



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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MEMO

MEMO DATE: October 1, 2020
TO: San Juan County Planning Commission
CC: Erika Shook, AICP, DCD Director
FROM: Adam Zack, Planner III 
SUBJECT: San Juan County Comprehensive Plan
Element B.2 Land Use and Rural
ATTACHMENT: A. September 30 draft Element B.2 Land Use and Rural

PURPOSE: To get input from the Planning Commission on a preliminary draft of urban growth area goals and policies.

BACKGROUND: As part of the Comprehensive Plan (*Plan*) update, the Planning Commission is working through *Plan* Element B.2 Land Use and Rural (Element) to prepare a draft for public hearing. So far, the Planning Commission has reviewed and commented on the land use and rural section introductions. This included review of the definition of rural character. The next step is to examine the urban growth area (UGA) goals and policies in the Element.

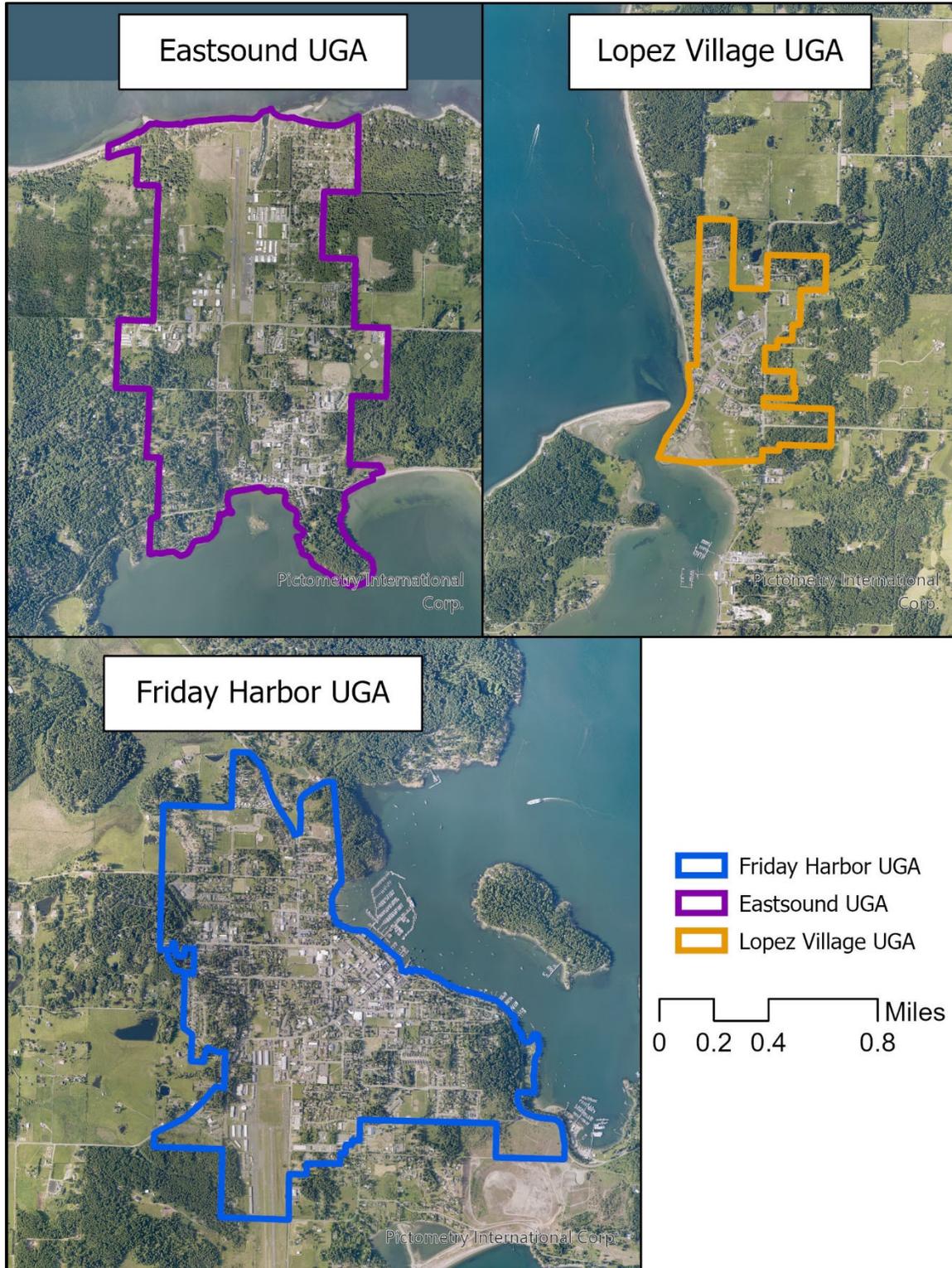
The goals and policies provide direction for County regulations and programs to ensure that the *Plan* vision is realized. The vision is a general statement about what the future will look like when the *Plan* is realized. The goals establish specific objectives needed to achieve the vision. The policies are actionable statements of how the County will meet the goals. Ultimately, County programs and regulations implement the policies. Programs and regulations implement policies, which articulate how the County will achieve goals, and goals are objectives that will help realize the vision.

The previous drafts of the Element that the Planning Commission reviewed included minor edits to the goals and policies. These edits were primarily to make the goals and policy language actionable and concise. The attached September 30 draft of the Element is the first to propose substantive changes to the UGA goals and policies. All changes are shown in strikeout/underline format (~~removal~~, addition).

URBAN GOALS AND POLICIES: The goals and policies for urban development begin on page 18, line 1 of the attached draft. These goals and policies relate specifically to development in the three urban growth areas (UGAs) in the County. The three UGAs are Eastsound, Lopez Village, and the Town of Friday Harbor. Friday Harbor is the only incorporated town in the County, meaning it is a separate jurisdiction. Policies related to the Friday Harbor are primarily focused on how the County will coordinate planning with the Town. The Eastsound and Lopez Village UGAs are unincorporated, meaning they are within the County's jurisdiction. Policies for these UGAs are general because each UGA has adopted its own subarea plan. A subarea plan is

an area-specific plan that establishes unique goals and policies for a distinct area. Map 1 shows the three UGAs.

Map 1. San Juan County Urban Growth Areas.



Source: SJC GIS.

NEW GOAL 1, POLICY 3: The attached draft Element includes a proposed new Policy 3 under Goal 1 (Attachment A, Page 18, Line 43). The proposed policy establishes criteria for adding new lands to urban growth areas. The existing Element does not have policies for designating new areas as UGAs including expansion of existing UGAs. Designation criteria establish standards for making decisions when the County considers changing the UGA boundaries or receives an application for expansion of a UGA. Setting designation criteria in a policy will clarify the exact threshold all proposed changes must meet. Any change to the *Plan* Official Maps is required by County Code to be consistent with the goals and policies of the *Plan*. The proposed policy would set a clear threshold for amending a UGA boundary.

NEW GOAL 2 AND POLICIES 1 THROUGH 5: In previous Planning Commission discussions, the commission expressed concern about the character of urban growth areas. Specifically, the type of development that constitutes “urban” development on the mainland is markedly different from development that occurs in urban growth areas in the Islands. Another related concern was ensuring the preservation of the community character in UGAs. The Planning Commission requested a policy to address these concerns. While each UGA has its own subarea plan to define and preserve each area’s unique character, the Element can include general policy statements that articulate the broad strategies the County will use to preserve the general character of unincorporated UGAs. Policies that refine the definition of urban development and establish general strategies are proposed under a new Goal 2 (Attachment A, Page 21, Line 38).

SECTION 2.3.A EXCERPT: Element B.2 Land Use and Rural Section 2.3.A Urban Growth Areas with the proposed goal and policies is provided below.

2.3.A Urban Growth Areas

Goal 1: To recognize and provide for areas of compact urban development that includes urban-levels of uses and intensities which offer diverse employment opportunities, a variety of residential densities and housing types which will eventually achieve urban level densities in most locations, general commercial, general industrial, institutional, recreational, and community uses in a concentrated, development pattern that includes urban level and uses and intensities of use.

Policy:

1. Establish different urban growth areas, each of which has a mix of land uses with housing, businesses, and services appropriate to its character, size, and location, as described in a- and b-, below.

Types of Urban Growth Areas

a. **Towns** are incorporated ~~Urban Growth Areas~~ with a full range of urban facilities and services, including high-density residential, ~~general~~ commercial, and ~~general~~ industrial uses, schools, and neighborhood and community parks. Towns offer a variety of housing types and are pedestrian-oriented with compact development patterns. They have municipal sewage treatment facilities, municipal water systems and provide other urban governmental services. ~~Towns are incorporated.~~

b. **Unincorporated Urban Growth Areas (UGAs)** are: ~~1)~~

i. adjacent to incorporated towns, are or can be served by municipal water systems and municipal sewage treatment facilities, and contain or are appropriate for a mixture of uses including general commercial and general industrial and high density residential. All or a portion of these areas may be annexed into a town within the twenty year planning time frame; or

2) ii. are non-municipal urban growth areas i.e, they provide community sewage treatment facilities and community water systems services at non-rural or urban levels of service, and provide some other services similar to towns but have no incorporated core. These UGAs provide a variety of housing types and residential densities, some of which are at urban-level densities, ~~with~~ the remainder conditioned during land division to not preclude future upzoning. These UGAs are pedestrian-oriented with a compact village core.

2. Urban gGrowth Aareas should be designated on the *Comprehensive Plan* Official Maps where existing or proposed uses and services will meet the above definitions. Urban Ggrowth Aareas designated on the *Comprehensive-Plan* Official Maps are identified in Table 14, below.

Table 14. Summary of Urban Growth Areas.

Location	Designation
Friday Harbor	Town
Friday Harbor Urban Growth Area	Urban Growth Area
Eastsound	Urban Growth Area
Lopez Village	Urban Growth Area

3. Designate new lands as unincorporated urban growth areas only if they meet the following criteria:

a. The land is developed with or characterized by urban growth.

i. Urban growth refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands.

ii. Characterized by urban growth refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

b. A range of governmental facilities and services presently exists or can be economically and efficiently provided at urban levels of service in a timely manner. These services include sewer, water, storm drainage, transportation improvements, fire and law enforcement protection, and parks and recreation.

c. The area has a physical connection to an existing UGA.

d. Additional urban growth area is needed to accommodate forecasted urban growth based on a land capacity analysis and population forecast.

f. The area does not have long-term commercial significance for agricultural, mineral, or forest products.

g. Establishing new urban development in the area will not conflict with activities on nearby designated natural resource lands.

h. Parcels that may not meet any of the criteria described in (a) through (g) above can be included to provide logical boundaries to the urban growth area and to avoid small areas of conflicting land uses amid urban lands. Similarly, parcels that meet some or all the criteria described in (a) through (g) above may be excluded to provide logical boundaries to the urban growth area and to avoid conflict with existing land uses.

- ~~34. Locate~~ New urban-level residential, ~~general~~-commercial and ~~general~~-industrial uses, and urban-level facilities and services ~~should be located~~ only in urban growth areas, except as ~~explicitly~~-provided by this *Plan* and in compliance with the GMA, ~~in order~~ to avoid incompatible land uses and protect the character and values of the rural areas. ~~Rural industries and heavy industrial types of activities will generally be located in Island Center activity centers and the Rural Industrial areas (see Rural areas, below).~~
45. Consider the local knowledge, experience, and preferences of community residents, in addition to the directives of the GMA and this *Plan*, when establishing the type, size, character, and boundaries of an urban growth area, deciding appropriate uses and their location, determining community infrastructure requirements, and establishing standards and design guidelines to protect and retain important features which the community values.
- ~~56. Adopt~~ Subarea plans or location-specific designations and standards for urban growth areas ~~should be adopted~~ to guide land use and development ~~in these areas. including identification of~~ Residential, commercial, industrial, and open space and park areas ~~should be identified in each growth area.~~ Land use districts and development standards for subareas should be consistent with GMA direction to develop compact urban areas and to retain and enhance community character and values. ~~Critical Areas within growth areas should be preserved and enhanced.~~
- ~~67. Ensure that~~ Land use districts, densities and standards for urban growth areas ~~should be~~ are consistent with GMA direction to develop compact urban areas and for most areas to ultimately achieve urban-level densities. Densities and development should be phased so as to be compatible in the near term with existing development patterns. Standards ~~also be developed to~~ prohibit new development during the phasing period that would physically preclude eventual higher densities.
- ~~78. Require that~~ All new development in urban growth areas ~~should be connected to and served by~~ urban services ~~public or private community water and sewage treatment systems.~~ Long-range sewer and water system plans should be developed or updated by the utility providers in cooperation with the eCounty so that the plans are consistent with the growth projections, land use regulations, and subdivision patterns in each area.
- ~~89. Encourage~~ New residential development in urban growth areas ~~should to~~ include a full range of single- and multi-family housing types. New areas added to an urban growth area should permit minimum densities of 4 units per acre ~~in order~~ to support efficient public services and provide a full range of affordable housing opportunities in the future.
- ~~910. Establish~~ Open space design standards ~~should be established~~ to maintain the rural character at the borders of urban growth areas. Open space areas, in the form of squares, green spaces, and parks within ~~growth areas~~ UGAs, should be an integral part of these areas to provide settings for recreation and public gatherings, and to protect Critical Areas, scenic qualities, and historic features.
- ~~101. The County should investigate~~ Evaluate the storm drainage impacts of current and future development for each urban growth area, and develop additional design and building standards for land development ~~projects,~~ and capital projects, and establishment of a utility if ~~appropriate,~~ needed to control storm water runoff and associated impacts.

~~121. The Town of Friday Harbor and the County should prepare and maintain an Urban Growth Area Management Agreement in accordance with the San Juan County and Town of Friday Harbor Joint Planning Policies adopted in 1992, as amended in Appendix 3 of this Plan.~~

~~132. Design Urban Growth Areas (UGAs) should be designed to accommodate fifty percent (50%) of the twenty-year population growth projected for the island where the UGA is located during the twenty-year planning period. Development of urban areas should be encouraged consistent with smart growth principles. The Town, County, and utility providers should jointly explore infrastructure planning, construction and financing options for necessary capital improvements. Potential financing options include developer agreements, utility local improvement districts, grants, service area agreements, and impact fees.~~

~~143. Establish development standards for planned unit developments (PUD) in urban growth areas to more effectively accomplish the goals and policies of this Plan and allow flexibility in site planning for sites characterized by special features of geography, topography, size and shape. PUD standards should include provisions for a mixture of housing types and residential densities, and preservation of open space and natural features, as well as concurrency requirements to address impacts on transportation and other capital facilities and services.~~

Note: Policy 14 is addressed in the Lopez Village Subarea Plan

~~14. An adaptive management program regarding seawater intrusion into the Lopez Village UGA water supply is hereby established to evaluate whether existing regulatory and non-regulatory actions with regard to seawater intrusion are protecting the quality and quantity of groundwater used for public water supplies in the Lopez Village UGA. This program is intended to supplement the County's existing water quality protections in San Juan County Code Chapter 8.06.~~

~~a. Benchmarks. The program uses June 2002 well data and the groundwater model described in the June 2003 Lopez Village Groundwater Model Report ("2003 Report") prepared by Pacific Groundwater Group as a benchmark. The 2003 Report is hereby incorporated into the Comprehensive Plan by reference.~~

~~b. Monitoring network. A well monitoring network of eleven wells has been established in and around Lopez Village in partnership with the Washington State Department of Ecology. Data loggers have been installed on these wells and will measure elevation and static level at least hourly. Additionally, manual samples will be taken at least twice a year from the wells for chemical analysis. The analysis will test for alkalinity, calcium, chloride, conductivity, fluoride, magnesium, nitrate, potassium, sodium, and sulfate.~~

~~c. Review by County Hydrogeologist. A County Hydrogeologist will review and analyze data collected by the monitoring network by December 31, 2008, and annually thereafter. The review will include:~~

~~i. Analysis of the collected data and comparison to the projections regarding pumpage and water levels in the model developed in the 2003 Report.~~

~~ii. Modification to the model in the 2003 Report if it is not simulating aquifer conditions correctly or if more accurate indicators of seawater intrusion are developed and can feasibly be integrated into the model.~~

~~iii. Analysis of the aquifer capacity compared to growth projections.~~

~~d. Thresholds. Degradation of the aquifer will be considered to occur if the County Hydrogeologist determines that there is a greater impact on seawater intrusion than predicted in the groundwater model. If more accurate indicators of seawater intrusion or other degradation are~~

~~developed and integrated into the model, such indicators will be used to measure degradation in future analyses.~~

- ~~e. Response to degradation of water quality. If degradation occurs, the County will immediately take appropriate action to cease the issuance of building permits in the Lopez Village UGA. The County will not resume issuing building permits in the Lopez Village UGA until such time as action which will prevent further seawater intrusion has been identified and implemented. (Ord. 40-2008)~~

Goal 2: Preserve community character in unincorporated urban growth areas.

Policies

1. Development within urban growth areas should be of a scale and intensity appropriate to the islands:
 - a. New buildings should be comparable in size and height to existing buildings;
 - b. Large buildings, long blank walls and large expanses of concrete should be avoided;
 - c. Design of buildings and site layout should incorporate open spaces and scenic views;
 - d. The night sky should remain dark and free of light-pollution; and
 - e. Urban growth areas are centered on walkable, commercial cores.
2. Establish street design standards for Eastsound and Lopez Village to ensure improvements to the streetscape are consistent with community character.
3. Establish lighting standards for unincorporated UGAs that preserve the dark night sky.
4. Establish dimensional standards for new urban development that are consistent with the existing scale of development inside unincorporated UGAs.
5. Encourage infrastructure to support walking and bicycling within the unincorporated UGA commercial cores.



COMPREHENSIVE PLAN

SECTION B, ELEMENT 2

DRAFT LAND USE AND RURAL ELEMENT

XXXXX, 2020

Supersedes October 14, 2019

Ordinance 11-2019

*incorporating Ord. 11-2010 and 17-2010

"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. . . . Through innovative land use strategies, our citizens and institutions balance and protect private property rights, public rights, and our natural environment."

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ELEMENT 2
LAND USE AND RURAL

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2.1 INTRODUCTION

The Land Use Element is comprised of interrelated land use goals which form the basis of the County's land use strategy and provides for a supply and distribution of land use types to accommodate the population and employment growth for the next twenty years. It establishes the desired character, quality, and patterns of development. Land use goals, policies and Official Maps will guide how the County will manage growth and development within urban growth areas and how it will reduce development pressures and patterns of sprawl within rural areas, conserve agricultural, forest and mineral resource lands of long-term commercial significance; and preserve and protect open space, scenic and cultural resources.

The land use goals, policies, and Official Maps are implemented through the regulations in Title 18 San Juan County Code (SJCC) and County programs. They determine where and how future land uses develop. As a result, this element is integral in realizing the community vision for land use:

Neighborhoods, hamlets, villages, towns, and other activity centers are clearly defined to conserve, rural, agricultural, forest, mineral resource lands and critical areas. These areas define our heritage and sense of place: providing for commerce and community activities without losing their small scale and attractive island ambiance. The unique character of our shorelines is protected by encouraging uses that maintain or enhance the health 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.

The WA State Growth Management Act (GMA) requires this element to:

- Establish the general distribution, location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses (RCW 36.70A.070(1)), and
- Include rural lands that are not designated for urban growth, agriculture, forest, or mineral resources. This must provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses (RCW 36.70A.070(5)).

Central to the GMA planning framework are three primary land use categories: urban, natural resource, and rural lands. Figure 1 below illustrates these categories relative to the intensity of the built environment. The GMA requires the County to designate urban growth areas (UGAs) inside of which **urban development is permitted** and outside of which urban growth is not allowed. Urban growth occurs at a higher intensity than rural and resource lands. Designated UGAs must be served or capable of being served by urban services such as water and sewer systems. Under the GMA, the County must designate natural resource lands with long-term commercial significance for the production of agricultural, timber, and mineral resources. Natural resource lands must be preserved from incompatible land uses to ensure that they remain available for resource industries. Finally, the GMA requires that lands that are not urban or natural resource lands be designated as rural lands. Diverse uses and densities must be allowed on rural lands to enable rural living while preserving the rural character.

1

Figure 1. Land Use Categories.



2

3

2.1.BA Land Use Concept

4

Note: land use concept was relocated to follow the introduction.

5

6

7

This Element establishes the concepts for how San Juan County should grow and develop while protecting its exceptional quality of life and natural environment, and equitably sharing the public and private costs and benefits of growth. The concept establishes the overall direction for guiding residential, commercial, and industrial growth in a manner that protects public health and safety and private property rights while preserving rural character and ~~our~~ the County's unique island atmosphere.

12

13

The land use concept guides San Juan County's efforts to achieve these ends by indicating where housing, shopping, community services, cultural facilities, and economic development activities should be encouraged, and where open space, rural areas, farmlands, and forested areas should be protected. It distinguishes between urban growth areas for ~~urban levels of development~~, activity centers and other areas of more intensive rural development, rural areas, and resource lands, and places the emphasis for growth in areas where adequate public facilities and services can be provided in an efficient and economic manner.

20

21

Finally, the land use concept attempts to preserve open space, protect ~~Critical Areas~~, maintain and improve the quality of air, water, soil and land resources, and protect the historic and cultural character of the islands. The land use concept is based on the densities established on the Official Maps.

24

25

The Land Use Element consists of five major sections:

26

27

- ~~The~~ General Goals, which provide the overall goals and policies for all lands in the county.

28

- ~~The~~ Land Use Designations, which establish four principal land use classes with specific goals and policies for a number of designations within these classes:

29

30

- Urban Growth Areas, including Towns and Urban Growth Areas.

31

- Activity Centers including Villages, Hamlets, Island Centers, and Residential Activity Centers, which are designated consistent with RCW 36.70A.070(5)(d) as *Limited Areas of*

32

1 More Intensive Rural Development (LAMIRDs). Activity Centers also include Master
2 Planned Resorts, which are designated consistent with RCW 36.70A.360 and .362.

- 3 ~~▪ Rural Lands including Rural General Use, Rural Farm-Forest, Rural Residential, Rural~~
4 ~~Industrial, Rural Commercial, Conservancy, and Natural.~~
- 5 ▪ Resource Lands including Agricultural and Forest lands.
- 6 ▪ Rural Lands including Rural General Use, Rural Farm-Forest, Rural Residential, Rural
7 Industrial, Rural Commercial, Conservancy, and Natural are addressed in the Rural
8 Element of this Land use Element.
- 9 ▪ ~~The~~ Special Districts of Conservancy and Natural which include goals and policies for conservation
10 of areas with valuable natural features. **Parks/preserves – placeholder if added.**
- 11 ▪ ~~The~~ Overlay Districts, which contain additional goals and policies for certain land areas and uses
12 that warrant specific recognition and management, including Mineral Resource Lands, Critical
13 Areas, Open Space Conservation, watershed management, and Airport Districts.
- 14 ▪ ~~The s~~Subarea ~~p~~Plans ~~s~~ection, which contains goals and policies for the creation of plans and
15 regulations for specific geographic areas in the ~~e~~County ~~when the needs of those areas cannot be~~
16 ~~addressed by the land use provisions of this element.~~

17 18 **2.1.B Existing Land Use Pattern**

19
20 San Juan County is located north of Puget Sound and the Strait of Juan de Fuca, west of Rosario Strait,
21 east of Haro Strait, and south of the US-Canadian border. It is composed of over 130 islands. The majority
22 of these islands are either undeveloped or developed with rustic recreational development. Most of the
23 land on the inhabited islands is developed with either residential, agricultural or forestry uses.
24 Commercial and industrial development is primarily located in the County’s urban growth areas (UGAs),
25 limited areas of more intense rural development (LAMIRDs), and Activity Centers and Master Planned
26 Resorts.

27
28 The County’s three UGAs are the primary social and economic centers of San Juan, Lopez and Orcas
29 islands. Existing residential development in Friday Harbor, an incorporated UGA, Eastsound and Lopez
30 Village is comprised of single-family residences interspersed with multifamily development. Commercial
31 development in the UGAs includes a mix of retail, food service, and visitor accommodations. The types of
32 existing commercial development serve the needs of both the resident population and the seasonal visitor
33 population; reflecting the significant effect of the tourist economy. Industrial development in the County
34 is generally limited to small-scale manufacturing of locally-sourced consumer goods such as soaps and
35 food products.

36
37 There are four LAMIRDs designated on the Official Maps: Country Corner Commercial (Orcas), Island
38 Center (Orcas), Island Center (Lopez), and Marine Center (Lopez). These LAMIRDs are predominately
39 developed with commercial and institutional uses that provide services to surrounding rural areas.
40 Commercial developments are mostly retail such as hardware stores and nurseries. The Island Center
41 LAMIRD on Lopez Island also includes the Lopez Island K-12 school. There are few residential uses in these
42 areas except those that are accessory to nonresidential uses.

43
44 Activity Centers and Master Planned Resorts are special types of LAMIRDs that include resorts, villages
45 and hamlets located outside of UGAs. They provide a variety of allowed uses and residential densities to
46 serve the resident and visitor populations. Most of the Activity Centers and Master Planned Resorts have
47 adopted subarea plans to guide development in these unique areas. Residential development in activity

1 centers is mostly composed of single-family residences at higher rural density between one dwelling per
2 two acres to one dwelling per half-acre. Commercial uses in Activity Centers are a mix of retail, food
3 service, and visitor accommodations. Master Planned Resorts are primarily developed for recreational
4 purposes and include a mix of residential and commercial uses that must support the on-site recreational
5 nature of the resorts.

6
7 Agricultural and forest resource lands are primarily developed with natural resource uses such as farms
8 and timber land. Residential development in these areas typically occurs at the lowest density allowed in
9 the County. Commercial development is limited to uses that are accessory to natural resource
10 development such as roadside stands and cottage enterprises that process resource products into
11 consumer goods.

12
13 Rural areas, those that are not urban or natural resource lands, cover the majority of the County. These
14 lands are typically either developed with residential uses or undeveloped. There are some scattered farms
15 and timber lands in rural areas. Residential development in rural areas ranges in density but occurs at a
16 lower rate of dwellings per acre than urban areas and activity centers. Commercial development in rural
17 areas is predominately small-scale and limited to uses accessory to residential development.

18 19 **2.1.C Population and Housing Forecasts, Housing Needs, and Land Capacity Analysis, Residential and** 20 **Commercial Capacity**

21
22 San Juan County's 2016 population 16,314. The 2036 population is projected to increase to 19,423
23 persons by the year 2036, an increase of 3,109 (Appendix 1 Population Forecast and Land Capacity
24 Analysis). Table 1 shows the forecasted 2036 population growth per island. San Juan and Orcas are
25 projected to experience the most population growth; more than 1,000 residents each. Of the ferry served
26 islands, Lopez and Shaw are expected to have the least population growth in this period. The total
27 projected countywide growth is 3,109 new residents by 2036.

28
29 **Table 1. 2036 Forecasted Population Growth per Island.**

Island	2016 Population	2036 Population	2036 Population Growth
San Juan	7,810	9,298	1,488
Lopez	2,466	2,936	470
Orcas	5,395	6,423	1,028
Shaw	241	287	46
Waldron	109	130	21
Stuart	33	39	6
Decatur	89	106	17
Blakely	42	50	8
Other Islands	129	154	25
Total	16,314	19,423	3,109

30 Source: Appendix 1 Population Forecast and Land Capacity Analysis.

31
32 The GMA requires the County to ensure that the *Plan* and its implementing development regulations
33 provide enough capacity of land suitable for development to accommodate the projected housing and
34 employment growth (RCW 36.70A.115). The Land Capacity Analysis (LCA) in Appendix 1 analyzed the
35 amount of capacity provided by the development regulations and *Plan* designations and densities to
36 accommodate future growth through the year 2036.

37
38 The County's average household size is 2.04 people per household. At this rate, the number of households
39 will increase from 7,997 to 9,521 by 2036, an increase of 1,524 households. Appendix 5, Housing Needs

Assessment, indicates there were 13,859 housing units in the County in 2016. If housing units continue to grow at an average annual rate of 209 per year (the rate between 1980 to 2016), a total of 18,059 dwellings would be expected by 2036. This is an increase of 4,180 dwelling units over 2016 levels.

Table 2 shows the residential capacity for rural, resource, urban, and mixed-use residential land use designations. It indicates that the majority of residential capacity is in the Rural Farm Forest land use designation (RFF). This is the most prevalent land use designation in the County with around 48,608 acres (forty-three percent of all acres) designated RFF. The LCA indicates that the County's existing land use designations, densities and regulations will provide residential capacity for the development of between 2,039 and 3,392 dwelling units after accounting for market and seasonal home factors. There is sufficient housing capacity to accommodate the forecasted 3,109 new residents or 1,524 new households.

Table 2. Residential Capacity by Natural Resource, Rural and Urban Growth Area Designations.

<u>Land Use Category</u>	<u>Land Use Designation</u>	<u>Residential Capacity in Possible Dwelling Units</u>
Natural Resource Land	<u>Agricultural Resource</u>	<u>124.59</u>
	<u>Forest Resource</u>	<u>134.71</u>
	<u>Natural Resource Land Subtotal</u>	<u>259.30</u>
Rural	<u>Rural Farm Forest</u>	<u>1,131.27</u>
	<u>Rural Residential</u>	<u>150.53</u>
	<u>Conservancy</u>	<u>48.28</u>
	<u>Lopez Village Growth Reserve Area</u>	<u>0.82</u>
Rural Activity Centers and LAMIRD	<u>Residential Activity Center</u>	<u>35.32</u>
	<u>Olga Hamlet</u>	<u>5.17</u>
	<u>Orcas Village Residential</u>	<u>3.76</u>
	<u>Deer Harbor Hamlet Residential</u>	<u>16.96</u>
	<u>Eastsound Rural</u>	<u>6.94</u>
	<u>Eastsound Rural Residential 5P</u>	<u>5.69</u>
	<u>Eastsound Rural Residential 2P</u>	<u>7.79</u>
	<u>Activity Center and LAMIRD Subtotal</u>	<u>81.63</u>
<u>Rural Subtotal, including Activity Centers and LAMIRDs</u>		<u>1,412.53</u>
Eastsound UGA	<u>Eastsound Residential 1</u>	<u>.52</u>
	<u>Eastsound Residential 1P</u>	<u>5.69</u>
	<u>Eastsound Residential 2</u>	<u>13.03</u>
	<u>Eastsound Residential 2P</u>	<u>15.91</u>
	<u>Eastsound Residential 4-12</u>	<u>7.16</u>
	<u>Eastsound Residential 4P</u>	<u>55.45</u>
	<u>Eastsound Village Residential</u>	<u>181.69</u>
	<u>Service and Light Industrial</u>	<u>-5</u>
	<u>Eastsound Village Commercial Scenario A</u>	<u>-27</u>
	<u>Eastsound Village Commercial Scenario B</u>	<u>24.13</u>
	<u>Eastsound Village Commercial Scenario C</u>	<u>174.65</u>
	<u>Marina Scenario A</u>	<u>-2</u>
	<u>Marina Scenario B</u>	<u>1.60</u>
<u>Marina Scenario C</u>	<u>21.58</u>	

<u>Land Use Category</u>	<u>Land Use Designation</u>	<u>Residential Capacity in Possible Dwelling Units</u>
	<u>Eastsound UGA Subtotal</u>	
	<u>Scenario A</u>	<u>245.45</u>
	<u>Scenario B</u>	<u>320.16</u>
	<u>Scenario C</u>	<u>443.68</u>
<u>Lopez Village UGA</u>	<u>Lopez Village Residential</u>	<u>121.81</u>
	<u>Lopez Village Commercial Scenario A</u>	<u>0</u>
	<u>Lopez Village Commercial Scenario B</u>	<u>577.34</u>
	<u>Lopez Village Commercial Scenario C</u>	<u>1,154.69</u>
	<u>Lopez Village UGA Subtotal Scenario A</u>	<u>121.81</u>
	<u>Lopez Village UGA Subtotal Scenario B</u>	<u>699.15</u>
	<u>Lopez Village UGA Subtotal Scenario C</u>	<u>1,276.50</u>
	<u>Countywide Total</u>	<u>Scenario A</u>
	<u>Scenario B</u>	<u>2,691.14</u>
	<u>Scenario C</u>	<u>3,392.01</u>

Source: Appendix 1 Population Forecast and Land Capacity Analysis.

According to the LCA, there is sufficient employment capacity to accommodate the projected population growth. It shows that the commercial employment capacity projected to be available in 2036 could accommodate between 19,062 and 12,869 jobs. Countywide employment is only projected to increase by 473 new jobs, in proportion with the population. Table 3 below shows the employment capacity for each mixed-use, commercial, and industrial land use designation in the County based on current development regulations, existing development, and 2017 Official Map designations.

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1 **Table 3. Employment Capacity by Mixed-use, Commercial, and Industrial Land Use Designations.**

<u>Land Use Designation</u>	<u>Developable Acres</u>	<u>Commercial Capacity in Square Feet</u>	<u>Future Employment Capacity in Jobs</u>
<u>Rural Industrial</u>	<u>49.97</u>	<u>27,081.91</u>	<u>56.29</u>
<u>Rural General Use</u>	<u>1,145.86</u>	<u>4,123,102.45</u>	<u>10,326.39</u>
<u>Island Center</u>	<u>30.44</u>	<u>184,505.05</u>	<u>422.86</u>
<u>Deer Harbor Hamlet Commercial</u>	<u>2.65</u>	<u>19,706.41</u>	<u>37.11</u>
<u>Deer Harbor Hamlet Industrial</u>	<u>4.43</u>	<u>22,288.00</u>	<u>41.97</u>
<u>Orcas Village Commercial</u>	<u>7.71</u>	<u>34,049.90</u>	<u>64.13</u>
<u>Marine Center</u>	<u>17.36</u>	<u>46,921.96</u>	<u>112.99</u>
<u>Master Planned Resort</u>	<u>133.82</u>	<u>362,715.75</u>	<u>1,149.35</u>
<u>Country Corner Commercial</u>	<u>5.76</u>	<u>481.82</u>	<u>0.91</u>
<u>Service Park</u>	<u>4.97</u>	<u>90,368.50</u>	<u>170.19</u>
<u>Non-UGA Subtotal</u>	<u>1,402.97</u>	<u>4,911,221.75</u>	<u>12,382.19</u>
<u>Eastsound UGA</u>			
<u>Service and Light Industrial</u>	<u>19.98</u>	<u>258,911.79</u>	<u>487.60</u>
<u>Village Commercial</u>			
<u>Scenario A</u>	<u>13.18</u>	<u>117,073.96</u>	<u>220.48</u>
<u>Scenario B</u>	<u>13.18</u>	<u>58,308.78</u>	<u>109.81</u>
<u>Scenario C</u>	<u>13.18</u>	<u>0</u>	<u>0</u>
<u>Marina</u>			
<u>Scenario A</u>	<u>7.96</u>	<u>218,376.21</u>	<u>411.26</u>
<u>Scenario B</u>	<u>7.96</u>	<u>3,192.59</u>	<u>6.01</u>
<u>Scenario C</u>	<u>7.96</u>	<u>0</u>	<u>0</u>
<u>Eastsound UGA Subtotal</u>			
<u>Scenario A</u>	<u>41.12</u>	<u>594,361.96</u>	<u>1,119.35</u>
<u>Scenario B</u>	<u>41.12</u>	<u>320,413.15</u>	<u>603.43</u>
<u>Scenario C</u>	<u>41.12</u>	<u>258,911.79</u>	<u>487.60</u>
<u>Lopez Village UGA</u>			
<u>Village Commercial</u>			
<u>Scenario A</u>	<u>8.49</u>	<u>2,309,372.02</u>	<u>5,561.13</u>
<u>Scenario B</u>	<u>8.49</u>	<u>1,154,686.01</u>	<u>2,780.57</u>
<u>Scenario C</u>	<u>8.49</u>	<u>0</u>	<u>0</u>
<u>Countywide Total</u>			
<u>Scenario A</u>	<u>1,452.58</u>	<u>7,814,955.73</u>	<u>19,062.67</u>
<u>Scenario B</u>	<u>1,452.58</u>	<u>6,386,320.91</u>	<u>15,766.19</u>
<u>Scenario C</u>	<u>1,452.58</u>	<u>5,170,133.54</u>	<u>12,869.79</u>

2 Source: Appendix 1 Population Forecast and Land Capacity Analysis.

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1 **Note: The Purpose and Land Use Concept sections below were edited and relocated to Section 2.1 above.**

2
3 **2.1.A Purpose**

4
5 San Juan County is faced with a number of critical land use issues, perhaps the most critical being
6 protection of the primarily *rural character* and natural environment of the islands while allowing for
7 growth and *development* that maintains these characteristics and a healthy, diverse economy and
8 populace. The Land Use Element of the *Comprehensive Plan (Plan)*, guided by the county-wide Vision
9 Statement, establishes the desired character, quality, and pattern of development for the physical
10 environment of the county. It represents the policy plan for growth over the next twenty years. The goals
11 and policies in this element direct future decisions on land use regulations, actions, procedures, and
12 programs that will further implement the intent and purpose of the overall *Plan*. [Note: this was
13 integrated into the introduction above]

14
15 **2.1.B Land Use Concept**

16
17 The Land Use Element establishes a concept of how San Juan County should grow and develop while
18 protecting its exceptional quality of life and natural environment and equitably sharing the public and
19 private costs and benefits of growth. The concept establishes the overall direction for guiding residential,
20 commercial, and industrial growth in a manner that protects public health and safety and private property
21 rights while preserving rural character and our unique island atmosphere.

22
23 The land use concept guides San Juan County's efforts to achieve these ends by indicating where housing,
24 shopping, community services, cultural facilities, and economic development activities should be
25 encouraged, and where open space, rural areas, farmlands, and forested areas should be protected. It
26 distinguishes between growth areas for urban levels of development, activity centers and other areas of
27 more intensive rural development, rural areas, and resource lands, and places the emphasis for growth in
28 areas where adequate public facilities and services can be provided in an efficient and economic manner.

29
30 Finally, the land use concept attempts to preserve open space, protect Critical Areas, maintain and
31 improve the quality of air, water, soil and land resources, and protect the historic and cultural character
32 of the islands. The land use concept is based on the densities established under the 1979 *Comprehensive*
33 *Plan* as revised in the year 2000 and 202X, and focuses on the distribution and mix of land uses.

34
35 The Land Use Element consists of five major sections:

- 36
37 • The General Goals, which provide the overall goals and policies for all lands in the county.
38
39 • The Land Use Designations, which establish four principal land use classes with specific goals and
40 policies for a number of designations within these classes:
41
42 — Growth Areas, including Towns and Urban Growth Areas.
43
44 — Activity Centers including Villages, Hamlets, Island Centers, and Residential Activity Centers,
45 which are designated consistent with RCW 36.70A.070(5)(d) as *Limited Areas of More Intensive*
46 *Rural Development* (LAMIRDs). Activity Centers also include Master Planned Resorts, which are
47 designated consistent with RCW 36.70A.360 and .362.
48
49 — Rural Lands including Rural General Use, Rural Farm-Forest, Rural Residential, Rural Industrial,
50 Rural Commercial, Conservancy, and Natural.
51
52 — Resource Lands including Agricultural and Forest lands.
53

1 ~~—Rural Lands including Rural General Use, Rural Farm Forest, Rural Residential, Rural Industrial,~~
2 ~~Rural Commercial, Conservancy, and Natural addressed in the Rural Element of this Land use~~
3 ~~Element.~~

- 4
- 5 ~~• The Special Districts of Conservancy and Natural which include goals and policies for conservation of~~
6 ~~areas with valuable natural features.~~
- 7
- 8 ~~• The Overlay Districts, which contain additional goals and policies for certain land areas and uses that~~
9 ~~warrant specific recognition and management, including Mineral Resource Lands, Critical Areas, Open~~
10 ~~Space Conservation, watershed management, and Airport Districts.~~
- 11
- 12 ~~• The sSubarea pPlans section, which contains goals and policies for the creation of plans and~~
13 ~~regulations for specific geographic areas in the cCounty when the needs of those areas cannot be~~
14 ~~addressed by the land use provisions of this element.~~
- 15

16 2.1.€D Population and Residential Density

17

18 This Element is consistent with the County's 2036 population projections of 19,423 (Appendix 1). This
19 includes 9,298 on San Juan, 6,423 on Orcas, 2,936 on Lopez, 287 on Shaw and 479 on the remaining
20 Islands.

21

22 Residential density, the number of residential units allowed per acre, is established on the County's
23 Official Maps for each area of the County. The permitted density indicates the maximum number of
24 dwelling units that may be constructed per acre of land, or conversely in rural areas, the minimum number
25 of acres per dwelling unit. The Official mMaps of residential density do not establish a minimum parcel
26 size,; however, nNew land divisions may not establish a parcel pattern which would permit development
27 of the area at a residential density greater than that provided for in the Official Maps, or create parcels
28 smaller than those allowed by the UDC San Juan County Code (SJCC).

29

30 The County's patterns of development which have occurred in San Juan County have been greatly
31 influenced by the residential densities established in the 1979 Comprehensive Plan. In many instances,
32 the densities have been voluntarily reduced by property owners through the dedication of conservation
33 easements with the San Juan Preservation Trust (a private, non-profit land trust), and the San Juan County
34 Land Bank who Aalso, density reduction is being achieveds this through purchase of conservation
35 easements and land acquisition by the San Juan County Land Bank.

36

37 Some of the residential densities that were established in the 1979 Comprehensive Plan exceeded the
38 density that is considered consistent with rural character by the Growth Management Hearings Boards
39 established under Washington's Growth Management Act. In response to an order from the Western
40 Washington Growth Management Hearings Board, tThis Plan establishes includes rural densities that
41 allow fewer dwelling units than permitted by the 1979 plan in a number of areas. Existing parcels which
42 were established under the greater densities of the 1979 plan may still be developed for residential use,
43 but any further subdivision in these areas must meet the newly established density limits. Plan policies
44 encourage the combination of existing lots in order to reduce the number of dwelling units that may be
45 developed in rural areas where the existing parcel pattern would permit development at a density greater
46 than that established by this Plan and the Official Maps.

47

48 Information on existing and future population are found in Appendix 1, Population Projections, Buildout
49 Analysis and Land Use Inventory.

1 **2.1. DE Growth Management and Resource Protection**

2
3 To ensure that ~~Critical Areas~~ and rural resources are protected, and that urban governmental services
4 will not be required outside of urban growth areas and LAMIRDs, in addition to the density requirements
5 ~~changes there are also Comprehensive Plan policies that place~~ address limits on capital facility
6 development in the rural areas, and ~~establish UDC~~ conservation subdivision standards and other site
7 design and performance standards.
8

9 **2.2 GENERAL GOALS AND POLICIES OF THE LAND USE ELEMENT**

10
11 ~~This section of the Land Use Element establishes the~~ General goals and policies ~~overall goal and policies~~
12 ~~for~~ address how the county will try to achieve ~~the its~~ Vision and identifies. They address a number of
13 general goals and policies for a broad range of issues which ~~may~~ apply to all land ~~classes~~ use designations
14 in the County.
15

16 **2.2.A General Goal and Policies**

17
18 **General Goal:** To provide for the orderly use of San Juan County land, shorelines and water areas and
19 to respect, protect and maintain the natural beauty and land and marine resources of the islands,
20 ~~maintain the present rural, residential, agricultural atmosphere, respect the natural environment and~~
21 ~~processes, recognize the marine orientation of the County, and to regulate development in a manner~~
22 **which will protect both the rights of private landowners and the interests of the public.**
23

24 **General Policies:**

- 25
- 26 1. ~~Balance the public's interest in the management of~~ Manage community growth and its associated
27 impacts, ~~with the protection of~~ while protecting individual property rights through adoption of a
28 coordinated set of goals, policies and regulations to guide future development in the County.
29
 - 30 2. Recognize and support the right of property owners to maintain and replace legal, non-conforming
31 uses and structures.
32
 - 33 3. Consider site capabilities and existing development patterns when determining the land use
34 designation and appropriate locations and intensities of various uses of the land.
35
 - 36 4. Direct high density residential and mixed use development into urban growth areas, and ~~into~~
37 ~~appropriate~~ Activity Centers to prevent sprawl and relieve growth pressure in the surrounding rural
38 areas.
39
 - 40 5. ~~Implement the goals and policies of this Plan by adopting a land use designation map and a set of~~
41 ~~development regulations and enforcement procedures.~~
42
 - 43 6. Investigate the development of a program to allow for the transfer of residential density from Rural
44 and Resource Lands to Activity Centers and other approved receiving areas ~~as appropriate~~ to protect
45 rural and resource lands. Transfer of residential density within Activity Centers should also be allowed.
46
 - 47 67. Implement the Vision ~~Statement goals~~ of preserving rural character and limited natural resources by
48 means of voluntary, incentive-based programs, and other strategies, to reduce the ~~currently allowable~~
49 maximum number of residential structures in rural areas in a manner that is fair and equitable for ~~the~~
50 ~~affected~~ property owners including, and by establishing strategies that encouraging property owners
51 to keep parcels whole and to preserve open space.
52

1 78. Implement the maximum allowable Residential densities specified on the Official Maps indicate the
2 maximum allowable density for any given parcel.

3
4 89. Recognize that the maximum allowable density applied to land by designation on the Official Maps
5 reflects the general intent of this Plan for residential development and should be allowed unless maximum
6 density it would exceed site capabilities or unless it would not comply with other applicable County land
7 use regulations. For purposes of this Plan, sSite capabilities or conditions which may indicate a density
8 lower than the specified maximum include, but are not limited to:

- 9
10 a. Suitability of soils to sustain individual or community sewage disposal systems.
11
12 b. Quality and quantity of water available to serve the proposed development.
13
14 c. The presence ~~Geologically Hazardous Areas, Frequently Flooded Areas, Wetlands, or Fish and~~
15 ~~Wildlife Habitat Conservation Areas~~ critical areas which would either be materially harmed or which
16 would result in hazards to life and property as a result of development at maximum density.
17

18 910. Preserve the rural character of rural, resource, and conservancy lands outside of UGAs by
19 providing for requiring conservation design in new land divisions and allowing for limited residential
20 density bonuses in return for additional protection of open space resources and natural resource
21 functions.

22
23 1011. Manage runoff to prevent flooding and property damage, promote groundwater recharge and
24 protect the quality and quantity of ground and surface water in accordance with the Water Element
25 of this Plan. In conformance with RCW 36.70A.070(1), a description of existing flooding, drainage, and
26 water quality problems will be developed and included as an appendix to this Plan.

27
28 1112. Vacation rental (short-term, i.e., of less than thirty days) of a principal, single-family residential
29 unit or an ADU accessory dwelling unit should be subject to standards similar to those for hospitality
30 commercial establishments but should be classified as a residential use for purposes of land use
31 regulation.

32
33 1213. Future rReview and revision of the Land Use Element, its land-use designations, this Plan Element
34 and the Official Maps should be based in part on the: **Note: re-formatted into list – long sentence**

- 35
36 a. ~~the s~~Sufficiency of capital facilities as provided in the Capital Facilities Element and six-year plan;
37 b. ~~r~~Review of development patterns, projected needs;
38 c. ~~the a~~Availability and adequacy of water resources;
39 d. ~~the a~~Ability to control and mitigate the impacts of development; and
40 e. ~~the r~~Retention and protection of resource lands, special districts, critical areas, and water quality.

41 42 **2.2.B Economy**

43
44 **Goal: To support a broad-based, diversified, stable, year-round economy which provides a range of**
45 **goods, services and employment opportunities serving the needs of County residents, while**
46 **safeguarding the rural, residential, agricultural, and marine nature of the County.**

47 48 **Policies:**

- 49
50 1. Provide a predictable development atmosphere ~~for the local economy~~ through the formulation of
51 clearly defined land use designations, regulations and standards.
52

- 1 2. Allow the establishment of *home occupations* and *cottage enterprises* with appropriate performance
- 2 standards.
- 3
- 4 3. Retain *resource-based activities* by:
- 5
- 6 a. Conserving agricultural, forest, and mineral resource lands;
- 7
- 8 b. Encouraging forest land owners to use best management practices and sustainable harvesting
- 9 techniques;
- 10
- 11 c. Allowing resource-based processing and commercial activities to locate on resource lands and in
- 12 some rural areas; and
- 13
- 14 d. Allowing the storage of personal commercial fishing vessels and related equipment incidental to
- 15 a personal residential use throughout the county.
- 16
- 17 4. Ensure that new commercial, industrial, and institutional uses are consistent and compatible with the
- 18 islands' natural environment, community livability, and the needs of county residents by establishing
- 19 performance standards, which address:
- 20
- 21 a. ~~compatibility with surrounding area;~~
- 22 b. ~~visual impact, including signage, light and glare;~~
- 23 c. ~~storm drainage control;~~
- 24 d. ~~traffic access and circulation;~~
- 25 e. ~~outdoor storage and location of parking and loading;~~
- 26 f. ~~noise abatement;~~
- 27 g. ~~water and air pollution, including hazardous wastes, odor, and noxious fumes; and~~
- 28 h. ~~Critical Areas.~~
- 29
- 30 5. Allow for tourism-related businesses and activities ~~within the context of~~ while maintaining a diverse
- 31 and balanced economy ~~while~~ and minimizing the related negative impacts.
- 32
- 33 6. Commercial and industrial uses should be located only where directly accessible from a County Road,
- 34 or from a private road if traffic and maintenance impacts to the private road are minimized.
- 35

36 2.2.C Energy

37

38 **Goal: To conserve energy and promote energy efficiency.**

39 **Policies:**

- 40
- 41
- 42 1. Promote education on site planning methods that ~~make maximum use of~~ energy-saving features
- 43 of the natural environment.
- 44
- 45 2. Provide opportunities ~~within land use designations~~ for the development and use of alternative energy
- 46 resources which are compatible with the natural environment.
- 47

48 2.2.D Essential Public Facilities

49

50 Recognizing the diverse essential public facility needs of San Juan County's many islands, following are the

51 policies for addressing the siting and development of essential public facilities, including essential public

52 facilities located within the Shoreline jurisdiction.

1 **Goal: To ensure that the land use needs for *essential public facilities* are identified and provided for**
2 **as a necessary component of a coordinated land use system.**
3

4 **Policies:**
5

6 1. ~~Identification of Essential Public Facilities in the County.~~
7

8 ~~Essential Public Facilities (EPFs) are facilities that provide a necessary public service as their primary~~
9 ~~mission, and that are difficult to site. EPFs include, but are not limited to, those facilities listed in RCW~~
10 ~~36.70A.200; any facility that appears on the list maintained by the State Office of Financial~~
11 ~~Management under RCW 36.70A.200(4); secure community transition facilities as defined in RCW~~
12 ~~71.09.020; state education facilities; state or regional transportation facilities as defined in RCW~~
13 ~~47.06.140 and facilities determined to be an Essential Public Facility under SJCC 18.30.050E. Essential~~
14 ~~public capital facilities of county or state wide significance also include, but are not limited to:~~
15 ~~passenger and vehicle ferry terminals (public); public elementary and secondary schools; solid waste~~
16 ~~collection, transfer, and disposal facilities; county roads and county docks; county equipment storage~~
17 ~~and maintenance yards; county septage handling and treatment facilities; primary electrical~~
18 ~~transmission and distribution systems; fire stations and emergency service facilities; public libraries;~~
19 ~~post offices; parks; county administrative offices; and general aviation airports.~~
20

21 2. ~~Do not preclude the siting and construction of EPFs. Regulations and policies may not preclude the~~
22 ~~siting and construction of EPFs. and When possible, require that EPFs shall comply with existing~~
23 ~~regulations and policies. When this is not possible, or when existing, non-conforming facilities need~~
24 ~~to be expanded, special siting, design and approval procedures should be developed that:~~
25

26 3. ~~Develop special siting, design and approval procedures for When Policy 2 above this is not possible,~~
27 ~~or when existing, non-conforming facilities need to be expanded, special siting, design and approval~~
28 ~~procedures should be developed that:~~
29

- 30 a. Consider impacts on existing land uses, resource lands, open space, scenic resources, shoreline
31 master program, Critical Areas, and the natural and rural environment;
- 32
- 33 b. Consider the quality of service provided and the economic, social and environmental costs and
34 benefits to the public;
- 35
- 36 c. Include the public in selecting sites and developing alternatives to mitigate negative impacts;
- 37
- 38 d. Require ~~EPFs to provide~~ reasonable mitigation of negative impacts. An application for approval
39 of an EPF Conditional Use Permit may ~~however,~~ not be denied because impacts are not fully
40 mitigated; and
- 41
- 42 e. Prevent the siting of incompatible uses adjacent to general aviation airports.
- 43

44 3. ~~Do not locate EPFs~~ ~~Essential public facilities should not be located~~ within frequently flooded or
45 geologically hazardous areas unless no practicable alternative exists.
46

47 4. ~~On Lopez and Orcas Islands,~~ new public schools and government administrative offices ~~On~~
48 ~~Lopez and Orcas Islands, should be located~~ within an ~~Urban Growth Area (UGA), a LAMIRD, or~~
49 ~~other areas~~ where adequate water supply and sewage disposal exist without new extensions of urban
50 services.
51

52 5. Do not locate ~~Other facilities should not be located~~ outside an UGA or LAMIRD unless its operation
53 warrants a rural location.
54

- 1 6. ~~Establish shoreline environment designation, policies, boundaries, and provisions regarding the~~
2 ~~identification, siting and design of essential public facilities located in the shoreline jurisdiction in the~~
3 ~~Shoreline Master Program Element should establish shoreline environment designation, policies,~~
4 ~~boundaries, and provisions regarding the identification, siting and design of essential public facilities~~
5 ~~located in the shoreline jurisdiction.~~
6
7 7. ~~To help offset potential impacts from essential public facilities,~~ dDevelop voluntary and incentive
8 based programs to protect the overall functions and values of ~~Critical Areas~~ and to support resource
9 land uses, particularly commercial agricultural uses ~~To help offset potential impacts from essential~~
10 public facilities.
11

12 2.2.E Recreation

14 **Goal:** ~~To provide for recreational opportunities to~~ that will meet the needs and interests of County
15 residents while ensuring that recreational uses are compatible with the natural limitations of specific
16 sites and surrounding uses.
17

18 **Policies:**

- 20 1. Coordinate with other public and private agencies to ensure that plans and programs provided within
21 the County accommodate the recreational needs and interests of County residents.
22
23 2. Allow the use of public lands consistent with the physical and cultural limitations of each ~~specific site~~
24 and the island on which it is located.
25
26 3. Allow commercial recreational developments, consistent with the above goal, ~~which will serve to~~
27 complement public recreational facilities.
28
29 4. Prohibit recreational vehicle ~~parks~~ and all-terrain vehicle ~~parks~~ ~~tracks~~ ~~because these uses place~~
30 ~~excessive demands on public transportation systems.~~
31
32 5. Prohibit the development or use of land for large-scale, permanent, tourist attractions such as theme
33 parks and casinos, ~~as they are out of scale and character with San Juan County.~~ Allowable tourist
34 attractions should be limited to those that do not require significant land area, ~~and such attractions~~
35 ~~should meet all concurrency requirements.~~
36
37 6. Establish performance standards for public and private recreational developments to minimize
38 adverse impacts on adjacent properties and the natural environment.
39

40 2.2.F Natural Resource Conservation

42 **Goal:** To preserve nonrenewable natural resources and conserve renewable natural resources for the
43 benefit of existing and future generations.
44

45 **Policies:**

- 47 1. Conserve soils capable of supporting long-term agricultural production identified by the ~~The federal~~
48 ~~Natural Resources Conservation Service (NRCS) identified 34 soil types suitable for farming in San Juan~~
49 ~~County. These soils can be found on page 121 of the 2009 Soil Survey of San Juan County, Washington,~~
50 ~~available at: http://soils.usda.gov/survey/online_surveys/washington/#san2009.~~
51

- 1 2. Conserve forest lands in the Washington Department of Natural Resources' forest grades 1-5
2 classification ~~(as classified by the Washington Department of Natural Resources)~~ for long-term timber
3 production.
- 4
- 5 3. Encourage sustainable forest management in order to conserve forest lands and promote the
6 retention and preservation of forest stands that are particularly important to visual aesthetics, wildlife
7 habitat, groundwater retention and/or site stability.
- 8
- 9 4. Protect and preserve, wetlands, critical marine and terrestrial wildlife habitats and wildlife corridors,
10 including breeding grounds, resting and feeding areas for migratory birds, nursery areas and habitats
11 of threatened, endangered and sensitive species.
- 12
- 13 5. Encourage the reclamation, rehabilitation and enhancements of: ~~(a)~~ wetlands, ~~(b)~~ marine and
14 terrestrial wildlife habitat, and ~~(c)~~ vegetated areas necessary to maintain site stability and
15 groundwater recharge.
- 16
- 17 6. Develop voluntary, incentive-based, protection measures for natural resources including conservation
18 easements, transfer and purchase of development rights programs, current use taxation, and public
19 education programs.
- 20
- 21 7. Protect the health, safety and welfare of the public by ensuring that areas susceptible to geological
22 and hydrological hazards are not developed in a manner which would result in injury, loss of life,
23 property damage or financial losses due to flooding, erosion, landslide, or steep slope failures.
- 24
- 25 8. Incorporate low impact development standards and guidelines (based on the ~~Technical Guidance~~
26 ~~Manual for Puget Sound, Puget Sound Action Team, 2005~~ Western WA. Stormwater Management
27 Manual) into implementing regulations for critical areas, rural and resource lands, special districts,
28 activity centers and urban growth areas.
- 29
- 30 9. Establish provisions for Conversion Option Harvest plans in coordination with the state Department
31 of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of
32 the DNR and the County in the processing, administration and enforcement of forest practice
33 activities, especially as they relate to the clearing of land for non-forestry uses. **Note: relocated from**
34 **Rural policies.**

36 2.2.G Social Services

37
38 **Goal: To augment County health and social service capabilities by allowing ~~provision~~ the development**
39 **of affordable residential care facilities.**

40 **Policy:**

- 41 1. Allow the establishment of adult family homes for the elderly and special needs residents and home
42 day care facilities for children in all designations which allow residential uses ~~in accordance with state~~
43 ~~and federal laws.~~

44 2.2.H Historic and Archaeological Preservation

45
46
47 **Goal: To protect, preserve, and restore significant archaeological and historical resources in the**
48 **eCounty and encourage ~~these types of~~ new development that will enhance ~~historic~~ community identity.**

49 **Policy:**

50
51
52
53

- 1 1. Protect areas of known archaeological and historic value from incompatible development and ensure
2 that newly discovered areas uncovered during excavation are examined by the appropriate
3 authorities.
- 4
- 5 2. Protect through voluntary measures the significant historic resources identified in an inventory, using
6 a variety of preservation techniques including acquisition, incentives, conservation easements,
7 transfer of development rights, overlay districts, and alternative re-use of structures.
- 8
- 9 3. Incorporate the preservation of sites and structures of historic and archaeological significance as a
10 part of the environmental consideration in development permit and land division reviews.
- 11

12 2.2.I Open Space and Scenic Resources

14 **Goal: To protect and conserve open space and scenic resources.**

16 **Policy:**

- 18 1. Protect open space and scenic resources identified in the County's *Open Space and Conservation Plan*
19 through implementation of a variety of conservation techniques including fee acquisition,
20 conservation easements, incentives, overlay districts, purchase, retirement, or transfer of
21 development rights, and educational programs.
- 22

23 2.2.J Access to Public Lands and Facilities

25 **Goal: To provide safe and convenient access to public lands and facilities without causing significant**
26 **negative impacts on the quality of life or property of island residents, or adversely affecting fragile**
27 **natural features.**

29 **Policies:**

- 31 1. ~~Public agencies should acquire or otherwise assure access to publicly owned lands and facilities. Such~~
32 ~~access that should not adversely affect the public resource or adjacent properties.~~
- 33
- 34 2. ~~Mark~~ Public access areas should be clearly and appropriately marked.
- 35
- 36 3. ~~Provide~~ Greenways or buffer zones should be provided within public access areas to protect
37 adjacent private property when possible.
- 38

39 2.2.K Sewage Disposal

41 **Goal: To protect water quality and the public health, safety, and welfare by ensuring that growth**
42 **and development is supported by site conditions suitable for sewage disposal systems, or by sewage**
43 **treatment facilities in urban growth areas, and certain activity centers and residential activity centers,**
44 ~~in order to protect water quality and the public health, safety, and welfare.~~

46 **Policies:**

- 48 1. Allow development only upon County approval of sewage disposal systems or upon connection to an
49 approved community sewage treatment facility.
- 50

- 1 2. Allow innovative, functional technologies for the efficient processing of sewage. ~~These alternative~~
2 ~~methods of sewage disposal may be allowed~~ with approval from the County's Public Health Officer.
- 3
- 4 3. Locate sewage disposal facilities to prevent contamination of surface and ground water resources.
- 5
- 6 4. Coordinate with the Town of Friday Harbor in the development of programs for local sewage sludge
7 disposal which will have minimal negative impact on the public.
- 8
- 9 5. Prohibit the importation and disposal of sewage sludge to the islands from outside of the County.
- 10
- 11 6. Allow the extension of community sewage treatment facilities into rural areas only to remedy existing
12 or potential groundwater contamination problems, or to correct existing or impending health hazards,
13 or to provide service to public schools, and only when it meets the ~~other~~ criteria ~~provided in this Plan,~~
14 Sections B.7.1.C and B.7.2.A.
- 15

16 2.2.L Telecommunications

17
18 **Goal:** To allow for the development of effective telecommunications systems in a manner consistent
19 with the character of island neighborhoods and the rural and scenic qualities of the islands.

20 **Policy:**

- 21 1. Allow ~~for~~ telecommunications towers and antennae subject to location, siting, appearance, and
22 performance standards.
- 23 2. Use to the maximum extent possible ~~Existing commercial telecommunications antennae and towers~~
24 ~~should be used to the maximum extent possible~~ to accommodate future telecommunications needs
25 before new facilities are approved.
- 26
- 27
- 28
- 29

30 2.2.M Physical Activity

31
32 **Goal:** To implement community planning and design approaches that promote walking, bicycling and
33 other physical activity.

34
35 Detailed ~~p~~olicies supporting physical activity are found in Appendix 11, Parks, Trails and Natural Areas
36 Plan and Nonmotorized Plan, and the Transportation Element of this ~~p~~lan ~~(which includes a Non-~~
37 ~~motorized Transportation Plan)~~ and the goals and policies of adopted subarea and activity center plans.

38 39 2.3 LAND USE DESIGNATIONS

40
41 ~~This section of the Land Use Element establishes~~ San Juan County has established four principal land use
42 classes: Urban Growth Areas, Activity Centers (including LAMIRDs), Rural Lands, and Resource Lands. ~~Each~~
43 ~~Class has s~~pecific goals and policies ~~that~~ for each class specify the criteria used to qualify lands for each
44 land use designation, and They also provide guidance for guide the development of regulations by
45 identifying uses and activities which may be established in them ~~these areas.~~

46
47 Generally, the factors for assigning land use designations in this *Plan* include the following: physical site
48 conditions such as soils, slope, groundwater recharge and drainage; present and projected needs of the
49 population; the character of existing development and parcel size; financial impacts on the County and its
50 residents; community livability; capacities of roads, sewers, water systems, and other facilities; proximity
51 to shopping, business and community activities; and providing a balance between various land uses.

1 **2.3.A Urban Growth Areas**
2

3 **Goal 1:** To recognize and provide for areas of compact urban development that includes urban-levels
4 of uses and intensities which offer diverse employment opportunities, a variety of residential densities
5 and housing types which will eventually achieve urban-level densities in most locations, general
6 commercial, general industrial, institutional, recreational, and community uses in a concentrated,
7 development pattern that includes urban-level and uses and intensities of use.
8

9 **Policy:**

- 10
11 1. Establish different urban growth areas, each of which has a mix of land uses with housing, businesses,
12 and services appropriate to its character, size, and location, as described in ~~a and b~~, below.
13

14 Types of Urban Growth Areas

- 15
16 a. **Towns** are incorporated Urban Growth Areas with a full range of urban facilities and services,
17 including high-density residential, ~~general~~ commercial, and ~~general~~ industrial uses, schools, and
18 neighborhood and community parks. Towns offer a variety of housing types and are pedestrian-
19 oriented with compact development patterns. They have municipal sewage treatment facilities,
20 municipal water systems and provide other urban governmental services. ~~Towns are~~
21 ~~incorporated.~~
22
23 b. **Unincorporated Urban Growth Areas (UGAs)** are:
24
25 i. adjacent to incorporated towns, are or can be served by municipal water systems and municipal
26 sewage treatment facilities, and contain or are appropriate for a mixture of uses including general
27 commercial and general industrial and high density residential. All or a portion of these areas may
28 be annexed into a town within the twenty year planning time frame; or
29
30 ii. are non-municipal urban growth areas i.e, they provide community sewage treatment facilities
31 and community water systems services at non-rural or urban levels of service, and provide some
32 other services similar to towns but have no incorporated core. The UGAs provide a variety of
33 housing types and residential densities, some of which are at urban-level densities, ~~with~~ The
34 remainder conditioned during land division to not preclude future upzoning. The UGAs are
35 pedestrian-oriented with a compact village core.
36
37 2. Urban Growth Areas should be designated on the ~~Comprehensive Plan~~ Official Maps where existing
38 or proposed uses and services will meet the above definitions. Urban Growth Areas designated on
39 the ~~Comprehensive Plan~~ Official Maps are identified in Table 14, below.
40
41

42 **Table 14. Summary of Urban Growth Areas.**

Location	Designation
Friday Harbor	Town
Friday Harbor Urban Growth Area	Urban Growth Area
Eastsound	Urban Growth Area
Lopez Village	Urban Growth Area

- 43 3. Designate new lands as unincorporated urban growth areas only if they meet the following
44 criteria:
45

1 a. The land is developed with or characterized by urban growth.

2
3 i. Urban growth refers to growth that makes intensive use of land for the location of
4 buildings, structures, and impermeable surfaces to such a degree as to be incompatible
5 with the primary use of land for the production of food, other agricultural products, or
6 fiber, or the extraction of mineral resources, rural uses, rural development, and natural
7 resource lands.

8
9 ii. Characterized by urban growth refers to land having urban growth located on it, or to
10 land located in relationship to an area with urban growth on it as to be appropriate for
11 urban growth.

12
13 b. A range of governmental facilities and services presently exists or can be economically and
14 efficiently provided at urban levels of service in a timely manner. These services include
15 sewer, water, storm drainage, transportation improvements, fire and law enforcement
16 protection, and parks and recreation.

17
18 c. The area has a physical connection to an existing UGA.

19
20 d. Additional urban growth area is needed to accommodate forecasted urban growth based on
21 a land capacity analysis and population forecast.

22
23 f. The area does not have long-term commercial significance for agricultural, mineral, or forest
24 products.

25
26 g. Establishing new urban development in the area will not conflict with activities on nearby
27 designated natural resource lands.

28
29 h. Parcels that may not meet any of the criteria described in (a) through (g) above can be
30 included to provide logical boundaries to the urban growth area and to avoid small areas of
31 conflicting land uses amid urban lands. Similarly, parcels that meet some or all the criteria
32 described in (a) through (g) above may be excluded to provide logical boundaries to the urban
33 growth area and to avoid conflict with existing land uses.

34
35 ~~34. Locate N_{ew} urban-level residential, general commercial and general industrial uses, and urban-level~~
36 ~~facilities and services should be located only in urban growth areas, except as explicitly provided by~~
37 ~~this Plan and in compliance with the GMA, in order to avoid incompatible land uses and protect the~~
38 ~~character and values of the rural areas. Rural industries and heavy industrial types of activities will~~
39 ~~generally be located in Island Center activity centers and the Rural Industrial areas (see Rural areas,~~
40 ~~below).~~ **Note: Edit last sentence and move to general rural goals and policies: Allow the location of**
41 **rural industries and heavy industrial types of activities in Island Center activity centers and Rural**
42 **Industrial areas.**

43
44 ~~45. Consider the local knowledge, experience, and preferences of community residents, in addition to the~~
45 ~~directives of the GMA and this Plan, when establishing the type, size, character, and boundaries of an~~
46 ~~urban growth area, deciding appropriate uses and their location, determining community~~
47 ~~infrastructure requirements, and establishing standards and design guidelines to protect and retain~~
48 ~~important features which the community values.~~

49
50 ~~56. Adopt S_{ubarea} plans or location-specific designations and standards for urban growth areas should~~
51 ~~be adopted to guide land use and development in these areas. including identification of R_{esidential},~~

1 commercial, industrial, and open space and park areas ~~should be identified in each growth area~~. Land
2 use districts and development standards for subareas should be consistent with GMA direction to
3 develop compact urban areas and to retain and enhance community character and values. ~~Critical~~
4 ~~Areas within growth areas should be preserved and enhanced.~~

6 ~~67.~~ Ensure that ~~land use districts, densities and standards for urban growth areas should be~~ are
7 consistent with GMA direction to develop compact urban areas and for most areas to ultimately
8 achieve urban-level densities. Densities and development should be phased so as to be compatible in
9 the near term with existing development patterns. Standards should ~~also be developed to~~ prohibit
10 new development during the phasing period that would physically preclude eventual higher densities.

12 ~~78.~~ Require that ~~All new development in urban growth areas should be connected to and served by~~
13 urban services ~~public or private community water and sewage treatment systems~~. Long-range sewer
14 and water system plans should be developed or updated by the utility providers in cooperation with
15 the ~~County~~ so that the plans are consistent with the growth projections, land use regulations, and
16 subdivision patterns in each area.

18 ~~89.~~ Encourage ~~New residential development in urban growth areas should to~~ include a full range of
19 single- and multi-family housing types. New areas added to an urban growth area should permit
20 minimum densities of 4 units per acre ~~in order to~~ support efficient public services and provide a full
21 range of affordable housing opportunities in the future.

23 ~~910.~~ Establish ~~Open space design standards should be established to maintain the rural character at the~~
24 borders of urban growth areas. Open space areas, in the form of squares, green spaces, and parks
25 within ~~growth areas~~ UGAs, should be an integral part of these areas to provide settings for recreation
26 and public gatherings, and to protect ~~Critical Areas~~, scenic qualities, and historic features.

28 ~~101.~~ ~~The County should investigate~~ Evaluate the storm drainage impacts of current and future
29 development for each urban growth area, and develop additional design and building standards for
30 land development ~~projects~~, and capital projects, and establishment of a utility if ~~appropriate~~, needed
31 to control storm water runoff and associated impacts.

33 ~~121.~~ ~~The Town of Friday Harbor and the County should p~~Prepare and maintain an Urban G
34 Area Mmanagement Agreement in accordance with the San Juan County and Town of Friday Harbor
35 Joint Planning Policies ~~adopted in 1992, as amended in Appendix 3 of this Plan.~~

37 ~~132.~~ Design ~~Urban G~~rowth Areas (UGAs) ~~should be designed to accommodate fifty percent (50%) of~~
38 the twenty-year population growth projected for the island where the UGA is located ~~during the~~
39 ~~twenty-year planning period~~. Development of urban areas should be encouraged consistent with
40 smart growth principles. The Town, County, and utility providers should jointly explore infrastructure
41 planning, construction and financing options for necessary capital improvements. Potential financing
42 options include developer agreements, utility local improvement districts, grants, service area
43 agreements, and impact fees.

45 ~~143.~~ Establish development standards for planned unit developments (PUD) in urban growth areas to
46 more effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for
47 sites characterized by special features of geography, topography, size and shape. ~~PUD standards~~
48 ~~should include provisions for a mixture of housing types and residential densities, and preservation of~~
49 ~~open space and natural features, as well as concurrency requirements to address impacts on~~
50 ~~transportation and other capital facilities and services.~~

52 **Note: 14 is addressed in the Lopez Village Subarea Plan**

1 14. ~~An adaptive management program regarding seawater intrusion into the Lopez Village UGA water~~
2 ~~supply is hereby established to evaluate whether existing regulatory and non-regulatory actions with~~
3 ~~regard to seawater intrusion are protecting the quality and quantity of groundwater used for public~~
4 ~~water supplies in the Lopez Village UGA. This program is intended to supplement the County's existing~~
5 ~~water quality protections in San Juan County Code Chapter 8.06.~~

6
7 ~~a. Benchmarks. The program uses June 2002 well data and the groundwater model described~~
8 ~~in the June 2003 Lopez Village Groundwater Model Report ("2003 Report") prepared by~~
9 ~~Pacific Groundwater Group as a benchmark. The 2003 Report is hereby incorporated into the~~
10 ~~Comprehensive Plan by reference.~~

11 ~~b. Monitoring network. A well monitoring network of eleven wells has been established in and~~
12 ~~around Lopez Village in partnership with the Washington State Department of Ecology. Data~~
13 ~~loggers have been installed on these wells and will measure elevation and static level at least~~
14 ~~hourly. Additionally, manual samples will be taken at least twice a year from the wells for~~
15 ~~chemical analysis. The analysis will test for alkalinity, calcium, chloride, conductivity, fluoride,~~
16 ~~magnesium, nitrate, potassium, sodium, and sulfate.~~

17 ~~c. Review by County Hydrogeologist. A County Hydrogeologist will review and analyze data~~
18 ~~collected by the monitoring network by December 31, 2008, and annually thereafter. The~~
19 ~~review will include:~~

20
21 ~~i. Analysis of the collected data and comparison to the projections regarding pumpage and~~
22 ~~water levels in the model developed in the 2003 Report.~~

23 ~~ii. Modification to the model in the 2003 Report if it is not simulating aquifer conditions~~
24 ~~correctly or if more accurate indicators of seawater intrusion are developed and can feasibly~~
25 ~~be integrated into the model.~~

26 ~~iii. Analysis of the aquifer capacity compared to growth projections.~~

27 ~~d. Thresholds. Degradation of the aquifer will be considered to occur if the County~~
28 ~~Hydrogeologist determines that there is a greater impact on seawater intrusion than~~
29 ~~predicted in the groundwater model. If more accurate indicators of seawater intrusion or~~
30 ~~other degradation are developed and integrated into the model, such indicators will be used~~
31 ~~to measure degradation in future analyses.~~

32 ~~e. Response to degradation of water quality. If degradation occurs, the County will immediately~~
33 ~~take appropriate action to cease the issuance of building permits in the Lopez Village UGA.~~
34 ~~The County will not resume issuing building permits in the Lopez Village UGA until such time~~
35 ~~as action which will prevent further seawater intrusion has been identified and implemented.~~
36 ~~(Ord. 40-2008)~~

37
38 **Goal 2: Preserve community character in unincorporated urban growth areas.**

39
40 **Policies**

41
42 **1. Development within urban growth areas should be of a scale and intensity appropriate to the islands:**

43
44 **a. New buildings should be comparable in size and height to existing buildings;**

45
46 **b. Large buildings, long blank walls and large expanses of concrete should be avoided;**

47
48 **c. Design of buildings and site layout should incorporate open spaces and scenic views;**

49
50 **d. The night sky should remain dark and free of light-pollution; and**

51

1 e. Urban growth areas are centered on walkable, commercial cores.

2
3 2. Establish street design standards for Eastsound and Lopez Village to ensure improvements to the
4 streetscape are consistent with community character.

5
6 3. Establish lighting standards for unincorporated UGAs that preserve the dark night sky.

7
8 4. Establish dimensional standards for new urban development that are consistent with the existing
9 scale of development inside unincorporated UGAs.

10
11 5. Encourage infrastructure to support walking and bicycling within the unincorporated UGA commercial
12 cores.

13
14 **2.3.B Activity Centers (including Limited Areas of More Intensive Rural Development) Moved To Rural**
15 **Element**

16
17 ~~Goal: To recognize existing centers of activity areas of more intense rural development, which offer~~
18 ~~diverse employment opportunities, a variety of residential densities and housing types, general~~
19 ~~commercial, general industrial, institutional, recreational, and community uses in a concentrated,~~
20 ~~development pattern.~~

21
22 **Policy:**

23
24 ~~1. Establish different types of activity centers, each of which has a mix of land uses with housing,~~
25 ~~businesses, and services appropriate to its character, size, and location, as described in a. d., below.~~

26
27 ~~Identify and delineate activity centers that are Limited Areas of More Intensive Rural~~
28 ~~Development (LAMIRDs) according to the criteria in RCW 36.70A.070(5)(d). LAMIRDs consist of~~
29 ~~existing (as of 1990, commercial, industrial, or residential areas in which the kinds, intensities, or~~
30 ~~densities of use, or the capital facilities and services that exceed the levels normally associated with~~
31 ~~rural development. Such areas allow for the continuance of the existing areas and uses, and for infill~~
32 ~~in the areas to the level of existing patterns; however, the areas must be minimized and contained,~~
33 ~~with logical outer boundaries defined predominantly by the built environment, and may not extend~~
34 ~~beyond the existing area or use.~~

35
36 ~~Also establish Master Planned Resort Activity Centers, according to the criteria in RCW 36.70A.360~~
37 ~~and 362.~~

38
39 ~~Types of Activity Centers~~

40
41 ~~a. Village Activity Centers have only rural governmental services and are not incorporated. They~~
42 ~~provide a limited variety of residential densities, and are pedestrian oriented with a compact~~
43 ~~village core. They provide some intensive uses and services (including community sewage~~
44 ~~treatment facilities and community water systems), but are not considered capable of or~~
45 ~~appropriate for urban level development or expansion at this time, only for infill.~~

46
47 ~~b. Hamlet Activity Centers are residential areas that have some non-rural densities, and have small~~
48 ~~commercial centers which provide goods and services to surrounding rural and resource land~~
49 ~~uses. Hamlets are served by community water systems and may have community sewage~~
50 ~~treatment facilities, but have only rural governmental services.~~

c. ~~Island Centers~~ are generally characterized by existing general commercial and general industrial uses and may also include some rural commercial and rural industrial uses. These centers may be served by community water systems, but have only rural governmental services. Island Centers differ from other Activity Centers in that they generally do not have a high density residential component included within the center boundaries, and new residential development (except where accessory to commercial or industrial use) should be prohibited. The commercial and industrial uses located in these centers provide goods and services island wide.

d. ~~Residential Activity Centers~~ are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services. These include Westsound, Doe Bay and Rosario on Orcas island.

e. ~~Master Planned Resorts~~ are self-contained and fully integrated planned unit developments, 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 and commercial activities within their boundaries, but only if these uses are integrated into and support the on-site recreation nature of the resort. Master Planned Resorts may be within other activity centers.

2. ~~Designate Activity cCenters should be designated on the Comprehensive Plan Official Maps where existing or proposed uses and services meet the above definitions. Designated Activity cCenters designated on the Comprehensive Plan Official Maps are identified in Table 2, below.~~

Table 2. Summary of Activity Centers.

Location	Designation	Existing Site-Specific Plans & Standards
Orcas Village	Village Activity Center	Yes
Olga	Hamlet Activity Center	Yes
Deer Harbor	Hamlet Activity Center	Yes
Doe Bay	Hamlet Activity Center Residential Activity Center	No (subject to Rural Residential general, interim activity center standards)
Westsound	Hamlet Activity Center Residential Activity Center	No (subject to Rural Residential general, interim activity center standards)
W. Beach Rd./Crow Valley Rd. — Orcas	Island Center	No
Center Rd./School Road. — Lopez	Island Center	No
Country Corner — Orcas	Island Center	Yes
North Roche Harbor Area	Residential Activity Center	No
North Rosario Area	Residential Activity Center	No
Roche Harbor	Master Planned Resort	Yes (resort master plan)
Rosario Resort	Master Planned Resort	Yes (resort master plan)
West Beach Resort	Master Planned Resort	No

~~Source: Plan Official Maps~~

3. ~~Locate Nnew general commercial, general industrial, and institutional uses should be located in activity centers, as appropriate with the established patterns of development and use, to avoid incompatible land uses and the proliferation of these uses in rural areas.~~

- 1 ~~4. Use the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan dated June 1994, and~~
2 ~~modified in April 1996, as a guide for the planned unit development of the RHMPR. The following~~
3 ~~policies are established to manage development in the RHMPR:~~
4
5 ~~a. The RHMPR Plan is based on a 200-unit reduction in density from that potentially allowed under~~
6 ~~the 1979 established densities on property under Roche Harbor ownership.~~
7
8 ~~b. A phased planned unit development (PUD), subject to the County's PUD process, should be~~
9 ~~submitted for approval of any new development in the RHMPR planning area in any one year~~
10 ~~period, when such development exceeds 4,000 square feet of gross floor area, or for any~~
11 ~~recreational facility development.~~
12
13 ~~c. Each phase of the PUD should be accompanied by an environmental assessment prepared in~~
14 ~~accordance with the requirements of the State Environmental Policy Act (SEPA).~~
15
16 ~~d. Each phase of the PUD should include a detailed plan identifying the number of dwelling units,~~
17 ~~allowable uses, average density, percentage of open space, road access and circulation, and~~
18 ~~provisions for water, sewage, and stormwater management. The specific area descriptions~~
19 ~~identified in the Addendum to the modified RHMPR Activity Center Plan should be used to guide~~
20 ~~phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should~~
21 ~~be provided by the developer for all areas included in the RHMPR and in the Westcott Bay~~
22 ~~drainage basin, exclusive of those areas in the Rural Farm Forest designation, prior to~~
23 ~~implementation of any phase of development.~~
24
25 ~~e. At least one public meeting should be held in the Roche Harbor area prior to approval of PUD~~
26 ~~phases. Such meetings should provide opportunity for public review and comment on proposed~~
27 ~~phase plans.~~
28
- 29 ~~5. In addition to the directives of the GMA and this Plan, c~~~~onsider the local knowledge, experience, and~~
30 ~~preferences of community residents when establishing the type, size, character, and boundaries of an~~
31 ~~LAMIRD/activity center, deciding appropriate uses and their location, determining community~~
32 ~~infrastructure requirements, and establishing standards and design guidelines to protect and retain~~
33 ~~important features which the community values.~~
34
- 35 ~~6. Adopt S~~~~ubarea plans or location specific designations and standards for village, hamlet and island~~
36 ~~center activity centers may be adopted as needed to guide land use and development in these areas.~~
37 ~~Land use districts and development standards for activity centers should be compatible with existing~~
38 ~~development patterns and community character, including rural aspects. Critical A~~~~reas within~~
39 ~~activity centers should be preserved and enhanced. Residential, commercial and industrial areas~~
40 ~~should be identified in each activity center, if appropriate, and specific development standards~~
41 ~~adopted for these areas.~~
42
- 43 ~~7. Require N~~~~new development in activity centers to be served by public or private community water and~~
44 ~~sewage treatment systems should be connected to such systems where available and appropriate.~~
45 ~~System operators should be responsible for maintaining an up to date understanding of the status of~~
46 ~~their systems (including capacity and numbers of existing connections and commitments to service).~~
47 ~~For sewage treatment systems and Group A water systems in Village, Hamlet, and Residential activity~~
48 ~~centers long range sewer and water system plans should be developed or updated by the utility~~
49 ~~providers in cooperation with the c~~~~ounty so that the plans are consistent with the growth~~
50 ~~projections, land use regulations, and subdivision patterns in each area. Service by such facilities in~~
51 ~~residential activity centers may be conditioned specifically for the individual area or portions thereof.~~
52

- 1 ~~8. Locate Mixed uses, high density residential uses, commercial, industrial, and public uses, should be~~
2 ~~located within activity centers where adequate facilities, services, utilities and improvements exist or~~
3 ~~are planned to support the level and type of development identified, as appropriate to the existing~~
4 ~~levels and patterns of development, and the established range of uses.~~
5
- 6 ~~9. Allow a full range of single and multi-family housing types and density bonuses Residential~~
7 ~~development in activity centers, except Island Centers and Master Planned Resort activity centers,~~
8 ~~should allow a full range of single and multi-family housing types. Density bonuses are allowable, as~~
9 ~~appropriate to established development patterns, to achieve affordable housing goals. New~~
10 ~~residential development should be prohibited in Island Centers except as an accessory to commercial~~
11 ~~or industrial use. New residential development may take place in mMaster Planned Resort activity~~
12 ~~centers, but only if it is integrated into and supports the on-site recreational nature of the resort, as~~
13 ~~determined at the time of Master Plan approval.~~
14
- 15 ~~10. Establish Open space design standards should be established to maintain the rural character at in~~
16 ~~and around the borders of activity centers.~~
17
- 18 ~~11. Require that Open space areas, in the form of squares, green spaces, and parks within activity~~
19 ~~centers, should be an integral part of these activity centers to and provide settings for recreation and~~
20 ~~public gatherings, and to protect Critical Areas, scenic qualities, and historic features.~~
21
- 22 ~~12. Require In all activity centers storm drainage considerations should be addressed in the design of land~~
23 ~~development projects to control storm water runoff and erosion.~~
24
- 25 ~~13. Establish development standards for Master Planned Resort activity centers to ensure that~~
26 ~~development is compatible with surrounding land uses and that adequate facilities and services are~~
27 ~~available for the planned level of development planned. Development standards should address, at~~
28 ~~a minimum, the following:~~
29
- 30 ~~a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of~~
31 ~~buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural,~~
32 ~~historic, and other important features;~~
33
- 34 ~~b. Location and design of improvements and activities in such a manner to avoid or minimize adverse~~
35 ~~effects of the resort on surrounding lands;~~
36
- 37 ~~c. Water quantity and quality, including stormwater management;~~
38
- 39 ~~d. Location specific standards to retain and enhance resort character;~~
40
- 41 ~~e. Protection of Critical Areas; and~~
42
- 43 ~~f. Concurrency requirements for impacts on transportation facilities and other capital facilities and~~
44 ~~services.~~
45
- 46 ~~14. Establish development standards for Planned Unit Developments (PUD) in activity centers (where~~
47 ~~appropriate and practical, given existing development patterns, potential project sizes, available~~
48 ~~supportive services, terrain, etc.) to more effectively accomplish the goals and policies of this Plan and~~
49 ~~allow flexibility in site planning for sites characterized by special features of geography, topography,~~
50 ~~size and shape. PUD standards should include provisions for a mixture of housing types and residential~~
51 ~~densities, and preservation of open space and natural features, as well as concurrency requirements~~
52 ~~to address impacts on transportation and other capital facilities and services.~~
53

54 **2.3.C Rural Lands** **Note: Moved to Rural Element**

1
2
3 ~~**Goal: To maintain and enhance the rural character of the County. Rural lands are intended to retain**~~
4 ~~**the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people**~~
5 ~~**with choices of living environments at lower densities or use intensities than those in Activity Centers.**~~
6 ~~**Rural lands also include the *Special Districts*, which are discussed further in Section B.2.4.**~~
7

8 ~~**Policies (2.3.C.1-10):**~~
9

- 10 1. ~~Identify as Rural lands on the *Comprehensive Plan* Official Maps all those which are not within an~~
11 ~~Activity Center and are not designated as Resource Lands.~~
12
- 13 2. ~~Adopt performance standards for clearing and grading on Rural lands to minimize the potential~~
14 ~~adverse impacts of these activities on forested lands, soils, surface water quality and quantity,~~
15 ~~groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and~~
16 ~~reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage~~
17 ~~courses, and protect adjacent property from damage.~~
18
- 19 3. ~~Establish provisions for Conversion Option Harvest plans in coordination with the state Department~~
20 ~~of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of~~
21 ~~the DNR and the County in the processing, administration and enforcement of forest practice~~
22 ~~activities, especially as they relate to the clearing of land for non-forestry uses.~~
23
- 24 4. ~~Establish development standards for Planned Unit Developments (PUD) in Rural areas to more~~
25 ~~effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for sites~~
26 ~~characterized by special features of geography, topography, size and shape. PUD standards should~~
27 ~~include provisions for a mixture of housing types at rural densities, and preservation of open space~~
28 ~~and natural features.~~
29
- 30 5. ~~Strengthen Right to Farm and Right to Forestry provisions which establish the high priority and~~
31 ~~avored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and~~
32 ~~assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and~~
33 ~~non-forestry uses.~~
34
- 35 6. ~~Consider the scope and scale of proposals for the alteration, modification, or expansion of existing~~
36 ~~camp and existing small resorts. Changes that would expand the scope of services (e.g., adding meal~~
37 ~~service or new recreational facilities, or adding new convention, hotel or marina facilities), increase~~
38 ~~the scale of facilities, or add on-site residential housing, should require discretionary use or~~
39 ~~conditional use permits. Allow expansion of existing uses that conform to the current scope and scale~~
40 ~~subject to reasonable performance standards to ensure that alteration and expansion of such uses~~
41 ~~have minimal adverse impacts on surrounding uses.~~
42
- 43 7. ~~Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable~~
44 ~~performance standards to ensure that alteration, intensification, and expansion of such uses have~~
45 ~~minimal adverse impacts on surrounding uses. If increased off-site impacts (noise, vibration, dust,~~
46 ~~traffic) would result from expansion or modification, a conditional use permit should be required.~~
47 ~~Modification to include a new use or operation (e.g., an asphalt plant or a rock crusher) should be a~~
48 ~~conditional use and be limited to areas where residential densities are planned at five acres or more~~
49 ~~per unit.~~
50
- 51 8. ~~Prohibit the Aalteration and expansion of existing airstrips and airfields that would result in increased~~
52 ~~aircraft activity, conflict with the purpose of the applicable land use district, or cause increased~~

1 adverse impacts to surrounding areas. Allow minor, low impact changes subject to reasonable
2 performance standards to ensure that such uses have minimal adverse impacts on surrounding uses.
3 Alteration and expansion of existing airports should be subject to a conditional use permit.
4

5 ~~9. When evaluating proposals for the alteration, modification, or expansion of non-conforming uses,~~
6 ~~consider the total impact of the non-conforming uses as well as the added impact of the incremental~~
7 ~~changes, and the consistency of the changes with the applicable land-use designation when evaluating~~
8 ~~proposals for the alteration, modification, or expansion of non-conforming uses.~~
9

10 10. Establish clearly defined Rural land use designations which promote and preserve the rural character
11 of the islands while meeting the varied needs of island residents. The designations are:
12

13 **a. Rural General Use**
14

15 **Goal: To provide flexibility for a variety of small-scale, low-impact uses to locate on rural lands.**
16

17 **Policies:**
18

19 (1) Areas which are characterized by the following criteria may be designated as Rural General
20 Use on the *Comprehensive Plan* Official Maps:
21

22 i. There is an existing mix of residential development, scattered single family residences, small
23 farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises,
24 rural commercial and rural industrial uses;
25

26 ii. Parcels are generally five to twenty acres in size; and
27

28 iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.
29

30 (2) Allow resource-based industrial and commercial activities, rural commercial, rural industrial,
31 and cottage enterprise uses.
32

33 (3) Establish performance standards for the uses contained in Policy (2), above, to minimize
34 adverse environmental and visual impacts. Standards should address access, circulation,
35 building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke,
36 water quality, waste disposal, and storm drainage control.
37

38 (4) Allowable uses should be compatible with the existing rural character and should not result
39 in more than a minimal and manageable increase in demand on existing rural governmental
40 services and facilities, utilities, community water systems, sewage disposal systems, and
41 County roads.
42

43 **b. Rural Farm Forest**
44

45 **Goal: To provide for rural living opportunities which are compatible with small-scale farming and**
46 **forestry activities.**
47

48 **Policies:**
49

50 (1) Areas which are characterized by the following criteria may be designated as Rural Farm-
51 Forest lands on the *Comprehensive Plan* Official Maps:
52

53 i. The predominant land use is farming and forestry mixed with residential development;
54

55 ii. Parcels are generally five or more acres in size; and

1
2 iii. Soils are suitable for small-scale agricultural or forestry uses.

3
4 (2) Adopt site development standards for permissible uses that will maintain a predominant
5 portion of the farm and forested areas for farming and forest uses.

6
7 (3) Allow cottage enterprise uses and agriculture and forestry-related commercial and industrial
8 uses, such as processing and limited retailing facilities for farm and forest products, to be
9 located on Rural Farm Forest lands.

10
11 (4) Establish development standards that allow for farm stay accommodations for agritourism
12 enterprises.

13
14 (5) Allow the development of farm worker accommodations on Rural Farm Forest lands subject
15 to standards that ensure the occupancy is seasonal and limited to persons employed by the
16 proprietor in farm labor for a farm production season only, and that ensure compliance with
17 applicable public health and safety requirements.

18
19 (6) Establish performance standards for the uses listed in Policies (3), (4) and (5), above, to
20 minimize adverse environmental and visual impacts. Standards should address access,
21 circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray,
22 smoke, waste disposal, and storm drainage.

23
24 **c. Rural Residential**

25
26 **Goal: To protect the predominantly residential character of some rural areas and provide for a**
27 **variety of residential living opportunities at rural densities.**

28
29 **Policies:**

30
31 (1) Areas which are characterized by the following criteria may be designated as Rural Residential
32 on the *Comprehensive Plan* Official Maps:

33
34 i. There are existing small acreage platted areas generally with private covenants and
35 restrictions, and some exclusively residential developments are expected to continue to
36 occur; and

37
38 ii. Parcels are generally two to five acres in size, and may also include areas with lots less than
39 two acres in size.

40
41 (2) Guide the site design of new residential land divisions to retain rural character and minimize
42 the demand for and cost of public facilities and services.

43
44 (3) Prohibit cottage enterprises and commercial and industrial uses, other than home
45 occupations and uses of comparable impact on residential use.

46
47 (4) Community facilities such as fire stations, club houses and associated recreational amenities
48 should be allowed in Rural Residential areas to serve these residential communities.

49
50 **d. Rural Industrial**

1 ~~**Goal: To provide areas for rural oriented industrial uses which are not generally compatible with**~~
2 ~~**activity center land uses, which compliment rural character and development, and which can be**~~
3 ~~**served by rural governmental services.**~~
4

5 **Policies:**
6

7 ~~(1) Areas which are characterized by the following criteria may be designated as Rural Industrial~~
8 ~~on the *Comprehensive Plan* Official Maps:~~
9

10 ~~i. Lands with an existing or historical commitment to rural industrial uses;~~
11

12 ~~ii. Lands with direct access to a public roadway classified as a minor or major arterial;~~
13

14 ~~iii. Lands where on-site physical features can be used to protect surrounding lands from~~
15 ~~negative impacts; and~~
16

17 ~~iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve~~
18 ~~several new uses in a concentrated area.~~
19

20 ~~(2) Rural industrial uses should be limited to those which are most appropriately located in the~~
21 ~~rural environment because of incompatibility with intensive, mixed use development patterns~~
22 ~~characteristic of activity centers. Such uses include, but are not limited to, storage yards,~~
23 ~~lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.~~
24

25 ~~(3) New residential development (except where accessory to commercial or industrial use) within~~
26 ~~these areas should be prohibited.~~
27

28 ~~(4) Establish performance standards for all development in Rural Industrial areas to ensure that~~
29 ~~allowed uses are consistent with the rural character of the area and minimize adverse~~
30 ~~environmental impacts. Standards should address access, circulation, signage, parking, noise,~~
31 ~~odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.~~
32

33 **e. Rural Commercial**
34

35 ~~**Goal: To provide areas for rural oriented commercial uses which compliment rural character**~~
36 ~~**and development, and which can be served by rural governmental services.**~~
37

38 **Policies:**
39

40 ~~(1) Areas which are characterized by the following criteria may be designated as Rural~~
41 ~~Commercial on the *Comprehensive Plan* Official Maps:~~
42

43 ~~i. Lands with an existing or historical commitment to rural commercial uses;~~
44

45 ~~ii. Lands with direct access to a public roadway classified as a minor or major arterial; and~~
46

47 ~~iii. Lands where on-site physical features and/or parcel size can be used to protect~~
48 ~~surrounding rural land uses from negative impacts.~~
49

50 ~~(2) Limit Rural commercial uses should be limited to those which are most appropriately located~~
51 ~~in and are compatible with the rural environment. Such uses include, but are not limited to,~~
52 ~~veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale~~
53 ~~hospitality commercial uses such as country inns and restaurants.~~

1
2 ~~(3) Prohibit New residential development (except where accessory to commercial or industrial~~
3 ~~use) within these areas should be prohibited.~~

4
5 ~~(4) Establish performance standards for all development in Rural Commercial areas to ensure~~
6 ~~that allowed uses are consistent with the rural character of the area and minimize adverse~~
7 ~~environmental impacts. Standards should address access, circulation, signage, parking, noise,~~
8 ~~odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.~~
9

10 **2.3.DB Resource Lands**

11
12 **Goal: To recognize and protect the physical conditions and characteristics of agricultural and forest**
13 **resource lands which are conducive to the use of such lands for long-term commercial production.**

14 **Policies (2.3.D.1-5):**

- 15
16
17 1. Identify lands as Agricultural and Forest Resource lands on the ~~Comprehensive Plan~~ Official Maps
18 which are not designated as Activity Centers or Rural Lands.
19
20 2. Apply site planning standards for land division activities on resource lands to ensure that agricultural
21 and forest resource lands are conserved for long-term farm and forest uses.
22
23 3. ~~Strengthen~~ **Implement** Right-to-Farm and Right-to-Forestry provisions which establish the high
24 priority and favored use of Resource Lands for farming and forestry operations and assure that such
25 uses will not be considered a nuisance or inconvenience to adjacent non-farm uses.
26
27 4. Continue to apply the Open Space Conservation Overlay District regulations to Agricultural Resource
28 Lands located within the San Juan Valley.
29
30 5. Establish clearly defined Resource Lands designations which protect and conserve long-term
31 commercially significant agricultural and forest lands and associated uses. The designations are:

32 **a. Agricultural Resource Lands**

33
34
35 **Goal: To ensure the conservation of agricultural resource lands of long-term commercial**
36 **significance for existing and future generations, and protect these lands from interference by**
37 **adjacent uses which may affect the continued use of these lands for production of food and**
38 **agricultural products.**

39 **Policies:**

- 40
41
42 (1) Lands in agricultural use which are characterized by the following criteria may be designated
43 as Agricultural Resource Lands:
44
45 i. Areas in parcels of ten acres or larger with soils capable of supporting long term
46 commercial agricultural production. ~~The federal Natural Resources Conservation Service~~
47 ~~(NRCS) identified 34 soil types suitable for farming in San Juan County. These soils can be~~
48 ~~found on page 121 of~~ **described in** the 2009 Soil Survey of San Juan County, Washington,
49 ~~available at: http://soils.usda.gov/survey/online_surveys/washington/#san2009; or~~
50
51 ii. Lands which meet the criteria in **(1)(i) a.** above which are under conservation easement for
52 agricultural use or which are enrolled in the Open Space-Agriculture taxation program.
53

- 1 (2) Limit conversion of Agricultural Resource Lands to permanent non-farm uses through
2 implementation of a purchase or transfer of development rights program, special tax
3 assessment programs, conservation easements, and conservation site design options for
4 residential land divisions and boundary line modifications.
5
- 6 (3) Allow cottage enterprises that do not interfere with agricultural use, and allow agriculture-
7 related activities such as processing and limited retailing facilities for locally grown products
8 on farm sites and within agricultural areas consistent with allowances in State law for
9 accessory uses in agricultural resource lands.
10
- 11 (4) Allow farm labor housing and farm stay accommodations subject to specific performance
12 standards on Agricultural Resource Lands.
13
- 14 (5) Limit the location of utility lines and facilities, new roads and road realignments, access routes
15 and other non-agricultural public and private facilities, to the least disruptive locations within
16 agricultural areas.
17
- 18 (6) Placeholder for additional AG policies addressing topics such as agritourism, accessory uses,
19 and farmworker housing.
20

21 b. Forest Resource Lands

22
23 **Goal: To protect and conserve forest lands of long-term commercial significance for**
24 **sustainable forest productivity and provide for uses which are compatible with forestry**
25 **activities while maintaining water quality, water quantity, and fish and wildlife habitat.**
26

27 Policies:

- 28
29 (1) Lands which are characterized by the following criteria may be designated Forest Resource
30 Lands:
31
 - 32 i. are in Forest Land Grades 1-5 on the Department of Natural Resources Private Forest Land
33 Grades map;
34
 - 35 ii. parcels are twenty acres or larger, or of a size meeting the Washington State requirements
36 for timber open space designation;
37
 - 38 iii. are in a tax deferred status of Designated Forest Land or Open Space-Timber, or are state
39 trust lands under forest management; and
40
 - 41 iv. are being managed for the long-term production of forest products with few non-forest
42 related uses present.
43
- 44 (2) Limit conversion of Forest Resource Lands to non-forest uses through implementation of a
45 purchase or transfer of development rights program, special tax assessment programs,
46 conservation easements, and/or the formulation of site design standards for residential land
47 divisions, including standards for planned unit developments.
48
- 49 (3) Allow cottage enterprises, and forest resource-based industries such as lumber processing
50 and retailing facilities for forest products.
51

52 2.4 — SPECIAL DISTRICTS

53 **Note: relocated to Rural**

1
2 This section of the Land Use Element provides goals and policies for the conservation of areas with unique
3 or valuable natural features which warrant specific recognition and protective measures to ensure their
4 existing character is maintained. Two districts, Conservancy and Natural, fall into this category.
5

6 **2.4.A—Conservancy**

7
8 ~~**Goal: To protect, conserve, and manage existing natural conditions, resources, and valuable historic,**~~
9 ~~**scenic, educational, or scientific research areas for the benefit of existing and future generations**~~
10 ~~**without precluding compatible human uses.**~~

11 12 **Policies (2.4.A.1–5):**

- 13
14 1. ~~Areas which are characterized by one or both of the following criteria may be designated as~~
15 ~~Conservancy on the *Comprehensive Plan* Official Maps:~~
16
17 a. ~~areas possessing valuable natural features or resources which will tolerate only minimal~~
18 ~~disturbance of the existing terrestrial or freshwater environments; or~~
19
20 b. ~~areas possessing scenic, historical, or recreational qualities of considerable local, regional, state~~
21 ~~or national significance which would be adversely affected by extensive modification or intensive~~
22 ~~use.~~
23
24 2. ~~Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and~~
25 ~~fragile areas and renewable and non-renewable natural resources.~~
26
27 3. ~~Ensure that the location and design of all development within Conservancy areas will minimize~~
28 ~~adverse impacts on the natural features or resources of the site.~~
29
30 4. ~~Allow uses and activities which promote environmental conservation and provide environmental~~
31 ~~education opportunities.~~
32
33 5. ~~Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for~~
34 ~~example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage~~
35 ~~yards for park and recreation areas).~~
36

37 **2.4.B—Natural**

38
39 ~~**Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit**~~
40 ~~**of existing and future generations.**~~

41 42 **Policies (2.4.B.1–6):**

- 43
44 1. ~~Designate lands as Natural only upon request of the landowner.~~
45
46 2. ~~Designate as Natural only those areas which are characterized by the presence of intact indigenous~~
47 ~~ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of~~
48 ~~human use.~~
49
50 3. ~~Prohibit uses and activities which would encroach upon and disrupt rare plant and animal species and~~
51 ~~ecosystems.~~
52
53 4. ~~Prohibit land divisions for residential development.~~
54

1 ~~5. Prohibit cottage enterprises and all commercial and industrial uses.~~

2
3 ~~6. Allow uses and activities which promote preservation of the ecosystem and provide environmental~~
4 ~~education opportunities.~~

6 **2.54 OVERLAY DISTRICTS**

7
8 ~~This section of the Land Use Element provides~~ Provided below are goals and policies ~~in addition to that~~
9 supplement those above for certain land areas and uses which warrant specific recognition and
10 management. Except as otherwise provided in this Section, the provisions of an Overlay District shall
11 prevail over any conflicting provisions of this *Plan* or plans adopted for urban growth areas, activity
12 centers or subareas. All other provisions of this *Plan* shall retain full ~~force and~~ effect within the Overlay
13 District. The following types of Overlay Districts are ~~provided for by~~ established in this Plan:

15 **2.54.A Mineral Resource Lands**

17 **Goal: Assure that mineral resource lands of long-term commercial significance are conserved in order**
18 **to provide continued and economical local access to valuable minerals, particularly those used for**
19 **construction materials.**

21 **Policies (2.5.A.1-4):**

- 23 1. Upon application by a landowner, lands which are characterized by the following criteria may be
24 designated as a Mineral Resource Land Overlay District (MRLO) on the ~~Comprehensive Plan~~ Official
25 Maps:
 - 27 a. Have a known or potential extractable resource in commercial quantities verified by submittal of
28 a geologic and economic report prepared by a qualified professional;
 - 30 b. Current or future land use will not exceed a residential density of one dwelling unit per ten acres;
 - 32 c. Are not within an Activity Center, Rural Residential, Natural or Conservancy designation or any
33 Shoreline designation; and
 - 34 d. Are not within a wetland or fish and wildlife habitat conservation area as defined in this *Plan*.
- 37 2. Protect mineral resource lands of long-term commercial significance from incompatible land uses and
38 land use patterns so that access to existing and potential resources is maintained. With appropriate
39 design and performance standards land uses such as agriculture, forestry and some industries, and
40 low-intensity residential uses (average density at least ten acres per unit), are compatible with mineral
41 extraction and processing while other uses such as medium- to high-intensity residential uses are not.
42 ~~Resource protection should be accomplished without loss of existing density potential.~~
- 44 3. Provide the highest priority protection for ~~Existing and potential sources of sand, gravel, and rock~~
45 ~~vary in size and distribution; those which are most likely to provide for long term production with only~~
46 ~~minimal impact on the environment should receive the highest priority for protection through~~
47 ~~designation with a Mineral Resource Lands overlay district by designating them under a MRLO and~~
48 ~~attendant~~ establish regulations to protect long-term access and use potential.
- 50 4. Allow those activities associated with long-term mineral extraction which enhance the commercial
51 viability of extraction operations to locate within designated mineral resource lands, subject to
52 performance standards to minimize negative impacts on the surrounding area.

54 **2.54.B Critical Areas**

1
2 Critical Areas are areas within San Juan the County that are important to the healthy function of natural
3 ecosystems, as well as areas that can be hazardous to people and their property. Critical Areas include
4 wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, geologically
5 hazardous areas, and frequently flooded areas. ~~The Washington Growth Management Act GMA requires~~
6 ~~Counties to designate and protect critical areas.~~ The policies in this section are intended to will guide the
7 development of County regulations and programs for Critical Areas to ensure they are protected.
8 (Additional goals and policies related to Critical Areas within the shoreline jurisdiction are found Also see
9 the Shoreline Master Program, in Section B, Element 3 of this Plan).

10
11 **Note: reformatted list**

12
13 **Goals:**

14
15 **Goal 1: 1. Protect the functions and values of Critical Areas, giving special consideration to anadromous**
16 **(migratory) fish.**

17
18 **Goal 2: 2. Allow for use of property to the greatest extent possible while protecting Critical Area**
19 **functions and values.**

20
21 ~~Goal 3: 3. Establish Critical Area requirements that are balanced and related to impacts.~~

22
23 **Goal 4: 4. Establish funding mechanisms to support Critical Area protection programs including funding**
24 **for voluntary measures such as education, technical assistance, and cost share programs.**

25
26 **Policies (2.5.B.1-11):**
27

28 1. In conformance with the ~~GMA Washington Growth Management Act~~, in designating and protecting
29 critical areas establish regulations that protect Critical Areas, based on consideration of the best
30 available science.

31
32 2. Adopt policies and regulations that, ~~as of the effective date of implementing ordinances, are designed~~
33 ~~to protect functions and values of critical areas.~~

34
35 3. ~~In addition to regulations, dDevelop~~ voluntary and incentive-based programs to protect the overall
36 functions and values of Critical Areas and other natural resources. Voluntary actions may include
37 education, technical assistance, water conservation, stewardship programs, implementation of best
38 management practices, and restoration activities. ~~One purpose of these programs is to mitigate~~
39 ~~impacts resulting from authorized exemptions and exceptions.~~

40
41 4. Manage and mitigate ~~The impacts of land use and development preferably will be managed and~~
42 ~~mitigated on site.~~

43
44 5. ~~When developing Critical Area regulations, eConsider~~ the positive effect of all State, Federal and local
45 environmental protection programs when developing Critical Area regulations.

46
47 6. ~~To the extent possible, aAdopt~~ protection standards that vary based on site characteristics to the
48 extent possible.

49
50 7. ~~Encourage the installation of water catchment systems.~~ **Note: addressed in Water Resources**
51 **Element.**

- 1 ~~87.~~ Implement applicable the provisions of adopted Salmon Recovery and Marine Area Stewardship
2 Plans, giving special consideration to anadromous fish.
3
4 ~~98.~~ Monitor and enforce permit requirements and Best Management Practices designed to protect
5 ~~Critical Areas~~
6
7 ~~109.~~ Control or eradicate invasive and/or noxious weeds in conformance with RCW 17.10.
8
9 ~~1110.~~ Any regulation created pursuant to these policies should include provisions for Allow reasonable
10 use exceptions and nonconforming uses.
11

12 11. The protected critical areas are:

13
14 **a. Geologically Hazardous Areas**
15

16 **Goal: To protect the public health, safety and welfare from threats resulting from incompatible**
17 **commercial, residential, institutional or industrial development being sited in geologically**
18 **hazardous areas.**
19

20 Policies:

- 21
22 i. Designate geologically hazardous areas in accordance with WAC 365-190-080(4).
23
24 ii. Designate and classify areas on which development should be prohibited, restricted, or
25 otherwise controlled because of danger from geological hazards based on the level of hazard
26 or risk.
27
28 iii. Require that significant geological impacts resulting from development are either mitigated
29 or avoided within geologically hazardous areas.
30
31 iv. Avoid locating essential public facilities such as hospitals and emergency response operations
32 in geologically hazardous areas.
33

34 **b. Frequently Flooded Areas**
35

36 **Goal: To protect the public health, safety, and general welfare, and to minimize public and**
37 **private losses due to flood conditions in ~~specific areas of special flood hazard~~ areas.**
38

39 Policies:

- 40
41 i. ~~Protect the important hydrologic role of frequently flooded areas by designating those areas~~
42 ~~subject to frequent flooding or coastal inundation as special flood hazards. At a minimum,~~
43 ~~Designate and protect the 100-year area of special flood hazard as defined and mapped by~~
44 ~~the Federal Emergency Management Agency.~~
45
46 ii. Prevent or mitigate the impacts of development which may result in hazards to persons or
47 property, or harm to hydrologic functions. ~~In general, this will be accomplished through~~
48 ~~compliance with applicable building codes, and Titles 15 and 18 of the San Juan County Flood~~
49 ~~Hazard Ordinance and the requirements of the Unified Development Code.~~
50
51 iii. Minimize expenditures of public money for costly flood control projects and minimize the
52 need for rescue and relief efforts associated with flooding.
53

54 **c. Critical Aquifer Recharge Areas**
55

56 **Goal: Protect the quality and quantity of groundwater.**
57

1 **Policies:**
2

- 3 i. Designate and classify those areas which have the characteristics of critical aquifer recharge
4 areas.
5
6 ii. Within critical aquifer recharge areas, regulate those uses which could potentially have a
7 significant negative impact on ground water quality and/or quantity. Such uses include, but
8 are not limited to, underground hazardous materials storage tanks, facilities which use or
9 store significant amounts of hazardous materials or wastes, large on-site sewage disposal
10 systems, petroleum pipelines, landfills, and surface mining operations.
11

12 **d. Wetlands**
13

14 **Goal: To protect wetlands from a net loss in functions, values, and acreage.**
15

16 **Policies:**
17

- 18 i. Designate, classify, and regulate wetlands based on wetland functions and values consistent
19 with State guidance.
20
21 ii. Establish standards for wetland protection including use limitations and buffers based on the
22 classification of the wetland and the potential impact of a proposed use on the wetland.
23
24 iii. Establish a mitigation sequence which includes, in order of priority, avoiding, minimizing or
25 compensating for adverse impacts to regulated wetlands and/or their buffers.
26
27 iv. Define wetlands consistent with RCW 36.70A.030(21).
28
29 v. Delineate wetlands using the ~~Washington State Wetlands Identification and Delineation~~
30 ~~Manual, Ecology Publication 96-94, or comparable criteria consistent with sState law, RCW~~
31 ~~36.70A.175. definitions and methods prescribed in the 1987 U.S. Army Corps of Engineers~~
32 ~~“Corps of Engineers Wetlands Delineation Manual,” Technical Report Y-87-1 and rate them~~
33 ~~according to the Washington State Wetland Rating System for Western Washington – Revised~~
34 ~~(Ecology Publication No. 04-06-025), as revised by Ecology. Note: made consistent with SJCC~~
35 ~~Chapter 18.35~~
36
37 vi. Establish ~~methodologies which provide for~~ regulations for compatible agricultural uses of
38 wetlands and their buffers and support implementation of the Voluntary Stewardship
39 Program.
40

41 **e. Fish and Wildlife Habitat Conservation Areas**
42

43 **Goals**
44

45 **~~Goal 1:1.~~ To protect the functions and values of fish and wildlife habitat conservation areas.**
46

47 **~~Goal 2:2.~~ Within and adjacent to 100 year areas of special flood hazard, protect and restore**
48 **habitat for salmon listed as endangered, threatened or sensitive.**
49

50 **Policies:**
51

- 52 ~~(1)~~i. Designate and classify fish and wildlife habitat conservation areas in accordance with WAC
53 365-190-080(5) based on type, State or Federal status, association with priority species, or
54 species of local concern.

1
2 (2)ii. Establish standards including buffers, timing restrictions, and site specific habitat
3 management plans based on the classification of the habitat area and the potential impact of
4 a proposed use on the affected habitat.
5

6 (3)iii. Use the WA Dept. of Natural Resources stream typing system.
7

8 (4)iv. Establish clearing, grading and stormwater management regulations that protect water
9 quality, water quantity, and fish and wildlife habitat from short term and long term impacts
10 of land use and development.
11

12 (5)v. Adopt regulations prohibiting the blockage of fish passage in F type streams.
13

14 2.54.C Open Space Conservation

15
16 **Goal: To protect those significant open spaces and vistas which substantially contribute to the rural**
17 **character of the County.**

18 **Policies (2.5.C.1-2):**

- 19
20
21 1. Identify *open space resources of high and very high conservation priority* and establish an Open Space
22 Conservation Overlay District for these areas. High and Very High conservation priority areas are
23 preliminarily identified on maps in the *Open Space and Conservation Plan*. Consider applying the Open
24 Space Conservation District Overlay to those lands that are within landscape units which are rated in
25 the *Open Space and Conservation Plan* and which have a score of 35 and above. Seek opportunities
26 to work with property owners to prepare conservation plans for development in these areas upon
27 designation of an Open Space Conservation Overlay District.
28
29 2. Develop site planning standards for development in Open Space Conservation Overlay District areas
30 ~~should be~~ specific to the type of open space resource involved and its particular sensitivity to land
31 alteration.
32

33 2.54.D Airport Overlay District

34
35 **Goal: To protect the public health, safety and welfare, to recognize those areas devoted to aviation uses**
36 **and provide areas for those activities supporting or dependent upon aircraft or air transportation, when**
37 **such activities benefit from a location within or immediately adjacent to a public airport, and to**
38 **promote compatibility between airport uses and land uses and activities in the airport vicinity and**
39 **environs.**

40 **Policies (2.5.D.1-4):**

- 41
42
43 1. Apply ~~t~~The Airport Overlay District designation may be applied to publicly-owned airports, and
44 accessory uses. The boundaries of an airport overlay district may not necessarily coincide with those
45 of a port district.
46
47 2. Designate FAA Airspace Zones within the Airport Overlay Districts and establish development
48 standards and regulations for the lands underlying FAA imaginary surfaces including but not limited
49 to, standards for location, design, operations, clearances, marking and lighting, buffering, landscaping,
50 and noise abatement. Such standards should be based on Federal Aviation Administration advisory
51 circulars regarding "Model Airport Hazard Zoning" and FAA regulations regarding "Objects Affecting
52 Navigable Airspace" as they may be amended.

3. Designate Aircraft Accident Safety Zones within the Airport Overlay Districts and establish development standards and regulations for allowable uses, residential densities, open space, and noise to address safety issues and avoid the location of potentially incompatible uses in the airport environs.
4. Apply the more restrictive regulations if there is any conflict between regulations of an Airport Overlay District and regulations of an underlying designation, the more restrictive regulations should apply.

2.54.E Watershed Management

Goal: To protect surface and ground water quality and quantity used for drinking water, and necessary to support marine areas sensitive to land use and development activities.

Policies (2.5.E.1-2):

1. Identify surface water bodies and groundwater recharge areas used for public drinking water supplies and, if appropriate, establish a watershed management overlay designed to address the particular water quality and quantity needs for the selected areas.
2. Identify critical marine habitat areas, including but not limited to commercial and recreational shellfish areas, and establish watershed management overlays for them that, in addition to shoreline management provide sufficient protection from the impacts of upland uses and developments to maintain their habitat quality.
3. ~~When feasible, use~~ Use a watershed based approach for managing water, aquatic ecosystems and other natural resources when feasible.

2.54.F San Juan County Fairgrounds

Goal: To ensure that the San Juan County Fairgrounds are accommodated appropriately within the land use concept of this Plan for the 20-year planning period and beyond.

Policies (2.5.F.1-4):

1. The Fairgrounds Overlay District is to allow land uses and developments at the fairgrounds property on San Juan Island in a manner which may not be otherwise allowed by the underlying land use district, so that the San Juan County Fairgrounds may continue to serve the county-wide community over the long term, in its present capacities and in the accommodation of future uses consistent with its continued management for public-service purposes.
2. Capital planning for fairgrounds facilities should be conducted in concert with the county capital budget cycles.
3. A master plan for the fairgrounds should be maintained by the San Juan County Fair Board, updated at least every six years, and submitted with each annual-year review cycle to the County Council for approval with the six-year capital budget.
4. The Planning Commission and the County Council shall review the development regulations applicable to the Fairgrounds Overlay District, including the list of allowable uses within the overlay district at least as frequently as the required comprehensive plan updates pursuant to the

1 GMA. The purpose of this review is to identify and adopt any appropriate modifications based on
2 public comment from fairground neighbors or significant changes in the environment adjacent to
3 the overlay district.
4

5 **2.65 SUBAREA PLANS**

6

7 ~~This section of the Land Use Element provides~~ The following goals and policies to guide the development
8 of subarea plans. Subarea plans are intended to address the needs of specific geographic areas or the
9 management of resources when they cannot be adequately addressed by the designations and provisions
10 of this *Plan*.
11

12 **2.65.A Goals and Policies**

13

14 **Goal: To provide for the creation of detailed plans for village activity centers, specific geographic**
15 **areas, or for resources, in order to better address the unique needs and interests of those areas,**
16 **environments, or functions.**
17

18 **Policies (~~2.6.A.1-5~~):**

19

- 20 1. ~~Require that~~ Subarea plans ~~should~~ be consistent with, and more specific than, the goals and policies
21 of this *Plan* and consistent with State law.
22
- 23 2. ~~Allow~~ Subarea plans ~~may to~~ be developed to address unique circumstances and achieve specific goals
24 which cannot be accomplished through or by amendment of the goals and policies of this *Plan* and
25 associated regulations. Subarea plans for village activity centers may include rural and special district
26 lands adjacent to their boundaries.
27
- 28 3. ~~Allow~~ Subarea plan proposals ~~may to~~ be initiated by public or private groups, agencies, or individuals.
29 Subarea plans should be presented initially as a general concept so as to allow full opportunity for
30 public and agency participation in subarea plan development. Fairness, openness, and full citizen
31 participation shall be paramount in all subarea planning procedures and processes.
32
- 33 4. ~~Include the following in~~ Subarea plan proposals ~~should include the following~~: Statement of Purpose;
34 Description of Citizen Participation Process; Description and Character of the area; and, the Vision or
35 Goal to be achieved by the subarea plan.
36
- 37 5. ~~Ensure that~~ Subarea plan proposals ~~should be~~ are preliminarily evaluated by the Planning
38 Department and reviewed by the Planning Commission prior to authorization by the Board of County
39 Commissioners for inclusion in Planning Department work programs.
40

41 **2.65.B Existing Subarea Plans**

42

43 The following descriptions outline the general purpose and area of application of adopted subarea plans.
44

45 **1. DNR Trust Lands Management Plan**

46

47 This policy plan adopted by the County and the Board of Natural Resources in 1986 identifies the most
48 appropriate uses of and management plans for approximately 2,500 acres of Washington Department
49 of Natural Resources-managed trust land in the eCounty. Trust lands in the eCounty are located on
50 six islands. Twenty-one of the properties are "common school trust lands" with limitations on their
51 disposition and use.

1
2 **2. Eastsound Subarea Plan**
3

4 Eastsound is the largest unincorporated community in the county. It is the geographic center of Orcas
5 Island and is the commercial and cultural center of the island community. The plan provides land use
6 and development goals, policies and regulations specific to the Eastsound area. The *Plan* includes an
7 official map that illustrates the boundaries of the subarea and the different land use districts within
8 the boundaries. The *Plan* was first adopted in 1981, was completely revised in 1992, and further
9 amended in 1996 and December 2018.

10
11 **3. Open Space and Conservation Plan**
12

13 This plan was adopted in 1991 and is intended to identify and recommend a variety of possible
14 methods to protect those open spaces, vistas and view corridors that substantially contribute to the
15 sense of rural character that now prevails in most of the county. The *Plan* presents the methods used
16 for identifying significant open space resources, factors working to degrade those resources, and the
17 effectiveness of open space conservation tools presently available. The *Plan* adopts no regulations,
18 instead it presents specific recommendations for action to conserve open space resources.
19

20 **4. Shaw Island Subarea Plan**
21

22 The *Shaw Island Subarea Plan* was adopted in 1994 to protect the existing character and qualities of
23 Shaw Island through goals, policies and regulations which are more specific to the needs and interests
24 of the Shaw community. Shaw residents and property owners wish to protect the quiet, rural
25 environment that results from limited commercial activity and a limited transportation network, and
26 to ensure that demand does not exceed the present or planned capacity of infrastructure and public
27 services.
28

29 **5. Waldron Island Limited Development District (LDD) Subarea Plan**
30

31 The *Waldron Island Limited Development District Subarea Plan* was adopted in 1995 and is a complete
32 revision of the original plan adopted for Waldron in 1976. While Waldron is frequently characterized
33 by the amenities it does not have (ferry service, electricity, paved roads), it is rich in attributes highly
34 valued by the majority of its residents and property owners. Fields and forest, rock and beaches, clean
35 air and water are part of everyday life, as are litter free, unpaved roads with minimal motor vehicle
36 traffic. Waldron is not a wilderness, but the environment is relatively unspoiled. The plan recognizes
37 the limited availability of government services and capital facilities existing and planned for on
38 Waldron and is designed to maintain the existing rural, residential and agricultural character of the
39 island.
40

41 **6. Lopez Village Plan for the Vital Place at the Heart of Lopez Island (Lopez Village Plan)**
42

43 The Lopez Village Plan for the Vital Place at the Heart of Lopez Island was adopted in 2018. It is a
44 subarea plan for the Lopez Village Urban Growth Area (Village). The Village includes approximately
45 197 acres on the western side of Lopez Island. The Village's western boundary is almost exclusively
46 identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern boundary extends in a
47 north/south alignment that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez
48 Village is about 1.6 miles in length and one-half mile wide.
49

1 This plan reflects the vision and core values developed by the community. It is focused on people,
2 health, housing, connectivity, and protection of the natural environment and quality of life that makes
3 Lopez Village a special place to live.

4
5 The Lopez Village Plan supplements the goals and policies of the SJC Comprehensive Plan. It applies
6 to all land, land use activity, and to all structures and facilities developed within the official map of
7 the Lopez Village Urban Growth Area. The provisions of the Lopez Village Plan will prevail over any
8 conflicting provision of the Plan except as provided in the Shoreline Master Program.
9

DRAFT

3. RURAL ELEMENT

3.1 INTRODUCTION

Beautiful rural lands are the keystone of San Juan County's sense of place and identity. The County's rural and modestly developed landscapes, marine shorelines, open spaces, water and mountain views, barely illuminated night skies, and natural environments provide the basis for its quality of life. Preservation of the County's rural character and land use patterns from sprawl is a primary objective of this Element.

The following portions of the 2036 *Plan* Vision recognize the importance of rural lands to the community:

WE THE PEOPLE, ... These rural islands are an extraordinary treasure: as a community bound together by these shared values, we declare our commitment to work towards this vision of the San Juan Islands.

COMMUNITY We envision a community that is primarily rural, made up of islands of varying character, each with its own unique qualities ...

NATURAL ENVIRONMENT Our islands and marine waters have exceptional natural beauty and healthy, diverse ecosystems that are pollution-free. The air is fresh and clean, the water quality is excellent, and the soil is uncontaminated. As careful stewards of these islands and waters, we conserve resources, preserve open space, and take appropriate action to assure healthy land and marine environments. We recognize the integral role that forests play in the stewardship of our air, soils and water resources. The natural environment is central to the ecological health, quality of life, and the economy in the islands. Native plants, animals, and marine life of the islands thrive, and are identified, appreciated and conserved.

LAND USE Neighborhoods, hamlets, villages, towns, and other activity centers are clearly defined to conserve, rural, agricultural, forest, mineral resource lands and critical areas. These areas define our heritage and sense of place: providing for commerce and community activities without losing their small scale and attractive island ambiance. The unique character of our shorelines is protected by encouraging uses that maintain or enhance the health 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.

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. We encourage preservation our heritage, historic sites, structures, and traditions for the enjoyment of all.

Growth Management Act Rural Element Requirements

Under the WA State Growth Management Act (GMA), rural lands are those lands that are not designated natural resource lands or designated for urban growth. A majority of the County's land has been designated a rural land use designation on the Official Maps.

The GMA requires this *Plan* to have a rural element RCW 36.70A.070(5) which must:

1
2 “[...] permit rural development, forestry, and agriculture in rural areas. The rural element
3 shall provide for a variety of rural densities, uses, essential public facilities, and rural
4 governmental services needed to serve the permitted densities and uses. To achieve a
5 variety of rural densities and uses, counties may provide for clustering, density transfer,
6 design guidelines, conservation easements, and other innovative techniques that will
7 accommodate appropriate rural economic advancement, densities, and uses that are not
8 characterized by urban growth and that are consistent with rural character.”
9

10 Though rural development must include a variety of densities and uses, density in rural areas is typically
11 lower than urban areas. There are two primary GMA mandates for rural areas. One is to reduce
12 conversion of undeveloped land into sprawling low-density residential development (RCW
13 36.70A.070(5)(c)(iii)). The Plan must also limit the extension of some services into rural lands. Rural lands
14 must only be served by rural governmental services which generally do not include storm and sanitary
15 sewers.
16

17 Rural lands include limited areas of more intense rural development (LAMIRD). Activity centers and
18 master planned resorts are sub-types of LAMIRD. The GMA allows LAMIRDs to permit a wider variety of
19 uses in rural areas. Many of the GMA requirements for LAMIRD are included in RCW 36.70A.070(5)(d).
20 The following types of development in LAMIRDs are allowed by RCW 36.70A.070 (5)(d)(i):
21

22 “(i) Rural development consisting of the infill, development, or redevelopment of existing
23 commercial, industrial, residential, or mixed-use areas, whether characterized as
24 shoreline development, villages, hamlets, rural activity centers, or crossroads
25 developments.”
26

27 LAMIRDs are constrained to areas where existing development is confined within a defined ‘logical outer
28 boundary.’ The logical outer boundary must only contain areas or uses of more intensive rural
29 development existing as of 1990 and not allow new patterns of low-density sprawl (RCW 36.70A.070
30 (5)(d)(iv)). Some public services such as water and sewer are allowed in a LAMIRD. These services are
31 limited to those necessary to serve nonresidential uses and be provided in a manner that does not permit
32 low-density sprawl (RCW 36.70A.070 (5)(d)(iii)).
33

34 **Rural Character**

35

36 Rural lands are unique because their designations and regulations must preserve rural character. Rural
37 character is defined in this Plan as:
38

39 “Rural character” means a quality of the landscape dominated by pastoral, agricultural, forested,
40 and natural areas interspersed with single-family homes and farm agricultural structures. Rural
41 character refers to the patterns of land use and development established by the Comprehensive
42 Plan:
43

44 1. In which open space, the natural landscape, and vegetation predominate over the built
45 environment;
46

47 2. That foster traditional rural lifestyles, rural-based economies, and opportunities to both
48 live and work in rural areas;
49

50 3. That provide visual landscapes that are traditionally found in rural areas and communities;
51

- 1 4. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
2
3 5. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density
4 development;
5
6 6. That generally do not require the extension of urban governmental services; and
7
8 7. That are consistent with the protection of natural surface water flows and groundwater
9 and surface water recharge and discharge areas.

10
11 **Note: this is the County's definition in SJCC 18.20.180, any changes here would require a code**
12 **amendment**

13
14 This Plan establishes policies that allow rural development in designated rural lands while protecting rural
15 character. Some Plan policies that help protect rural character are:

- 16
17
 - 18 ▪ Requiring or protecting open space (add policy number references here);
 - 19 ▪ Establishing rural road standards;
 - 20
 - 21 ▪ Developing standards for clearing, grading, other development activities, and site-planning that
22 minimize adverse impacts to natural processes;
 - 23
 - 24 ▪ Establishing densities;
 - 25
 - 26 ▪ Limiting the intensity of uses in rural areas;
 - 27
 - 28 ▪ Limiting the extension of urban governmental services beyond existing service areas; and
 - 29
 - 30 ▪ Allowing home occupation, cottage enterprise, and resource uses to provide opportunities to live
31 and work in rural areas.

32 33 Existing Rural Development

34
35 Much of the rural land in the County is either undeveloped or developed with residential uses. Rural lands
36 are interspersed with natural resource uses including farms and forestlands. Rural residential densities
37 outside of LAMIRDs, activity centers, and master planned resorts ranges between one dwelling per five
38 acres to one dwelling per fifteen acres. The predominant development pattern in rural areas has led to
39 many of the scenic areas, robust natural environment, and lifestyle that characterize much of the County.

40 41 Residential Development

42
43 Residential development in the rural areas is integrated into the visual and natural landscape because it
44 is typically set back from the roadways and separated from adjacent development by open spaces and
45 landscaped areas. There are some existing neighborhoods that were platted prior to the establishment
46 of maximum densities by this Plan. These neighborhoods are characterized by smaller parcel sizes than
47 many other rural areas but retain vegetative buffers and open spaces where possible thanks to the 'cabin-
48 in-the-woods' aesthetic preferred by many property owners even before the County adopted

1 development regulations. The natural environment predominates over the built environment in most
2 residential rural areas.

3
4 Residential development inside the boundaries of LAMIRD, activity centers, and master planned resorts
5 occurs at a range of densities. The allowed density in these areas is typically higher than other rural lands,
6 ranging between one dwelling per five acres to four dwellings per acre. The primary factor that limits
7 residential density in these areas is the availability of water and septic services. Many activity centers
8 have adopted subarea plans that specifically define the kinds of residential development allowed in each
9 area.

10 11 **Commercial and Industrial Development**

12
13 Most commercial and industrial development in the rural areas is found in the LAMIRDs. Commercial
14 developments serve the rural and visitor populations by providing access to goods, services, and
15 recreational opportunities. Furthermore, rural commercial developments allow the opportunity to live
16 and work in rural areas, fostering rural lifestyles.

17
18 Outside of the LAMIRDs, activity centers, and master planned resorts, commercial development is often
19 accessory to residential uses. Islanders utilize home occupation and cottage enterprise options to work
20 where they live. These small-scale commercial operations support rural lifestyles by providing goods,
21 services, recreational, and employment opportunities for residents and visitors alike. The income
22 provided by these vital parts of the islands' economy, allow many people to afford a life here that may
23 otherwise be out of reach.

24 25 **3.2 GENERAL RURAL GOALS AND POLICIES**

26
27 **Goal: To protect rural character while allowing a mix of uses that support the ability of residents to**
28 **live and work in rural lands.**

- 29
30 1. Establish Setback, landscaping, and open space standards to ensure that open space, the natural
31 landscape, and vegetation predominate over the built environment.
32
33 2. Encourage the preservation of undeveloped land in rural areas.
34
35 3. Establish standards that protect wildlife habitat in rural lands.
36
37 4. Prohibit sprawling, low-density development in rural lands. Establish rural densities between one
38 dwelling per five acres and one dwelling per twenty acres outside of Activity Centers, LAMIRD, and
39 Master Planned Resorts, where density may be higher.
40
41 5. Ensure that any extension of services into rural lands is based on demonstrable need and is financially
42 feasible.
43
44 6. Allow the location of rural industries and heavy industrial types of activities in Island Center activity
45 centers and Rural Industrial areas [relocated from urban policies].

46 47 **2.3.B3.3 ACTIVITY CENTERS (INCLUDING LIMITED AREAS OF MORE INTENSIVE RURAL** 48 **DEVELOPMENT)**

49 **Note: Moved Land Use Element to Rural Element**

50

1 **Goal: To recognize existing ~~centers of activity~~ areas of more intense rural development, which offer**
2 **diverse employment opportunities, a variety of residential densities and housing types, general**
3 **commercial, general industrial, institutional, recreational, and community uses in a concentrated,**
4 **development pattern.**

5
6 **Policy:**

- 7
8 1. Establish different types of activity centers, each of which has a mix of land uses with housing,
9 businesses, and services appropriate to its character, size, and location, as described in a-d, below.

10
11 Identify and delineate activity centers that are ~~limited~~ ~~Areas of~~ ~~More~~ ~~Intensive~~ ~~Rural~~
12 ~~Development~~ (LAMIRDs) according to ~~the criteria in~~ RCW 36.70A.070(5)(d). LAMIRDs consist of
13 existing (as of 1990), commercial, industrial, or residential areas in which the kinds, intensities, ~~or~~
14 densities of use, or ~~the~~ capital facilities and services that exceed the levels normally associated with
15 rural development. Such areas allow for the continuance of the existing areas and uses, and for infill
16 in the areas to the level of existing patterns; however, the areas must be minimized and contained,
17 with logical outer boundaries defined predominantly by the built environment, and may not extend
18 beyond the existing area or use.

19
20 Also ~~Establish Master Planned Resorts~~ ~~Activity Centers~~, according to ~~the criteria in~~ RCW 36.70A.360
21 and 362.

22
23 **Types of Activity Centers**

- 24
25 a. **Village Activity Centers** have only *rural governmental services* and are not incorporated. They
26 provide a limited variety of residential densities, and are pedestrian-oriented with a compact
27 village core. They provide some intensive uses and services (including *community sewage*
28 *treatment facilities* and *community water systems*), but are not considered capable of or
29 appropriate for urban-level development or expansion at this time, only for infill.
30
31 b. **Hamlet Activity Centers** are residential areas that have some non-rural densities, and have small
32 commercial centers which provide goods and services to surrounding rural and resource land
33 uses. Hamlets are served by community water systems and may have community sewage
34 treatment facilities, but have only rural governmental services. The two hamlet activity centers
35 are Westsound and Doe Bay on Orcas island.
36
37 c. **Island Centers** are generally characterized by existing general commercial and general industrial
38 uses and may also include some rural commercial and rural industrial uses. These centers may be
39 served by community water systems, but have only rural governmental services. Island Centers
40 differ from other Activity Centers in that they generally do not have a high density residential
41 component included within the center boundaries, and new residential development (except
42 where accessory to commercial or industrial use) should be prohibited. The commercial and
43 industrial uses located in these centers provide goods and services island-wide.
44
45 d. **Residential Activity Centers** are residential areas that have existing development patterns ~~more~~
46 denser than one unit per five acres, some portion of which is served by non-rural levels of capital
47 facilities or services. The area north of Rosario master planned resort is the only residential
48 activity center in the County.
49
50 e. **Master Planned Resorts** are self-contained and fully integrated planned unit developments, in a
51 setting of significant natural amenities, with a primary focus on destination resort facilities
52 consisting of short-term visitor accommodations associated with a range of developed on-site

1 indoor or outdoor recreational facilities. They may contain other residential uses and commercial
 2 activities within their boundaries, but only if these uses are integrated into and support the on-
 3 site recreation nature of the resort. Master Planned Resorts may be within other activity centers.
 4

- 5 3. ~~Designate~~ Activity centers ~~should be designated~~ on the ~~Comprehensive Plan~~ Official Maps where
 6 existing or proposed uses and services meet the above definitions. Designated Activity centers
 7 ~~designated on the Comprehensive Plan Official Maps~~ are identified in Table 2, below.
 8

9 **Table 25. Summary of Activity Centers.**

Location	Designation	Existing Site-Specific Plans & Standards
Orcas Village	Village Activity Center	Yes
Olga	Hamlet Activity Center	Yes
Deer Harbor	Hamlet Activity Center	Yes
Doe Bay	Hamlet Activity Center	No (subject to general, interim activity center standards Interim controls in village and hamlet activity centers)
Westsound	Hamlet Activity Center	No (subject to general, interim activity center standards Interim controls in village and hamlet activity centers)
W. Beach Rd/Crow Valley Rd.- Orcas	Island Center	No
Center Rd./School Road - Lopez	Island Center	No
Country Corner-Orcas	Island Center	Yes
North Roche Harbor Area note: Roche Harbor area only in MPR	Residential Activity Center	No
North Rosario Area	Residential Activity Center	No
Roche Harbor	Master Planned Resort	Yes (resort master plan)
Rosario Resort	Master Planned Resort	Yes (resort master plan)
West Beach Resort	Master Planned Resort	No

10 Source: Plan Official Maps

- 11
- 12 3. Locate ~~New~~ general commercial, general industrial, and institutional uses ~~should be located~~ in
 13 activity centers, ~~as appropriate~~ with the established patterns of development and use, to avoid
 14 incompatible land uses and the proliferation of these uses in rural areas.
 15
- 16 4. Use the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan dated June 1994, and
 17 modified in April 1996, as a guide for the planned unit development of the RHMPR. The following
 18 policies are established to manage development in the RHMPR:
 19
- 20 a. The RHMPR *Plan* is based on a 200-unit reduction in density from that potentially allowed under
 21 the 1979-established densities on property under Roche Harbor ownership.
 22
 - 23 c. A phased planned unit development (PUD), subject to the County's PUD process, should be
 24 submitted for approval of any new development in the RHMPR planning area in any one year
 25 period, when such development exceeds 4,000 square feet of gross floor area, or for any
 26 recreational facility development.
 27
 - 28 c. Each phase of the PUD should be accompanied by an environmental assessment prepared in
 29 accordance with the requirements of the State Environmental Policy Act (SEPA).
 30

1 d. Each phase of the PUD should include a detailed plan identifying the number of dwelling units,
2 allowable uses, average density, percentage of open space, road access and circulation, and
3 provisions for water, sewage, and stormwater management. The specific area descriptions
4 identified in the Addendum to the modified RHMPR Activity Center Plan should be used to guide
5 phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should
6 be provided by the developer for all areas included in the RHMPR and in the Westcott Bay
7 drainage basin, exclusive of those areas in the Rural Farm-Forest designation, prior to
8 implementation of any phase of development.
9

10 e. At least one public meeting should be held in the Roche Harbor area prior to approval of PUD
11 phases. Such meetings should provide opportunity for public review and comment on proposed
12 phase plans.
13

14 5. ~~In addition to the directives of the GMA and this Plan,~~ Consider the local knowledge, experience, and
15 preferences of community residents when establishing the type, size, character, and boundaries of an
16 LAMIRD/activity center, deciding appropriate uses and their location, determining community
17 infrastructure requirements, and establishing standards and design guidelines to protect and retain
18 important features which the community values.
19

20 6. ~~Adopt~~ Subarea plans or location specific designations and standards for village, hamlet and island
21 ~~center activity centers may be adopted as needed to guide land use and development in these areas.~~
22 Land use districts and development standards for activity centers should be compatible with existing
23 development patterns and community character, including rural aspects. Critical Areas within
24 activity centers should be preserved and enhanced. Residential, commercial and industrial areas
25 should be identified in each activity center, if appropriate, and specific development standards
26 adopted for these areas.
27

28 7. Require ~~New~~ development in activity centers to be served by public or private community water and
29 ~~sewage treatment systems should be connected to such systems where available and appropriate.~~
30 System operators should be responsible for maintaining an up-to-date ~~understanding of the status of~~
31 ~~their systems (including capacity and numbers of existing connections and commitments to service).~~
32 For sewage treatment systems and Group A water systems in ~~Village, Hamlet, and Residential~~ activity
33 centers long-range sewer and water system plans should be developed or updated by the utility
34 providers in cooperation with the ~~e~~County so that the plans are consistent with the growth
35 projections, land use regulations, and subdivision patterns in each area. Service by such facilities in
36 residential activity centers may be conditioned specifically for the individual area or portions thereof.
37

38 8. Locate ~~M~~mixed-uses, high-density residential uses, commercial, industrial, and public uses, ~~should be~~
39 ~~located~~ within activity centers where adequate facilities, services, utilities and improvements exist or
40 are planned to support the level and type of development identified, as appropriate to the existing
41 levels and patterns of development, and the established range of uses.
42

43 9. Allow a full range of single- and multi-family housing types and density bonuses ~~Residential~~
44 ~~development in activity centers, except Island Centers and Master Planned Resort activity centers,~~
45 ~~should allow a full range of single and multi family housing types. Density bonuses are allowable, as~~
46 ~~appropriate to established development patterns,~~ to achieve affordable housing goals. New
47 residential development should be prohibited in Island Centers except as an accessory to commercial
48 or industrial use. New residential development may take place in ~~m~~Master Planned Resort activity
49 centers, but only if it is integrated into and supports the on-site recreational nature of the resort, as
50 determined at the time of Master Plan approval.
51

- 1 10. ~~Establish~~ Open space design standards should be established to maintain the rural character ~~at in~~
2 and around the borders of activity centers.
- 3
- 4 11. Require that ~~Open space areas, in the form of squares, green spaces, and parks within activity~~
5 centers, should be an integral part of these activity centers to ~~and~~ provide settings for recreation and
6 public gatherings, and ~~to~~ protect Critical Areas, scenic qualities, and historic features.
- 7
- 8 12. Require ~~In all activity centers storm drainage considerations should be addressed~~ in the design of land
9 development projects to control storm water runoff and erosion.
- 10
- 11 13. Establish development standards for Master Planned Resort activity centers to ensure that
12 development is compatible with surrounding land uses and that adequate facilities and services are
13 available for the planned level of development ~~planned~~. Development standards should address, at
14 a minimum, the following:
15
 - 16 a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of
17 buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural,
18 historic, and other important features;
 - 19
 - 20 b. Location and design of improvements and activities in such a manner to avoid or minimize adverse
21 effects of the resort on surrounding lands;
 - 22
 - 23 c. Water quantity and quality, including stormwater management;
 - 24
 - 25 d. Location specific standards to retain and enhance resort character;
 - 26
 - 27 e. Protection of Critical Areas; and
 - 28
 - 29 f. Concurrency requirements for impacts on transportation facilities and other capital facilities and
30 services.
 - 31
- 32 14. Establish development standards for Planned Unit Developments (PUD) in activity centers (where
33 appropriate and practical, given existing development patterns, potential project sizes, available
34 supportive services, terrain, etc.) to more effectively accomplish the goals and policies of this *Plan* and
35 allow flexibility in site planning for sites characterized by special features of geography, topography,
36 size and shape. PUD standards should include provisions for a mixture of housing types and residential
37 densities, and preservation of open space and natural features, as well as concurrency requirements
38 to address impacts on transportation and other capital facilities and services.
- 39

40 ~~2.3.C.3.4~~ RURAL LANDS

41
42 **Goal:** To maintain and enhance the rural character of the County. *Rural lands* are intended to retain
43 the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people
44 with choices of living environments at lower densities or use intensities than those in Activity Centers.
45 **Rural lands also include the *Special Districts*, which are discussed further in Section B.2.43.5.**

46 **Policies (2.3.C.1-10):**

- 47
- 48
- 49 1. Identify as Rural lands on the ~~Comprehensive Plan~~ Official Maps all those which are not within an
50 ~~Activity Center~~ UGAs and are not or designated as Resource Lands.
- 51
- 52 2. Adopt performance standards for clearing and grading on Rural lands to minimize the potential
53 adverse impacts of these activities on forested lands, soils, surface water quality and quantity,
54 groundwater recharge, wildlife habitat and scenic resources. Grading to construct ponds and

1 reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage
2 courses, and protect adjacent property from damage.
3

4 ~~3. Establish provisions for Conversion Option Harvest plans in coordination with the state Department~~
5 ~~of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of~~
6 ~~the DNR and the County in the processing, administration and enforcement of forest practice~~
7 ~~activities, especially as they relate to the clearing of land for non-forestry uses.~~ **Note: relocated to**
8 **general policies**
9

10 4. Establish development standards for Planned Unit Developments (PUD) in Rural areas to more
11 effectively accomplish the goals and policies of this *Plan* and allow flexibility in site planning for sites
12 characterized by special features of geography, topography, size and shape. PUD standards should
13 include provisions for a mixture of housing types at rural densities, and preservation of open space
14 and natural features.
15

16 ~~54.~~ Strengthen Right-to-Farm and Right to Forestry provisions which establish the high priority and
17 favored use of Rural Lands, except Rural Residential areas, for farming and forestry activities and
18 assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm and
19 non-forestry uses.
20

21 ~~65.~~ Consider the scope and scale of proposals for the alteration, modification, or expansion of existing
22 camps and existing small resorts. Changes that would expand the scope of services (*e.g.*, adding meal
23 service or new recreational facilities, or adding new convention, hotel or marina facilities), increase
24 the scale of facilities, or add on-site residential housing, should require discretionary use or
25 conditional use permits. Allow expansion of existing uses that conform to the current scope and scale
26 subject to reasonable performance standards to ensure that ~~alteration and expansion of such uses~~
27 ~~have minimal adverse impacts on surrounding uses.~~
28

29 ~~76.~~ Allow the alteration, intensification, and expansion of existing gravel pits subject to reasonable
30 performance standards to ensure that alteration, intensification, and expansion of such uses have
31 minimal adverse impacts on surrounding uses. If increased off-site impacts (noise, vibration, dust,
32 traffic) would result from expansion or modification, a conditional use permit should be required.
33 Modification to include a new use or operation (*e.g.*, an asphalt plant or a rock crusher) should be a
34 conditional use and be limited to areas where residential densities are planned at five acres or more
35 per unit.
36

37 ~~87.~~ ~~Prohibit the A~~alteration and expansion of existing airstrips and airfields that would result in increased
38 aircraft activity, conflict with the purpose of the applicable land use district, or cause increased
39 adverse impacts to surrounding areas. Allow minor, low-impact changes subject to reasonable
40 performance standards to ensure that such uses have minimal adverse impacts on surrounding uses.
41 Alteration and expansion of existing airports should be subject to a conditional use permit.
42

43 ~~98.~~ ~~When evaluating proposals for the alteration, modification, or expansion of non-conforming uses,~~
44 ~~c~~Consider the total impact of the non-conforming uses as well as the added impact of the incremental
45 changes, and the consistency of the changes with the applicable land-use designation when evaluating
46 proposals for the alteration, modification, or expansion of non-conforming uses.
47

48 ~~1011.~~ Establish clearly defined Rural land use designations which promote and preserve the rural
49 character of the islands while meeting the varied needs of island residents. The designations are:
50
51
52

1 **a. Rural General Use**
2

3 **Goal: To provide flexibility for a variety of *small-scale, low-impact uses to locate on rural lands.***
4

5 **Policies:**
6

- 7 (1) Areas which are characterized by the following criteria may be designated as Rural General
8 Use on the ~~Comprehensive Plan~~ Official Maps:
9
- 10 i. There is an existing mix of residential development, scattered single family residences, small
11 farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises,
12 rural commercial and rural industrial uses;
13
 - 14 ii. Parcels are generally five to twenty acres in size; and
15
 - 16 iii. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.
17
- 18 (2) Allow resource-based industrial and commercial activities, rural commercial, rural industrial,
19 and cottage enterprise uses.
20
- 21 (3) Establish performance standards for the uses contained in Policy (2), above, to minimize
22 adverse environmental and visual impacts. Standards should address access, circulation,
23 building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke,
24 water quality, waste disposal, and storm drainage control.
25
- 26 (4) Allowable uses should be compatible with the existing rural character and should not result
27 in more than a minimal and manageable increase in demand on existing rural governmental
28 services and facilities, utilities, community water systems, sewage disposal systems, and
29 County roads.
30

31 **b. Rural Farm-Forest**
32

33 **Goal: To provide for rural living opportunities which are compatible with small-scale farming and**
34 **forestry activities.**
35

36 **Policies:**
37

- 38 (1) Areas which are characterized by the following criteria may be designated as Rural Farm-
39 Forest lands on the ~~Comprehensive Plan~~ Official Maps:
40
- 41 i. The predominant land use is farming and forestry mixed with residential development;
42
 - 43 ii. Parcels are generally five or more acres in size; and
44
 - 45 iii. Soils are suitable for small-scale agricultural or forestry uses.
46
- 47 (2) Adopt site development standards for permissible uses that will maintain a predominant
48 portion of the farm and forested areas for farming and forest uses.
49
- 50 (3) Allow cottage enterprise uses and agriculture- and forestry-related commercial and industrial
51 uses, such as processing and limited retailing facilities for farm and forest products, to be
52 located on Rural Farm-Forest lands.
53
- 54 (4) Establish development standards that allow for farm stay accommodations for agritourism
55 enterprises.

- 1
2 (5) Allow the development of farm worker accommodations on Rural Farm-Forest lands subject
3 to standards that ensure the occupancy is seasonal and limited to persons employed by the
4 proprietor in farm labor for a farm production season only, and that ensure compliance with
5 applicable public health and safety requirements.
6
7 (6) Establish performance standards for the uses listed in Policies (3), (4) and (5), *above*, to
8 minimize adverse environmental and visual impacts. Standards should address access,
9 circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray,
10 smoke, waste disposal, and storm drainage.
11

12 c. Rural Residential

13
14 **Goal: To protect the predominantly residential character of some rural areas and provide for a**
15 **variety of residential living opportunities at *rural densities*.**
16

17 Policies:

- 18
19 (1) Areas which are characterized by the following criteria may be designated as Rural Residential
20 on the *Comprehensive Plan* Official Maps:
21
22 i. There are existing small acreage platted areas generally with private covenants and
23 restrictions, and some exclusively residential developments are expected to continue to
24 occur; and
25
26 ii. Parcels are generally two to five acres in size, and may also include areas with lots less than
27 two acres in size.
28
29 (2) Guide the site design of new residential land divisions to retain rural character and minimize
30 the demand for and cost of public facilities and services.
31
32 (3) Prohibit cottage enterprises and commercial and industrial uses, other than home
33 occupations and uses of comparable impact on residential use.
34
35 (4) Community facilities such as fire stations, club houses and associated recreational amenities
36 should be allowed in Rural Residential areas to serve these residential communities.
37

38 d. Rural Industrial

39
40 **Goal: To provide areas for rural oriented industrial uses which are not generally compatible with**
41 **activity center land uses, which compliment rural character and development, and which can be**
42 **served by rural governmental services.**
43

44 Policies:

- 45
46 (1) Areas which are characterized by the following criteria may be designated as Rural Industrial
47 on the ~~*Comprehensive Plan*~~ Official Maps:
48
49 i. Lands with an existing or historical commitment to rural industrial uses;
50
51 ii. Lands with direct access to a public roadway classified as a minor or major arterial;
52

1 iii. Lands where on-site physical features can be used to protect surrounding lands from
2 negative impacts; and
3

4 iv. Areas with parcels sizes large enough to accommodate expansion of existing uses or serve
5 several new uses in a concentrated area.
6

7 (2) Rural industrial uses should be limited to those which are most appropriately located in the
8 rural environment because of incompatibility with intensive, mixed use development patterns
9 characteristic of activity centers. Such uses include, but are not limited to, storage yards,
10 lumber mills, wood craft manufacturing, gas storage facilities, and cement batch plants.
11

12 (3) New residential development (except where accessory to commercial or industrial use) within
13 these areas should be prohibited.
14

15 (4) Establish performance standards for all development in Rural Industrial areas to ensure that
16 allowed uses are consistent with the rural character of the area and minimize adverse
17 environmental impacts. Standards should address access, circulation, signage, parking, noise,
18 odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.
19

20 e. Rural Commercial

21
22 **Goal: To provide areas for rural oriented commercial uses which compliment rural character
23 and development, and which can be served by rural governmental services.**
24

25 Policies:

26
27 (1) Areas which are characterized by the following criteria may be designated as Rural
28 Commercial on the ~~Comprehensive~~ *Plan* Official Maps:
29

30 i. Lands with an existing or historical commitment to rural commercial uses;
31

32 ii. Lands with direct access to a public roadway classified as a minor or major arterial; and
33

34 iii. Lands where on-site physical features and/or parcel size can be used to protect
35 surrounding rural land uses from negative impacts.
36

37 (2) ~~Limit R~~ Limit R rural commercial uses ~~should be limited~~ to those which are most appropriately located
38 in and are compatible with the rural environment. Such uses include, but are not limited to,
39 veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale
40 hospitality commercial uses such as country inns and restaurants.
41

42 (3) ~~Prohibit N~~ Prohibit N new residential development (except where accessory to commercial or industrial
43 use) within these areas ~~should be prohibited~~.
44

45 (4) Establish performance standards for all development in Rural Commercial areas to ensure
46 that allowed uses are consistent with the rural character of the area and minimize adverse
47 environmental impacts. Standards should address access, circulation, signage, parking, noise,
48 odor, vibration, spray, smoke, screening, lighting, waste disposal, and storm drainage control.
49
50
51
52
53

1 **2.43.5 SPECIAL DISTRICTS**

2 **Note: relocated from Land Use Element to Rural**

3 This section of the Land Use Element provides goals and policies for the conservation of areas with unique
4 or valuable natural features which warrant specific recognition and protective measures to ensure their
5 existing character is maintained. Two districts, Conservancy and Natural, fall into this category.

7 **2.4.A3.5.A Conservancy**

9 **Goal: To protect, conserve, and manage existing natural conditions, resources, and valuable historic,
10 scenic, educational, or scientific research areas for the benefit of existing and future generations
11 without precluding compatible human uses.**

13 **Policies (2.4.A.1–5):**

- 14
- 15 1. Areas which are characterized by one or both of the following criteria may be designated as
16 Conservancy on the ~~Comprehensive Plan~~ Official Maps:
17
 - 18 a. areas possessing valuable natural features or resources which will tolerate only minimal
19 disturbance of the existing terrestrial or freshwater environments; or
20
 - 21 b. areas possessing scenic, historical, or recreational qualities of considerable local, regional, state
22 or national significance which would be adversely affected by extensive modification or intensive
23 use.
24
 - 25 2. Allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and
26 fragile areas and renewable and non-renewable natural resources.
27
 - 28 3. Ensure that the location and design of all development within Conservancy areas will minimize
29 adverse impacts on the natural features or resources of the site.
30
 - 31 4. Allow uses and activities which promote environmental conservation and provide environmental
32 education opportunities.
33
 - 34 5. Prohibit all commercial and industrial uses unless such uses are accessory to an existing use (for
35 example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage
36 yards for park and recreation areas).
37

38 **2.4.B3.4.B Natural**

40 **Goal: To preserve indigenous plant and animal species and ecosystems in a natural state for the benefit
41 of existing and future generations.**

43 **Policies (2.4.B.1–6):**

- 44
- 45 1. Designate lands as Natural only upon request of the landowner.
46
 - 47 2. Designate as Natural only those areas which are characterized by the presence of intact indigenous
48 ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of
49 human use.
50
 - 51 3. Prohibit uses and activities which would encroach upon and disrupt rare plant and animal species and
52 ecosystems.
53
 - 54 4. Prohibit land divisions for residential development.

1
2
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10

- 5. Prohibit cottage enterprises and all commercial and industrial uses.
- 6. Allow uses and activities which promote preservation of the ecosystem and provide environmental education opportunities.

3.4.C Parks and Preserves

PLACEHOLDER - PARKS/PRESERVES Goals and Policies, if adopted

