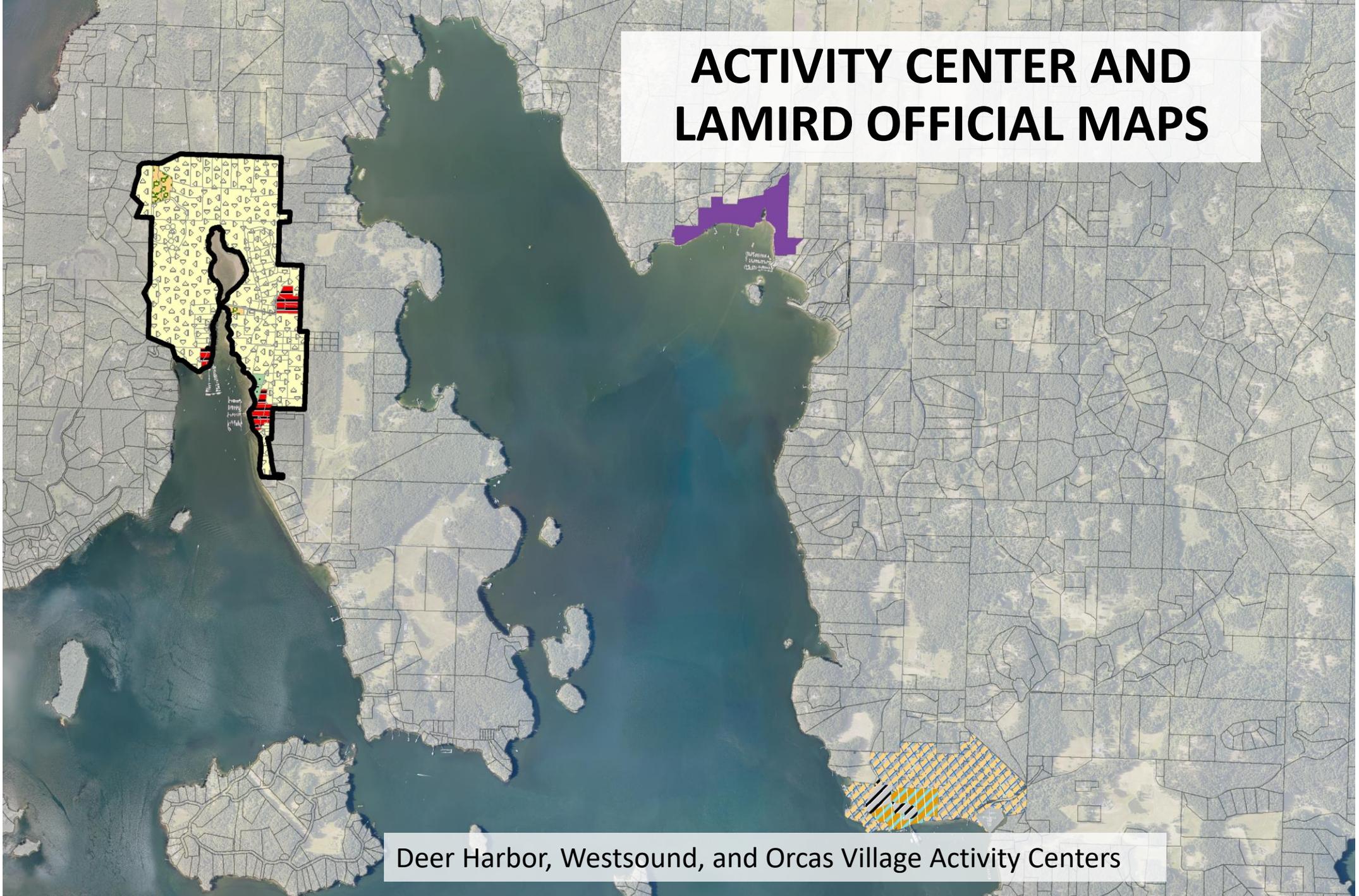
TO IMPLEMENT LAMIRD TYPES 2 AND 3...

- Adopt new goals and policies in the Rural Element.
- Adopt new development standards.
- Limits to size, scope, or number allowed could minimize impacts to rural character.

RURAL MAP AMENDMENT REQUESTS/ISSUES



ACTIVITY CENTER AND LAMIRD OFFICIAL MAPS



Deer Harbor, Westsound, and Orcas Village Activity Centers

OLGA HAMLET BOUNDARY CORRECTION

The purple are is not in Hamlet.

Result: split-designation on TPN
160841001000 (RFF/Activity Center)



KIRBY CHANGE FROM OVC TO OVR IN ORCAS VILLAGE



An aerial photograph of Mya Cove on Lopez Island. The image shows a diverse landscape with dense evergreen forests on the left and right sides. In the center and upper right, there are large, flat agricultural fields, some of which are golden-brown, suggesting they have been harvested. A small cluster of buildings, including a house and a barn, is visible in the upper center. The coastline is rugged with rocky outcrops and small sandy beaches. The water is a deep blue-green color. A large, prominent rock formation is visible in the lower left foreground.

RURAL LANDS

Rural Farm Forest (RFF), Rural Residential (RR),
Rural General Use (RGU), Rural Commercial (RC),
and Rural Industrial (RI).

Mya Cove, Lopez Island, 2016 Aerial

RURAL DENSITY

Develop density criteria policies.

Review maps for consistency.

Address split densities and irregularities.

Land Use	
TYPE	
	Agricultural Resource
	Town of Friday Harbor
	Natural
	Rural Farm Forest
	Rural Industrial
	Rural Residential
	Density

0.01

10

5

N

CORRECT UNINTENDED NONCONFORMITIES

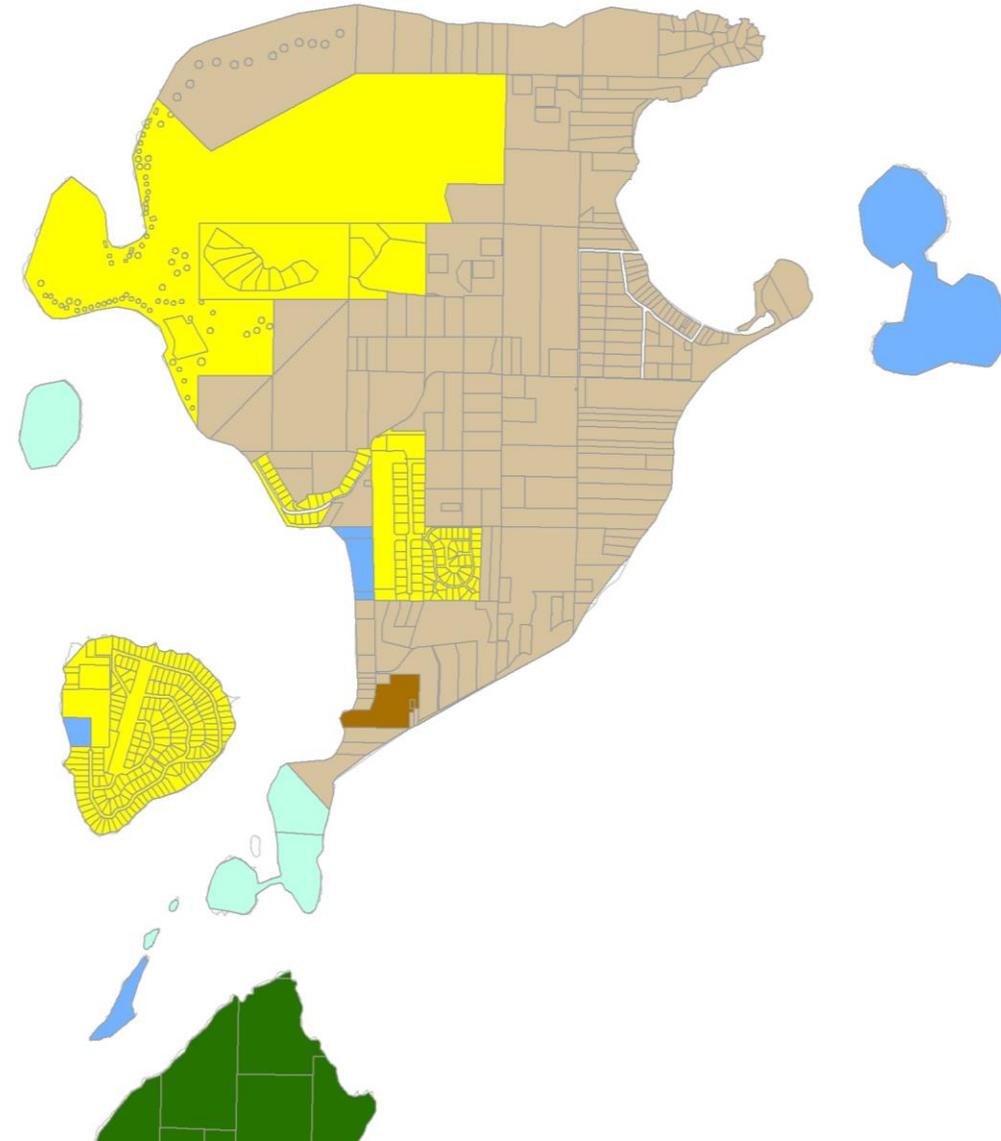
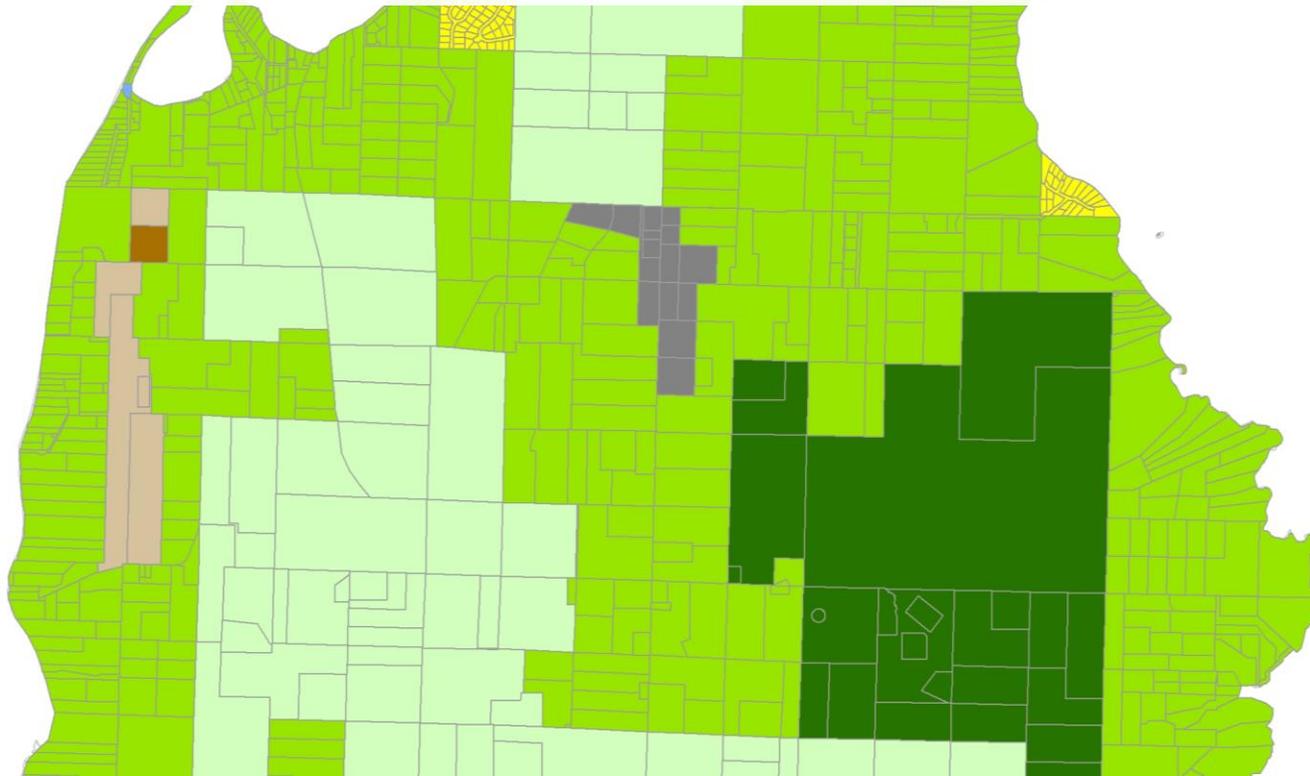
- Some Official Maps designations create nonconformities. (Staff report identifies 11).
- Shaw School is designated “Natural”, schools are not allowed in that designation.
- Nonconforming uses may remain but are limited.
- Nonconformities will be reviewed for possible redesignation.

COMMERCIAL LANDS OUTSIDE RACs AND LAMIRDs

Analyze the distribution of commercial lands.

Decatur Island (right): mostly RGU despite being largely residential.

Staff is creating a draft proposal to update Decatur designations and will plan an outreach event there.



361950008000

361950007000

PENWELL CHANGE FROM RFF TO RGU

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361911002000

361943006000

Roche Harbor Rd

361911003000

361943002000

361943004000

361944002000

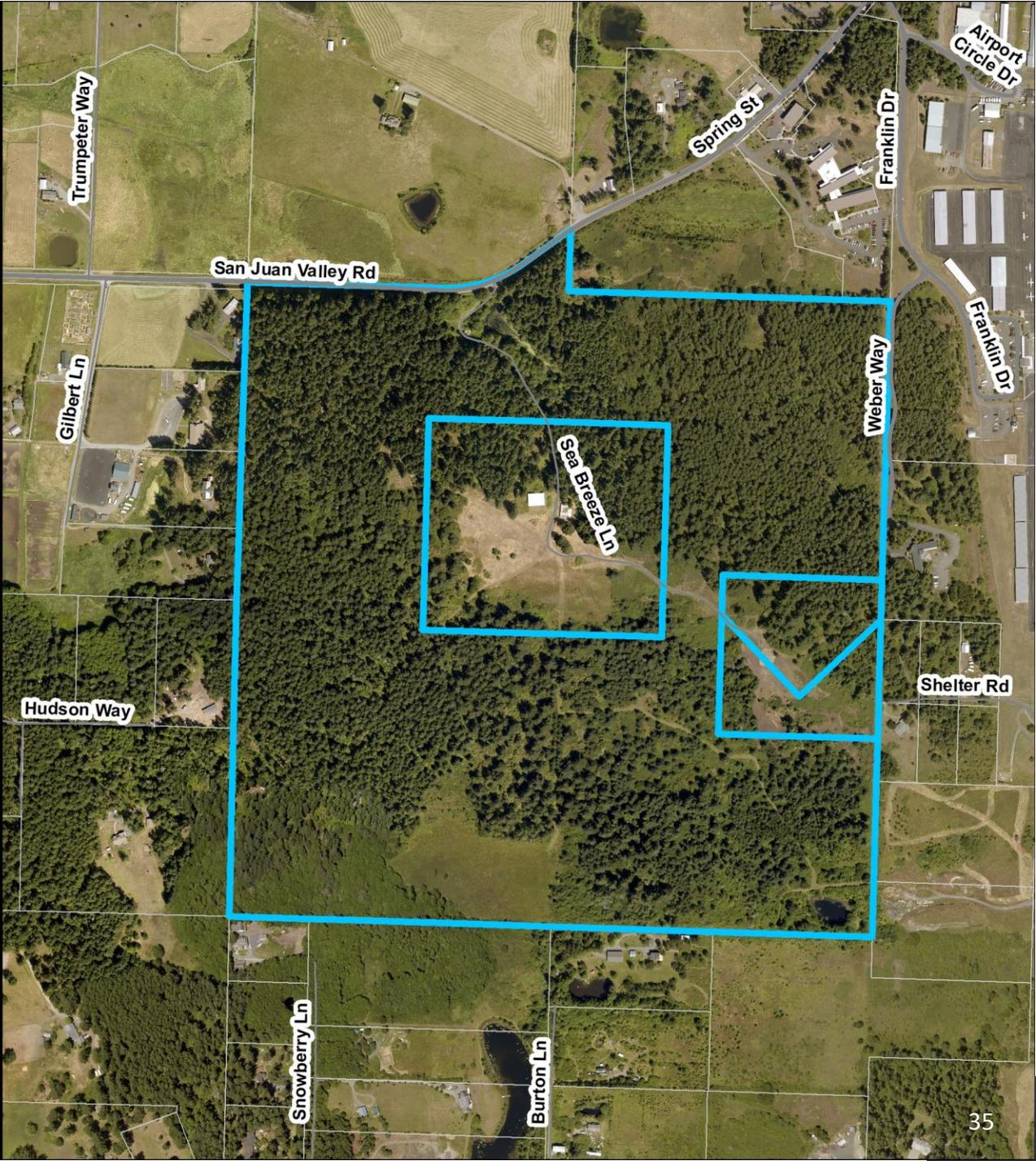
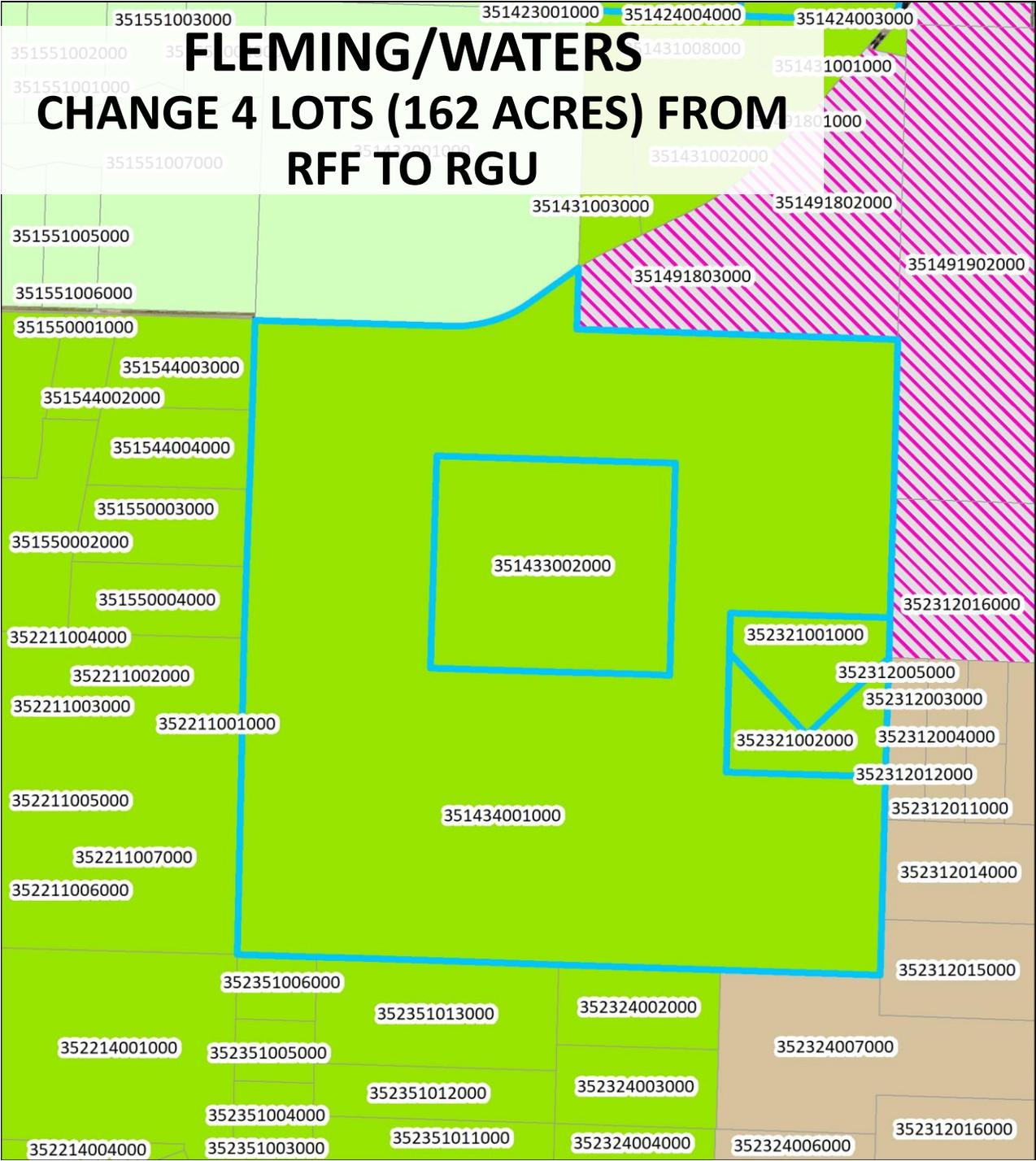
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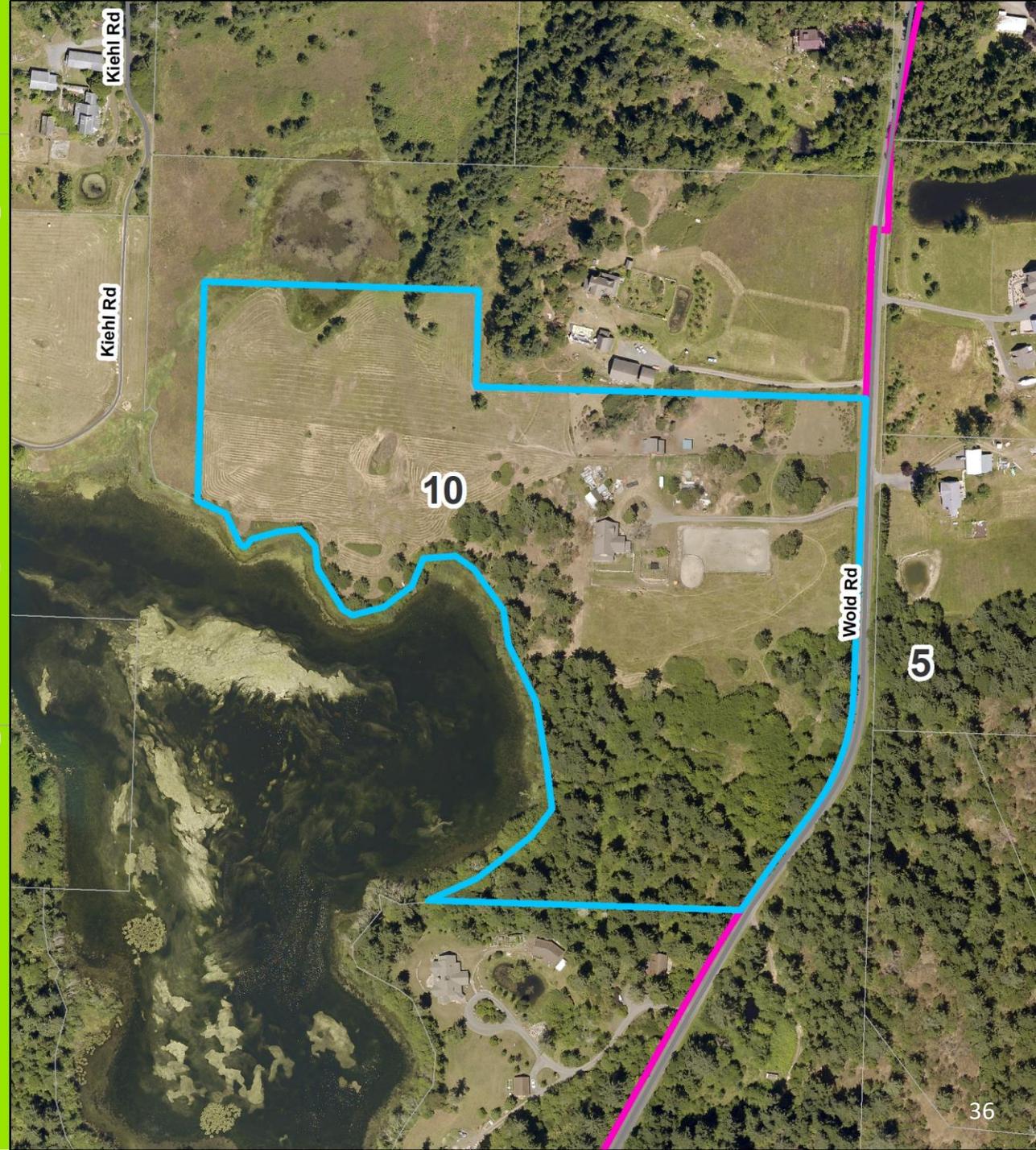
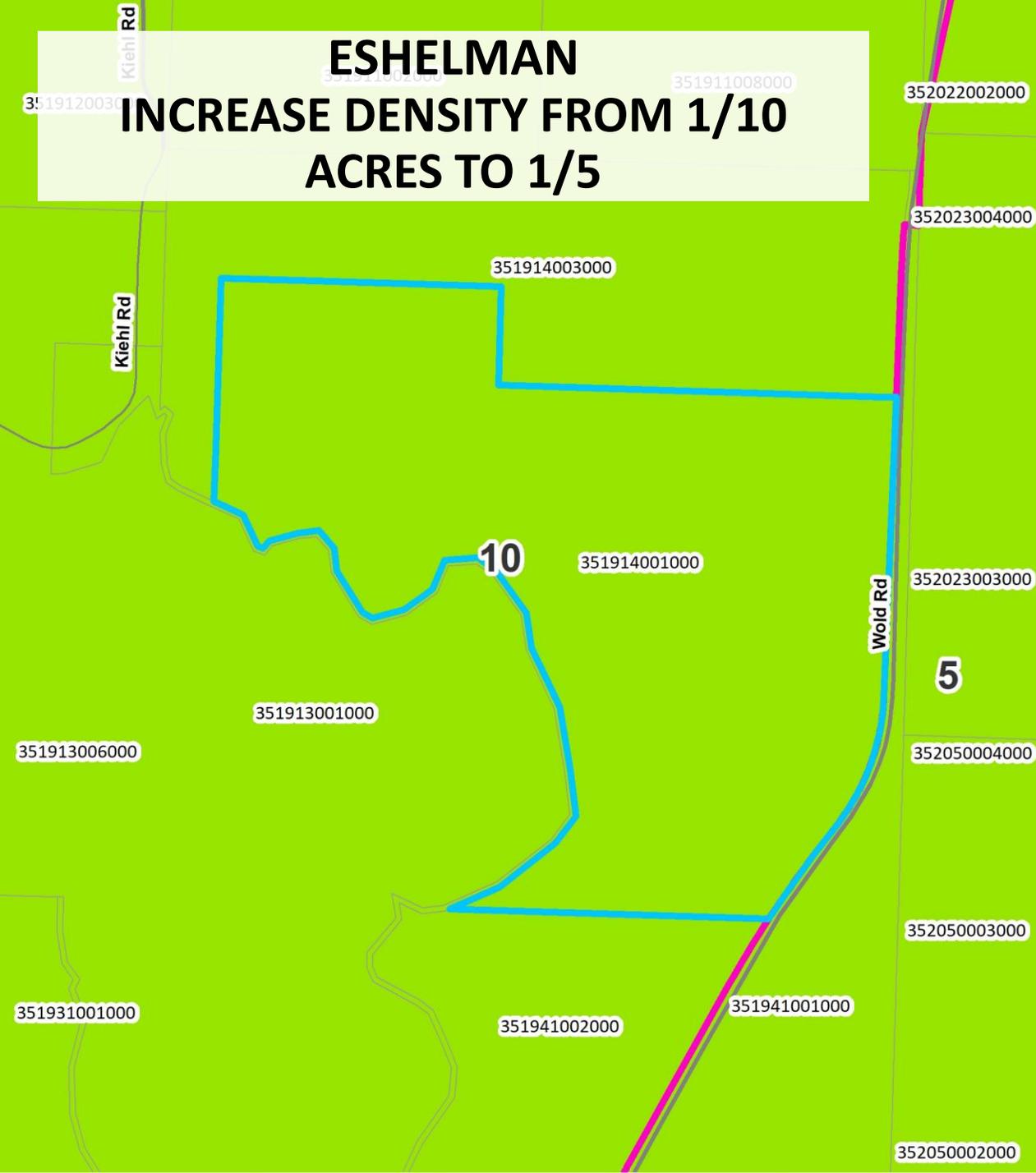
FLEMING/WATERS

CHANGE 4 LOTS (162 ACRES) FROM RFF TO RGU

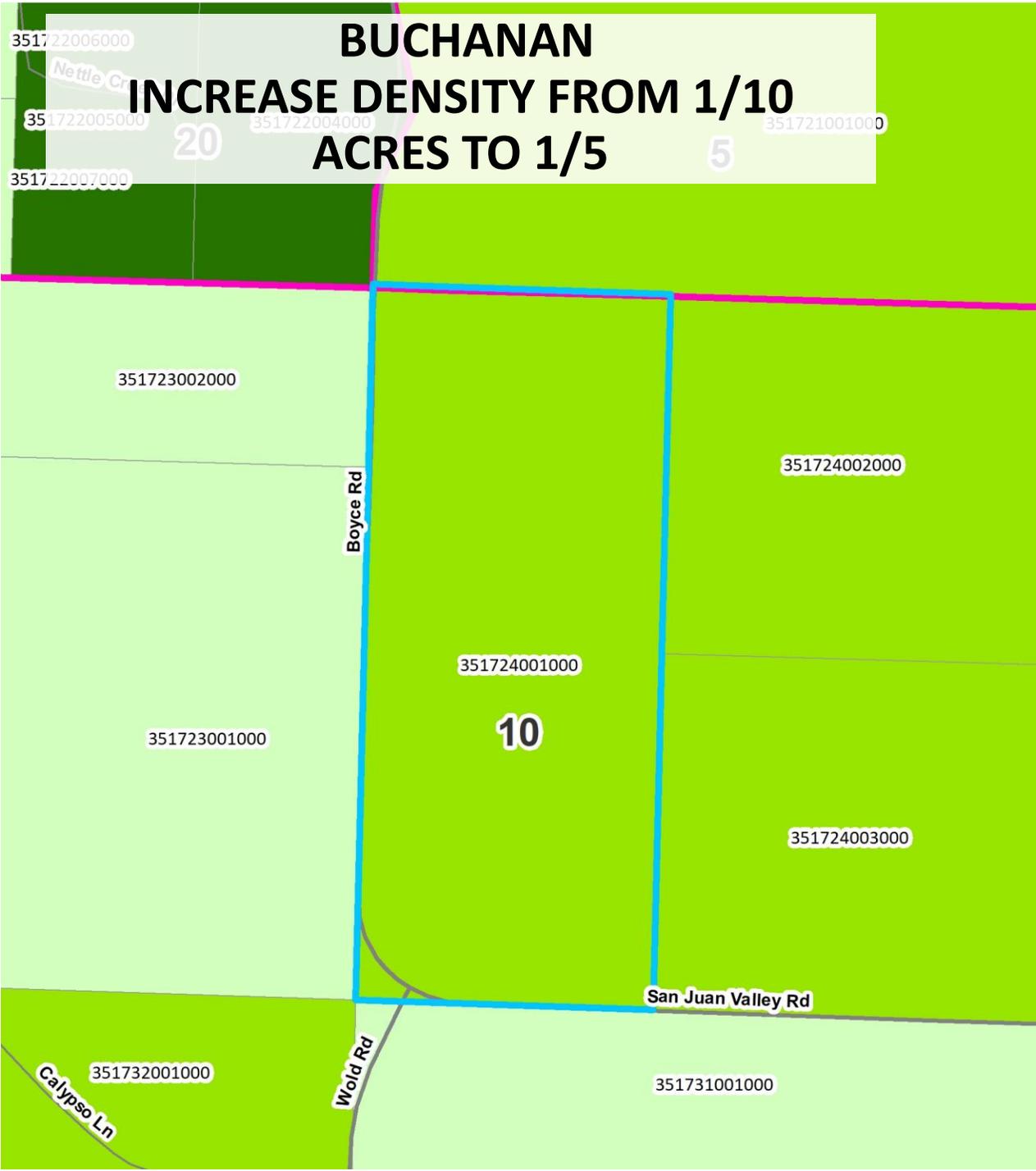


ESHELMAN

INCREASE DENSITY FROM 1/10 ACRES TO 1/5



BUCHANAN INCREASE DENSITY FROM 1/10 ACRES TO 1/5

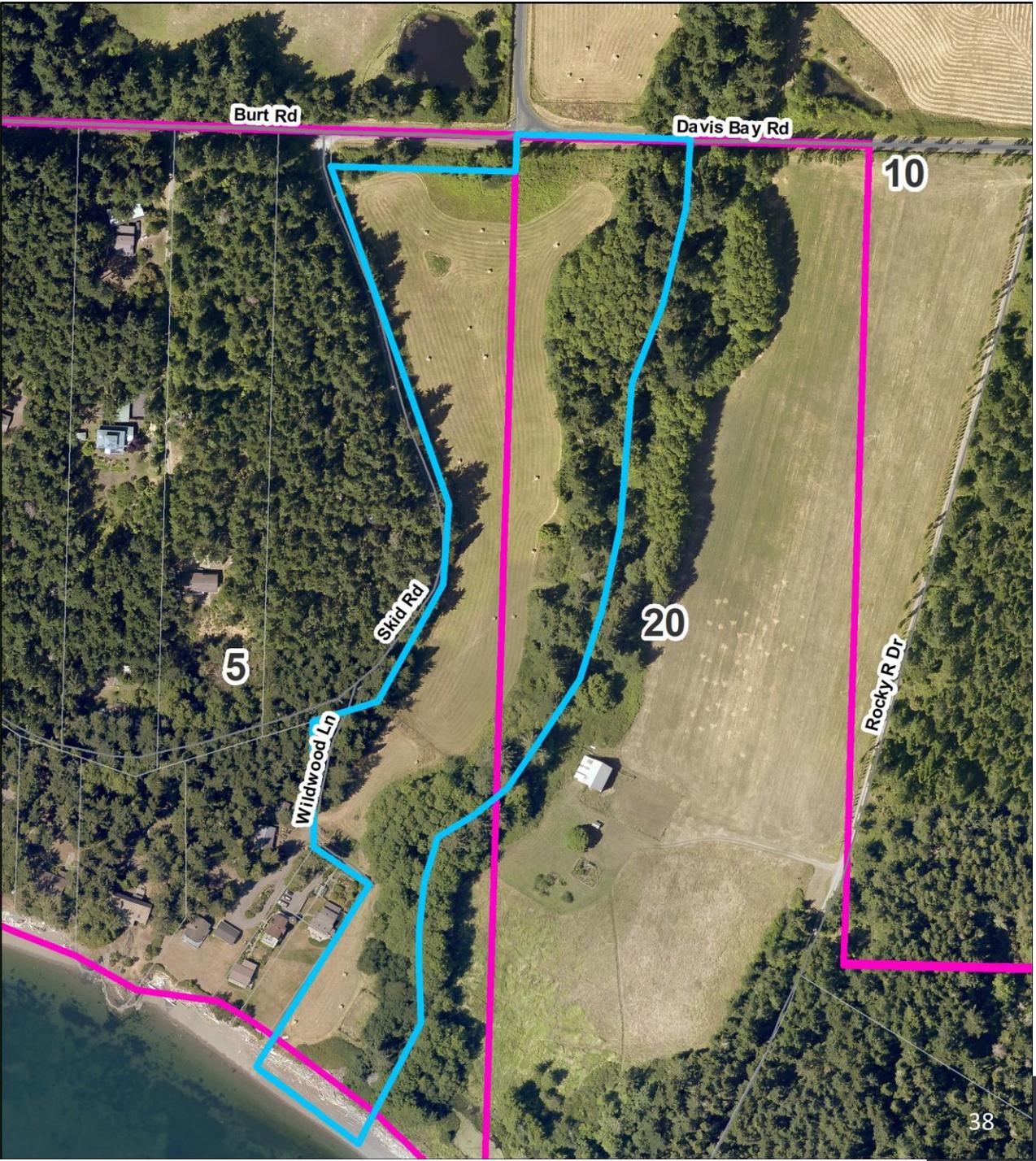
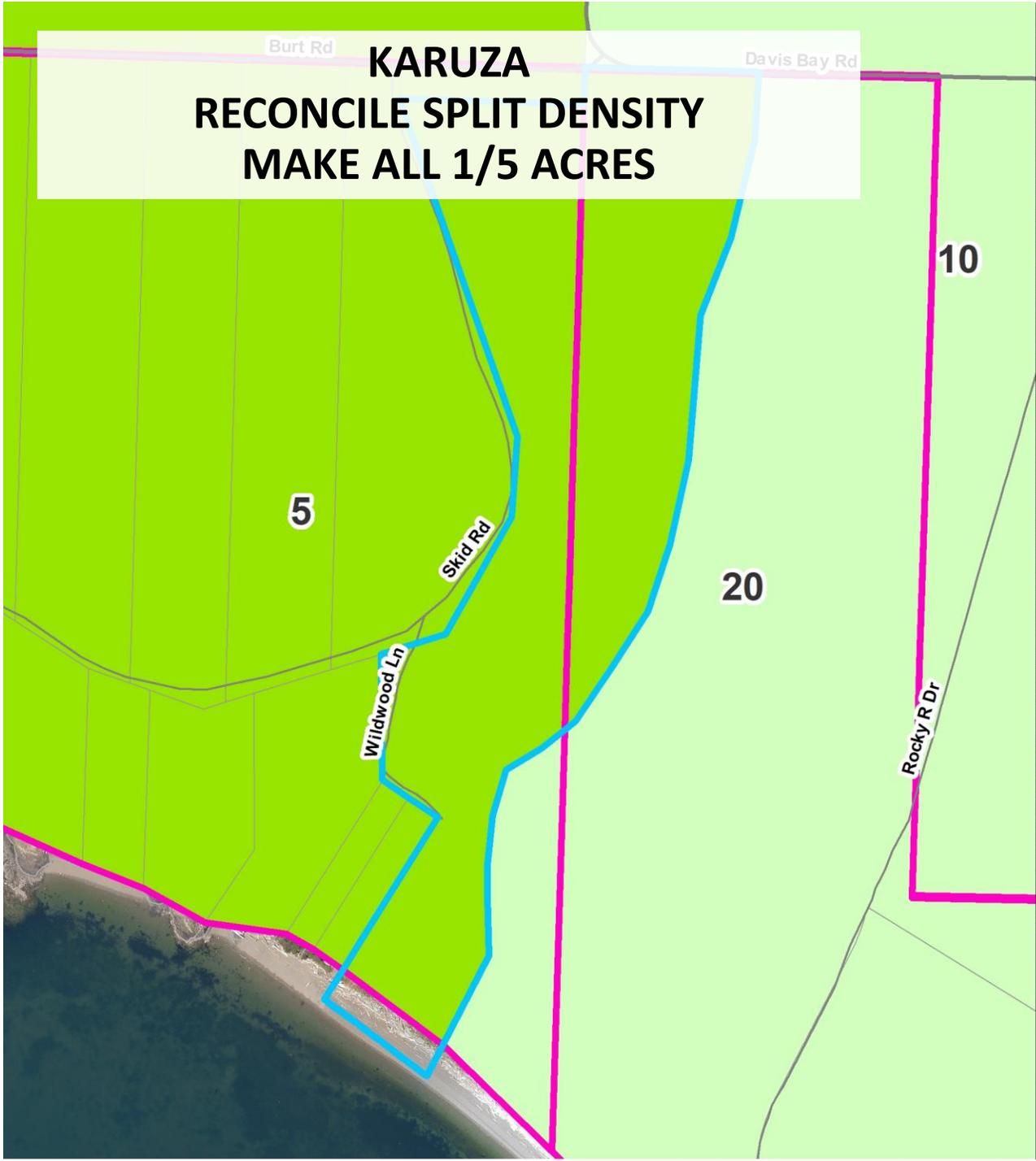


Burt Rd

Davis Bay Rd

KARUZA

RECONCILE SPLIT DENSITY MAKE ALL 1/5 ACRES



RURAL NEXT STEPS



**Coordinate:
DHPRC
Orcas Village
Decatur
Etc.**



**Develop Policy
and Map
Alternatives**



**Draft Rural
Element**

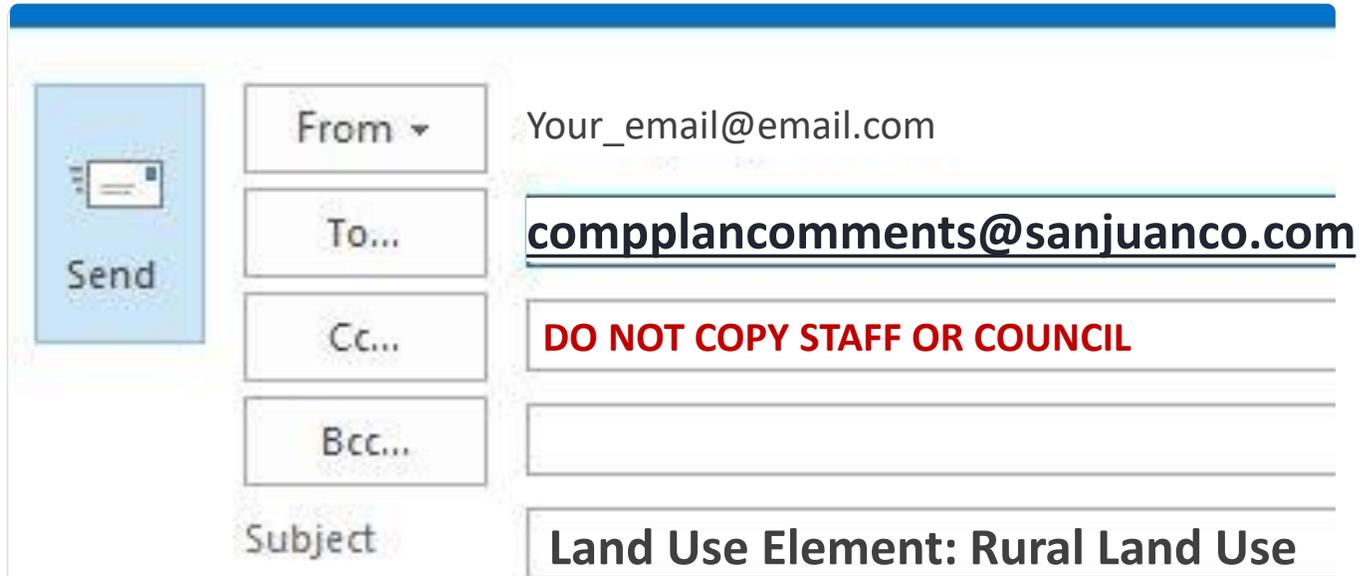


**Additional Public
Process**



**Refine Possible
Amendments**

PUBLIC COMMENTS

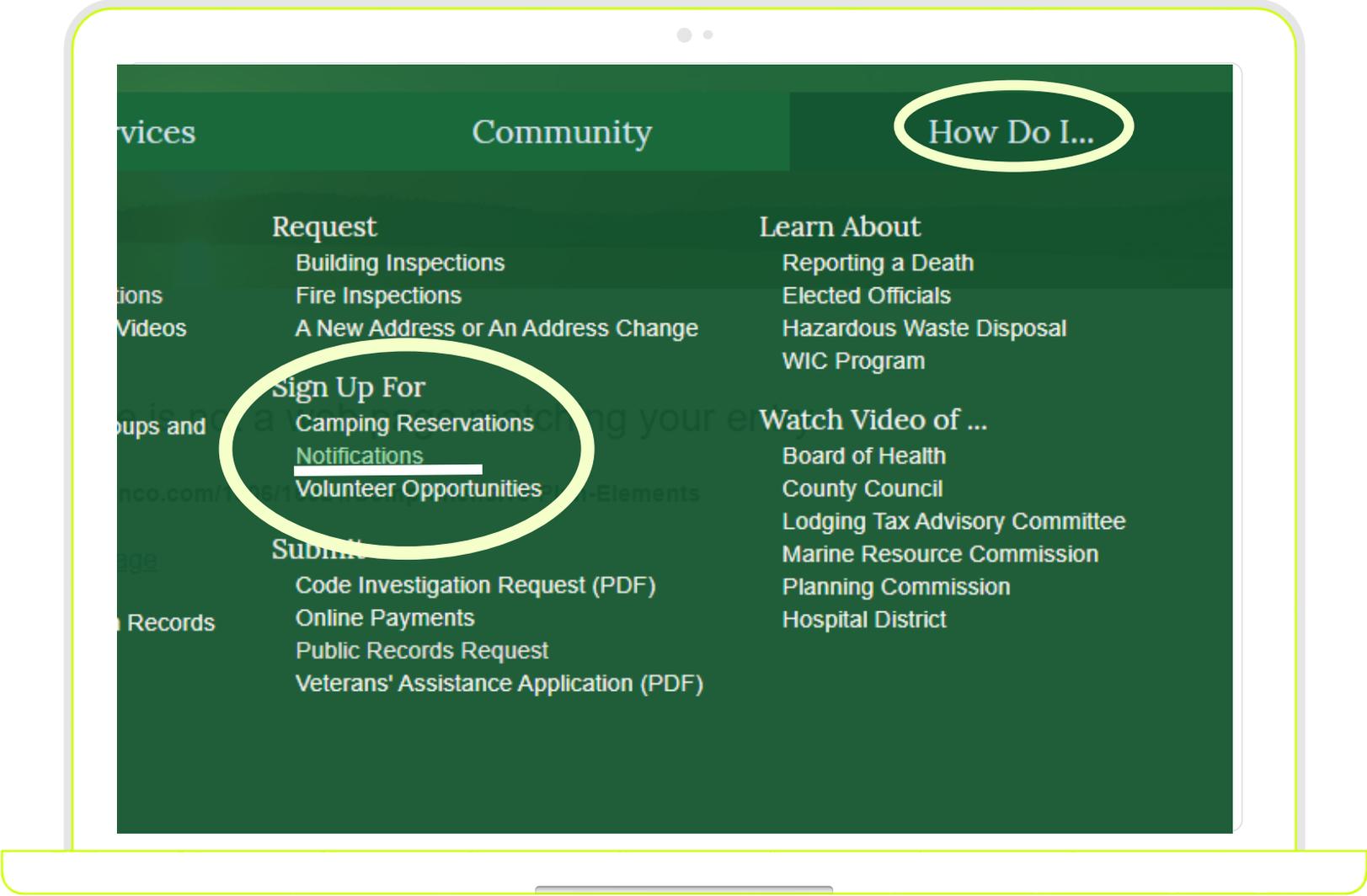


The screenshot shows an email composition interface with the following fields:

- From:** Your_email@email.com
- To:** compplancomments@sanjuanco.com
- Cc:** **DO NOT COPY STAFF OR COUNCIL**
- Bcc:** (empty)
- Subject:** Land Use Element: Rural Land Use

All comments are posted on the website and provided to the Planning Commission and County Council.

SIGN UP FOR NOTICES AT SANJUANCO.COM



Select Comprehensive Plan Update



QUESTIONS?