

---

---

---

---

---

---

---

---

**Purpose**

To familiarize the Planning Commission with the new organization of Element B.2 Land Use and Rural.

---

---

---

---

---

---

---

---

**Feedback**

- The Planning Commission will provide their feedback on the general organization of the Element.
- Specific feedback on the text will begin in August.

---

---

---

---

---

---

---

---

## Land Use and Rural Element

- Rural goals and policies relocated to their own section in the Land Use Element;
- Allows for more emphasis and discussion of rural issues, goals and policies;
- The rural section must address the GMA rural element requirements. Content is more important than form; and
- Similar to the organization of other jurisdictions' plan organization.

---

---

---

---

---

---

---

---

## 2.1 Introduction

- Describes the current conditions and forecasted growth.
- Incorporates *Land Capacity Analysis*, *Population Forecast*, and *Housing Needs Assessment* information.
- Planning Commission will provide comments on the text of the introduction in August.

---

---

---

---

---

---

---

---

## 2.2.A through M General Goals and Policies

- Establishes general land use goals and policies.
- Includes policies for specific land uses.
- This is where the County can adopt policies for controversial land uses.
- Work on general land use policies will begin in August and September.

---

---

---

---

---

---

---

---

## 2.3 Land Use Designations

- Establishes the policies for individual land use designations.
- Includes the designation criteria for Urban and Natural Resource lands.
- Rural land use designations moved to the Rural section of the Element.
- Discussion of Natural Resource Lands expected to begin in September and October.

---

---

---

---

---

---

---

---

## 2.4 Overlay Districts

- Establishes policies for overlay districts, such as:
  - Mineral Resource Land Overlay;
  - Airport Overlay; and
  - Critical Areas.
- Mineral Resource Land Overlay will be discussed with Natural Resource Lands in September and October.
- Note: Eastsound Airport Overlay is established in the Eastsound Plan and on the Official Maps, it will be addressed with Eastsound issues.

---

---

---

---

---

---

---

---

## 2.5 Subarea Plans

- Establishes the general goals and policies for adopting subarea plans.
- Updated when the Lopez Village Subarea Plan was adopted.
- No substantial changes to this section are expected.



---

---

---

---

---

---

---

---

### 3.1 Rural Introduction

- Describes rural lands and includes the adopted definition of rural character.
- The definition of rural character is from San Juan County Code 18.20.180, changes here will necessitate a change in code.
- Planning Commission will provide input in August.

---

---

---

---

---

---

---

---

### 3.2 General Rural Goals and Policies

- This is a placeholder section for establishing general goals and policies for rural lands.
- Goals and Policies here would apply to rural lands and activity centers.
- This section will be updated throughout the Element update.

---

---

---

---

---

---

---

---

### 3.3 Activity Centers

- Establishes the goals and policies for Activity Centers, Limited Areas of More Intense Rural Development (LAMIRD), and Master Planned Resorts.
- Policy addressing the allowed uses in Island Center LAMIRD can be set here.
- Work on this section expected in October or November.

---

---

---

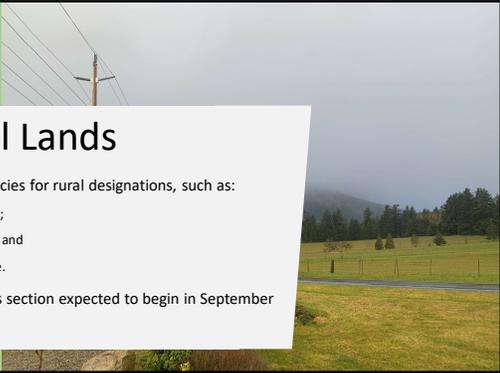
---

---

---

---

---



### 3.4 Rural Lands

- Sets goals and policies for rural designations, such as:
  - Rural Farm Forest;
  - Rural Residential; and
  - Rural General Use.
- Discussions on this section expected to begin in September and October.

---

---

---

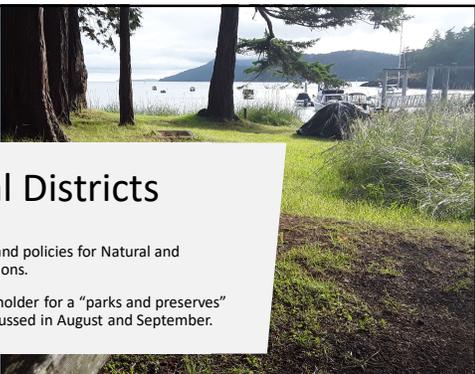
---

---

---

---

---



### 3.5 Special Districts

- Establishes the goals and policies for Natural and Conservancy designations.
- Draft includes a placeholder for a "parks and preserves" designation to be discussed in August and September.

---

---

---

---

---

---

---

---

### Upcoming Briefings and Discussions

- **August 21** – Discuss introduction, including rural character. Initial briefing on land use issues.
- **September 18** – Planning Commission feedback on land use issues. Initial briefing on Natural Resource Lands.
- **October 16** – Further land use issue policy work.

---

---

---

---

---

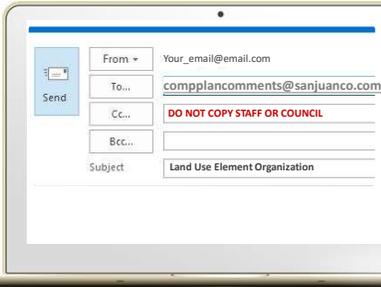
---

---

---

### Public Comments

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



---

---

---

---

---

---

---

---

### Sign up for notices at Sanjuanco.com



---

---

---

---

---

---

---

---

### Questions?

Adam Zack, Planner III  
[Adamz@sanjuanco.com](mailto:Adamz@sanjuanco.com)  
360-370-7850

---

---

---

---

---

---

---

---