




# SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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## MEMO

**MEMO DATE:** December 29, 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  
Urban Growth Area Goals and Policies  
**BRIEFING DATE:** January 15, 2021

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**FEEDBACK REQUESTED:** Please provide staff with any recommended edits to the urban growth area (UGA) policies proposed in the December 29, 2020 draft of Element B.2 Land Use and Rural.

**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. On October 16, 2020, the Planning Commission reviewed a preliminary draft of UGA goals and policies. The Commission requested additional review of the policies proposed under UGA Goal 2. Specifically, they requested the following:

- A new item e. under Goal 2, Policy 1 that addresses the need to reduce or control air and water pollution;
- A new item f. under Goal 2, Policy 1 that addresses the potential impacts from industrial uses in the unincorporated UGAs; and
- Additional time to review Goal 2, Policies 2 through 5.

**UPDATED DRAFT OF GOAL 2, POLICY 1:** In response to the Planning Commission's request, staff drafted new Goal 2, Policy 1, items e. and f. underlined below.

**GOAL 2, POLICIES 2 THROUGH 7:** Policies 2 through 7 describe the policy approach to achieve specific aspects of Policy 1. For example, under Policy 1.d, the night sky should remain dark and free of light-pollution so Policy 3 states that the County should establish lighting standards to preserve the night sky.

## 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 rural character of the islands, including but not limited to:
  - a. New buildings should be consistent with the size and height of 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;
  - e. Development should be designed to minimize air pollution and untreated stormwater runoff to maintain excellent air and water quality;
  - f. Industrial, commercial, and other allowed nonresidential uses should be regulated to minimize their impact on neighboring residential uses and the natural environment both within the UGA and in the surrounding rural and natural resource lands; and
  - g. Urban growth areas are centered on walkable, commercial cores.
2. Establish street design standards for unincorporated UGAs to ensure improvements to the streetscape are consistent with community character inside the UGAs.
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 unincorporated UGA commercial cores.
6. Establish standards that minimize air and water pollution by controlling stormwater runoff and emissions of air pollution.
7. Establish development standards for industrial, commercial, and nonresidential uses that minimize impacts to other surrounding land uses and the natural environment.