



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
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S.J.C. DEPARTMENT OF
FEB 24 2020
COMMUNITY DEVELOPMENT

Comprehensive Plan Text/SJC Code* Amendment Request

*San Juan County Code Titles 15, 16 & 18
 (Annual Docket)

APPLICANT INFORMATION:			
Name of Applicant:	Deer Harbor Hamlet Plan Review Committee	Name of Agent:	Ryan Carpenter, Mike Douglas, Kevin White, Barry Maden, Wes Heinmiller, Sheila Gaquin, Anne Marie Shanks
Address	PO Box 7	Address	
City, State, Zip	Deer Harbor, WA 98243	City, State, Zip	Deer Harbor
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This request is for a text amendment to the Comprehensive Plan or development regulations, not a comprehensive plan map amendment. I understand that this request will be reviewed according to the County's annual docket process.

<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

- Please Describe the Proposed Amendments (attach additional pages if you need more space):**
 Comprehensive Plan – Describe proposed amendment and/or attach proposed text changes. List Comprehensive plan section, page numbers, title and policies proposed for amendment.

Changes are in these sections of the Deer Harbor Hamlet Plan:

- 18.30.250 C,
- 18.30.260 A & B
- 18.30.270 A, B, & C
- B18.30.310



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2. San Juan County Code Title 15, Title 16 or Title 18. Describe proposed amendment and/or attach proposed text changes. List code sections proposed for amendment.

1. Add the words “ *and it’s environs.*” to section of 18.30.250 C.. Environs means everything south of a drawn along the northern border of the hamlet, and extending east and west to the shoreline on either side of the peninsula. See attached map.
2. Completely eliminate Section 18.30.260 A. and B—the community center overlay district and instead say, “commercial development needs to take place in the designated commercial area.”
3. Eliminate section 18.30.270 A, B, & C. regarding the Deer Harbor Community Center Overlay District.
4. Changes to land use designations. Please see the attached tables for Commercial Land Uses, Institutional Land Uses, Recreational Land Uses, and Residential Land Uses.

In summary the changes to the land use designations are:

Table 18.30.310, Allowed Land Uses, Hamlet Commercial changes:

Animal Shelters...Yes	Automotive Services...Yes	Bed and Breakfast Residences (owner lives in residence yes	Camping facilities...No	Daycare with 1-6 children...Yes
Day care with 7+ children, Yes	Drinking establishment...Yes	Eating establishment Yes	; Indoor entertainment facility theater...Yes	Residential Care Facilities (1-6 persons
Residential Care Facilities (7-15 persons)...Yes	Transient Rental (vacation rental) of Residence or ADU...Yes			

Table 18.30.310, Allowed Land Uses, Hamlet Institutional land use changes:

College, YES	Community Club or Community Org. Assembly facility YES	Library, YES	Museum YES	Post office YES
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Table 18.30.310, Allowed land Uses, Hamlet Recreational Changes

Indoor recreational facility, YES	Park & Child’s playground, YES
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Table 18.30.310, Residential Land Uses in Hamlet Residential:

Multifamil residential, units, 3+ if Density permits, YES	*Vacation rental of residential or accessory dwelling unit, NO
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*Our intention is to eliminate vacation rentals in the residential areas. Properties with existing, compliant vacation rentals permits would continue to have them as long as they remain in compliance with the San



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Juan County Code. If the property is sold, or the current resident does not comply with the regulations, then the permit would end.

18.30.310, Residential Land Uses in Hamlet Commercial:

Cottage Enterprise...Yes;	Multi-family Residential Units (3+ units) if Density Permits...Yes	Vacation Rental of Residential or Accessory Dwelling Unit...Yes
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18.30.310, Transportation Land Uses Hamlet Commercial, and Hamlet Industrial A &B:

Charging Stations for Electric Vehicles...Yes in all areas of the Hamlet.

3. Why is the amendment being proposed?

The Deer Harbor Plan Review Committee would like the term “and environs” restored to the plan’s description. Deer Harbor is on a peninsula with only one land-based way in and out. All activity in the environs, as described in our proposal, impacts the hamlet. Currently, committee members are permitted by the plan to live in the hamlet or it’s environs, and our pathway project extends in 3 directions into the environs.

The Deer Harbor Plan Review Committee has held 4 public meetings in 2020 to review the hamlet plan. The committee and members of the public find the plan’s community overlay district unnecessarily restrictive, essentially making it impossible for small businesses to come to the hamlet due to the requirement that the over-lay district be developed as one planned unit. We wish to encourage small businesses.

We are requesting several the changes to the Hamlet land use designations tables to encourage small business development in the hamlet and affordable housing in the hamlet and it’s environs. We value our sense of community. However, in hamlet neighborhoods composed of parcels less than one or two acres vacation rentals are decimating that sense of community, and putting an enormous strain on shared resources such as water, roads, and parking.

4. How is the proposed amendment consistent with the Growth Management Act (RCW 36.70A), Comprehensive Plan and development regulations?

These proposed changes are consistent with the GMA because they:

- Concentrate Urban growth--Commercial development including over-night accommodations, will be restricted to the commercial land use area.
- Encourage economic Development--New businesses will be able to develop in the commercial zone through the normal County permitting process, rather than a cumbersome overlay district.
- Encourage affordable housing: By restricting vacation rentals to the commercial zone, more rental units in the residential area will be freed for long-term rental.
- Encourage the development of public facilities and services—As a community 10 miles from Eastsound, we wish to encourage “mom and pop” type businesses to provide goods and services within the hamlet.
- Early and continuous public participation. The proposed changes were developed with public input at our regular month Deer Harbor Plan Review meetings, as well as two additional public meetings held Jan. 22, 2020 and Feb. 5, 2020. The Plan Review Committee voted to recommend these changes at the Feb. 8, 2020 regular public meeting, as recorded in the committee minutes.

5. Does this proposal impact an Urban Growth Area (UGA)? Lopez Village, Eastsound and the Town of Friday Harbor are the only UGAs in the County.

- Yes, indicate UGA_____
- No**

5. Does this proposal increase population or employment capacity?

Our intention is to increase affordable housing, which could increase year round population. Hopefully, removing the Community Overlay District will spark the development of small businesses, and increase opportunities for employment.

Proposed designation for Deer Harbor Hamlet "Environs". Everything south of the magenta line on the peninsula (not the outlying islands.)



Table of Proposed Changes:

The text in red is what we would like to add to the current language.

	<i>Current language</i>	<i>Change we'd like to see</i>
1	<p>18.30.250 Deer Harbor plan review committee, Section C Purpose. <i>The purpose of the Deer Harbor plan review committee is to advise the San Juan County planning commission on land use and development matters affecting Deer Harbor and it's environs.</i></p>	<p>We'd like "and environs" added throughout the document. We will work on a specific definition for "and environs."</p>
2	<p>18.30.260 Commercial zoning requirements. <i>A. In order to prevent future random, unplanned and scattered mixed land uses in the hamlet, and to preserve the rural character while providing these services, all new commercial zoning must be located and confined to an area designated as the community center "overlay district" and will only be allowed as part of an approved community center planned unit development. The community center planned unit development must reflect the preferred development standards detailed in SJCC 18.30.280.</i></p> <p><i>B. Establish a community center overlay district that follows Deer Harbor road between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer Harbor. The community center will only be developed within this zone on parcels with frontage that are no less than one acre. Development of the community center must be accomplished through the planned unit development process of SJCC 18.80.160. (Ord. 26 2007 § 5)</i></p>	<p>Eliminate the community center overlay district completely and instead simply say commercial development needs to take place in the designated commercial area. The regular permitting process will regulate development. The concept of an overlay district is unnecessarily restrictive to new business development.</p>
	<p>18.30.270 Deer Harbor community center overlay district.</p> <p><i>A. Purpose. To implement the policy of the Deer Harbor Hamlet plan. The Deer Harbor community center overlay district is intended to protect the public, health, safety and welfare by solely limiting the area in the Deer Harbor Hamlet where the community center planned unit development may be constructed.</i></p> <p><i>B. Applicability.</i></p> <p><i>1. The Deer Harbor community center overlay district shall include those parcels that front on both sides of Deer Harbor Road and will extend from the southern edge of the Deer Harbor Inn to the northern edge of the Resort at Deer Harbor (as indicated in Figure 1 of the</i></p>	<p>Eliminate this entire section.</p>

<p><i>Deer Harbor Hamlet plan) within the Deer Harbor Hamlet.</i></p> <p><i>2. All new commercial land use district designations within the Deer Harbor Hamlet must be part of a planned unit development on parcels of no less than one acre that have road frontage, that reflect the preferred development standards and must occur within the Deer Harbor community center overlay district.</i></p> <p><i>C. General Regulations:</i></p> <p><i>1. The community center planned unit development is subject to the requirements of SJCC 18.60.120, the procedural requirements of SJCC 18.80.160 and shall reflect the preferred community center development standards.</i></p> <p><i>2. The community center planned unit development is limited to one PUD on contiguous lots within the community center overlay district. (Ord. 26-2007 § 6)</i></p>	

Under the Land use designations, we would like to make the following changes, with the new designation in red..

18.30.310—Permitted land uses. These are the designations of categories of uses:

- Y = Uses allowed outright (i.e., without a project permit), subject to the applicable development standards (Chapter [18.60](#) SJCC); if a building or other construction permit is required, this is subject to administrative review; see SJCC [18.80.070](#).
- P = Use subject to administrative consistency review for compliance with Chapter [18.60](#) SJCC, Development Standards, and Chapter [18.40](#) SJCC, Performance and Use-Specific Standards; see SJCC [18.80.080](#).
- P/C = Administrative review; a discretionary use subject to administrative permit approval and consistency with Chapter [18.60](#) SJCC, Development Standards, unless the administrator requires a conditional use permit based on project impacts; see SJCC [18.80.090](#) and Table 8.2.
- C = Conditional use, subject to public notice and permit hearing procedure; see SJCC [18.80.100](#).
- N = Prohibited use.

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Animal Shelters and Kennels	N	N	N	N
Automotive Service and Repairs	N	N Y	C	N
Bed and Breakfast Inn	C	C	N	N

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Bed and Breakfast Residence (Owner lives in residence)	P	P/C Y	N	N
Camping Facilities	N	€ N	N	N
Day Care with 1 – 6 Children	P/C	P/C Y	N	N
Day Care with 7+ Children	C	€ Y	N	N
Drinking Establishment	N	P Y	N	N
Eating Establishment	N	P Y	C	N
Hotel/Motel	C ²	€	N	N
Indoor Entertainment Facility Theater	N	€ Y	N	N
Category "A" Joint Use Wireless Facility ⁴	Y	Y	Y	Y
Category "B" Joint Use Wireless Facility	P/C	P/C	P/C	P/C
Nursing Homes	N	P/C	N	N
Personal Wireless Service Facility, Co-Located on an Existing, Permitted Stand-Alone Tower, or Mounted to the Surface of an Existing Structure	P/C ³	P/C	P/C	N
Personal Wireless Services Facility, Mounted on a Building Which Meets the Height Standard of the Land Use Designation, or a Facility Disguised or Camouflaged As an Allowable Exemption to the Height Standard	P/C	P/C	P/C	N
Personal Wireless Service Facility, other ³	C	C	C	N
Personal and Professional Services	N C	Y	N	N
Residential Care Facilities [1 – 6 persons]	C	P/C Y	N	N
Residential Care Facilities [7 – 15 persons]	N	€ Y	N	N
Existing Resorts and Camps, Expansion of Existing Uses without Increase to Scope or Scale	N	C	N	N
Existing Resorts and Camps, Increase in Scope or Scale of Facilities and Services	N	C	N	N
Camps, New	N	N	N	N
Resorts, New	N	N	N	N
Retail Sales and Services	N C	Y	Y	C

Commercial Land Uses

LAND USES	HR	HC	HI-A	HI-B
Transient Rental (Vacation Rental) of Residence or ADU	C N	C Y	N	N
Warehouse, Mini-Storage, and Moving Storage Facilities	N	N	C	C
Auto Fuel Pumps	N	C	N	N
Unnamed Commercial Uses	N	C	C	C

Industrial Land Uses

Subject to low impact provisions of Table 8.2 of Chapter [18.80](#) SJCC.

Institutional Land Uses

LAND USES	HR	HC	HI-A	HI-B
College	N	N Y	N	N
Community Club or Community Organization Assembly Facility	C	P/C Y	N	N
Emergency Services	C	C	C	C
Environmental, Agricultural, Marine, Forestry, Aquacultural Research and Education Facilities	C	P/C	C	N
Government Offices	N	C	N	N
Institutional Camps	N	N	N	N
Library	N	P/C Y	N	N
Museum	C	P/C Y	C	N
Post Office	C ⁶	C Y	N	N
Religious Assembly Facility	N	C	N	N
School, Primary and Secondary	C	C	N	N
Technical School/Adult Education Facility	N	C	C	C
Unnamed Institutional Uses	C	C	C	C

Recreational Land Uses

LAND USES	HR	HC	HI-A	HI-B
Camping Facilities in Public Parks	N	N	N	N

Recreational Land Uses

LAND USES	HR	HC	HI-A	HI-B
Indoor Recreation Facilities	N	C -Y	N	N
Outdoor Recreation Developments	N	C	N	N
Parks & Child's Playground	C	C -Y	C	N
Playing Fields	C	C	N	N
Recreational Vehicle Parks	N	N	N	N
Outdoor Shooting Ranges	N	N	N	N
Unnamed Recreational Uses	C	C	C	C

Residential Land Uses

LAND USES	HR	HC	HI-A	HI-B
Cottage Enterprise	P	P	P	P
Farm Labor Accommodations for Persons Employed in Agricultural Production on the Premises	P/C	P/C	N	N
Farm Stay	C	C	N	N
Home Occupation	Y	Y	Y	Y
Mobile Home Parks	N	N	N	N
Multifamily Residential Units (3+ units), if Density Permits	C -Y	C -Y	N	N
Single-Family Residential, or Accessory ⁷ Apartment, or Accessory to an Allowable Nonresidential Use	Y	Y	Y	Y
Single-Family Residential Unit	Y	C	N	N
Two-Family Residential (Duplex), if Density Permits	P/C	P/C	N	N
Vacation Rental of Residential or Accessory Dwelling Unit Our intention is to eliminate vacation rentals in residential areas. Properties with existing vacation rentals would continue to have them, but if the property is sold, or the current resident doesn't comply with regulations, then the permit would end. Does this need to be spelled out in another section, so the intent is clearer?	C -N	P -C	N	N
Rural Residential Clusters	Y	N	N	N
Unnamed Residential Uses	C	C	C	C

Transportation Land Uses				
LAND USES	HR	HC	HI-A	HI-B
Airfields	N	N	N	N
Airports	N	N	N	N
Airstrips	N	N	N	N
Hangars	N	N	N	N
Helipads	N	N	N	N
Helipads, Emergency Services	C	C	C	C
Ferry Terminals	N	C	C	N
Parking Lots, Commercial	C	Y	C	N
Outer Island Parking	C	C	C	C
Parking Structures	N	N	N	N
Trails and Paths, Public	Y	Y	Y	Y
Water Taxi	C	C	C	N
Streets, Public	Y	Y	Y	Y
Unnamed Transportation Uses	C	C	C	C