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An aerial photograph of a rural landscape. A paved road runs vertically through the center. On either side of the road are large green fields, some with scattered trees. In the background, there are dense forests and rolling hills under a blue sky with some clouds. The text 'LAND USE AND RURAL' is overlaid in a semi-transparent grey box across the middle of the image.

**LAND USE  
AND RURAL**

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## ELEMENT 2. LAND USE AND RURAL

### Introduction

The Land Use Element consists of interrelated goals that form the foundation of the County's land use strategy, ensuring an adequate supply and distribution of land use types to meet population and employment growth needs over the next twenty years. It establishes the desired character, quality, and patterns of development. Land use goals, policies and Official Maps guide how the County manages growth and development within urban growth areas; reduces development pressures and patterns of sprawl within rural areas; conserves agricultural, forest and mineral resource lands of long-term commercial significance; and preserves and protects open space, scenic landscapes, 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 supporting County programs. They determine where and how future land uses develop. As a result, this element plays a crucial role in achieving the community's long-term 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 Washington 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 2.1** 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



**Figure 2.1 Land Use**

which urban development is permitted and outside of which it 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.

## Purpose

San Juan County is faced with a number of critical land use issues, perhaps the most critical being protection of the primarily rural character and natural environment of the islands while allowing for growth and development that maintains these characteristics and a healthy, diverse economy and populace. Guided by the county-wide Vision Statement, the Land Use Element defines the desired character, quality, and pattern of development for the County's physical environment. It serves as the policy framework for managing growth over the next twenty years. The goals and policies in this element shape future decisions on land use regulations, actions, procedures, and programs that will further implement the intent and purpose of the overall Plan.

## Land Use Concept

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 the County's unique island atmosphere.

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, 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.

Finally, the land use concept commits to preserving open space, protecting critical areas, maintaining and improving 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 County's Official Maps.

## Existing Land Use Pattern

San Juan County is located north of Puget Sound and the Strait of Juan de Fuca, west of Rosario Strait, east of Haro Strait, and just south of the US-Canadian border. The County is made up of more than 130 islands, most of which are either undeveloped or developed with rustic recreational development. Most of the land on the inhabited islands is developed with either residential, agricultural, or forestry uses. Commercial and industrial development is primarily located in the County's urban growth areas (UGAs), limited areas of more intense rural development (LAMIRDs), Activity Centers, and Master Planned Resorts.

The County's three UGAs – Friday Harbor (an incorporated UGA), Lopez Village, and Eastsound - are the primary social and economic centers of San Juan, Lopez, and Orcas Islands. Residential development in the UGAs primarily consists of single-family residences interspersed with multifamily development. Commercial development in the UGAs includes a mix of retail, food service, and visitor accommodations, catering to both local residents

and the significant seasonal tourist population. Industrial development in the County is generally limited to small-scale manufacturing of locally-sourced consumer goods,

### Types of Urban Growth Areas

**Towns** are:

- i. Incorporated urban growth areas with a full range of urban facilities and services, including high-density residential, commercial, and industrial uses, schools, and neighborhood and community parks;
- ii. Pedestrian-oriented and offer a variety of housing types with compact development patterns; and
- iii. Served by municipal sewage treatment facilities, municipal water systems, and provide other urban governmental services.

**Unincorporated Urban Growth Areas (UGAs)** are:

- 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
- ii. 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. The UGAs provide a variety of housing types and residential densities, some of which are at urban-level densities. The remainder conditioned during land division to not preclude future upzoning. The UGAs are pedestrian-oriented with a compact village core.

**Table 2-1  
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

Agricultural and forest resource lands are primarily developed with natural resource uses such as farms and timber land. Residential development in these areas typically occurs at the lowest density allowed in the County. Commercial development is limited to uses that

are accessory to natural resource development, such as roadside stands and cottage enterprises that process resource-based products into consumer goods.

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

## Population and Housing Forecasts - Residential and Commercial Capacity

In 2020, San Juan County’s population was 17,788. By 2045, the population is projected to increase to 23,014 persons, an increase of 5,226 residents (Appendix 1 Population Forecast and Land Capacity Analysis). **Table 2-2** shows the forecasted 2045 population growth per island. San Juan and Orcas are projected to experience the most population growth; an increase of over 2,500 residents on San Juan and nearly 1,700 on Orcas. Of the ferry served islands, Lopez and Shaw are expected to have the least population growth in this period.

**Table 2-2**  
**2045 Forecasted Population Growth per Island**

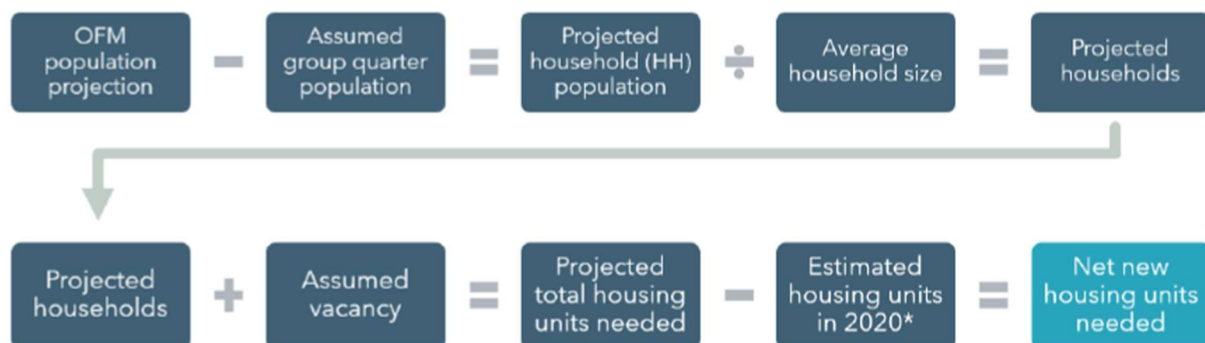
Island	2020 Population	2045 Population	2045 Population Growth
San Juan	8,541	11,051	2,510
Lopez	2,737	3,541	804
Orcas	5,772	7,468	1,696
Shaw	253	327	74
Waldron	142	184	42
Stuart	38	49	11
Decatur	71	92	21
Blakely	41	53	12
Other Islands	193	249	56
<b>Total</b>	<b>17,788</b>	<b>23,014</b>	<b>5,226</b>

Source: Appendix 1 Population Forecast and Land Capacity Analysis

The GMA requires the County to ensure its Comprehensive Plan and implementing development regulations provide sufficient land capacity to accommodate the projected housing and employment growth (RCW 36.70A.115). The Land Capacity Analysis (LCA) in Appendix 1 evaluates whether the County’s development regulations, Plan designations, and allowed densities offer adequate capacity to support anticipated growth through 2045.

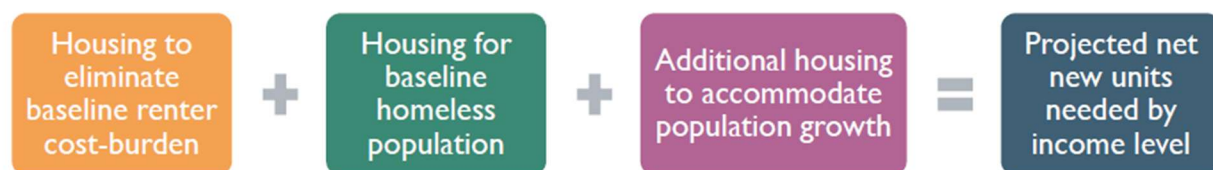
In addition to planning for the population targets shown in Table 2, updates to the GMA resulting from HB1220, now codified in RCW 36.70A.070(2)(a) and (c), require that jurisdictions also plan and show land capacity for sufficient housing units to meet the projected need at all income levels over the planning period. The Washington Department of Commerce has developed the Housing for All Planning Tool (HAPT) to generate projected future housing unit targets for Counties based on forecast future population. The HAPT considers a variety of factors in developing these housing unit targets, including projected household size, an assumed vacancy rate of 6 percent to account for adequate future housing choice, as shown in the flowchart below from Commerce’s “Establishing Housing Targets for Your Community” (July 2023):

**Figure 2.2**  
**Flowchart for Establishing Housing Targets for Your Community**



In addition, the tool considers other important factors shown below in generating targets by income band:

**Figure 2.3**  
**Establishing Housing Targets for Your Community by Income Level**



In total, San Juan County must plan to accommodate an additional 3,180 housing units, equating to 2,665 new households, over the 2020-2045 planning horizon, for a total of 11,821 housing units, equating to 11,111 households, in 2045. Excluding Friday Harbor, the County must show capacity for 2,264 new units. The county must also plan to accommodate 1,499 new jobs over the 2020-2045 period, for a total of 6,949 jobs countywide in 2045. Excluding Friday Harbor, the county must show capacity for 926 new jobs.

Tables 2-3 through 2-5 show the residential and employment broken down by UGAs, LAMIRDS, and Rural/Resource areas. They indicate 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 provide residential capacity for the development of 2,637 units after accounting for market and seasonal home factors. Additionally, there is the potential countywide for 225 new Accessory Dwelling Units (ADUs) as well as 62 units in Rural Residential Clusters and Master Planned Resorts, for a total countywide capacity of 2,924 units. Overall, this shows sufficient housing capacity to accommodate the planning target of 2,264 new housing units Countywide (excluding Friday Harbor).

**Table 2-3**  
**Housing and Employment Capacity in Eastsound and Lopez Village UGAs**

UGA	Land Use Designation	Total Net Developable Acres	Net New Housing Unit Capacity	Net Job Capacity
Eastsound UGA	ER1	0.4	0	0
Eastsound UGA	ER1P	6.9	6	0
Eastsound UGA	ER2	11.2	18	0
Eastsound UGA	ER2P	8.1	13	0
Eastsound UGA	ER412	10.8	69	0
Eastsound UGA	ER4P	19.7	63	0
Eastsound UGA	M	1.5	2	2
Eastsound UGA	SLI	16.6	0	636
Eastsound UGA	VC	7.6	74	48
Eastsound UGA	VCL	1.7	14	11
Eastsound UGA	VR/I	18.7	96	48
Eastsound UGA	Airport 2	0.1	0	1
Eastsound UGA	Airport 3 Inner	1.4	2	4
Eastsound UGA	Airport 3 Outer	6.1	22	16
Eastsound UGA	Airport 4	1.8	5	5
Lopez Village UGA	LVC	5.1	19	245
Lopez Village UGA	LVR	46.1	278	0
Lopez Village UGA	LVI	2.0	0	187

**Table 2-4  
Housing and Employment Capacity in LAMIRDS (Activity Centers)**

Activity Center (LAMIRD)	Land Use Designation	Total Net Developable Acres	Net Unit Capacity (Adjusted for Future SRO Uses)	Net Job Capacity
Deer Harbor	HC	1.6	0	19
Deer Harbor	HI	3.5	0	7
Deer Harbor	HR	27.1	12	0
Doe Bay	ACT - Doe Bay	7.3	2	0
Island Center Lopez	RFF	8.3	0	0
Marine Center	MC	12.4	4	58
Olga	OLGA	6.2	3	0
Orcas Village	OVC	3.5	0	43
Orcas Village	OVR2	12.6	4	0
Westsound	ACT - Westsound	5.3	2	0
Rosario	2 BDD	27.2	20	0
Rosario	ACT - Rosario	25.2	11	0
Rural Eastsound Subarea	CCC	3.8	0	46
Rural Eastsound Subarea	ER	43.6	6	0
Rural Eastsound Subarea	ER4P	23.9	64	0
Rural Eastsound Subarea	ERR	39.2	5	0
Rural Eastsound Subarea	ERRP2	25.5	29	0
Rural Eastsound Subarea	SP	0.0	0	0

**Table 2-5  
Housing and Employment Capacity in Rural/Resource Areas**

Land Use Designation	Total Net Developable Acres	Net New Housing Unit Capacity	Net New Job Capacity
AG	2,447.8	117	0
C	399.7	45	0
FHUA	0.2	0	0
FOR	2,909.7	95	0
LGRA	11.9	1	0
RFF	12,251.3	1,318	0
RG	892.6	0	11,040
RI	23.9	0	68
RR	1,693.5	219	0

The Net New Job Capacity is zero in a majority of categories because this analysis considers land capacity for new development of housing and employment uses, i.e. new jobs in new commercial buildings. Although there may be future increases or decreases in agricultural or resource employment over the planning horizon, those employment changes are not necessarily tied to vacant or redevelopable acreage in agricultural or resource land use designations.

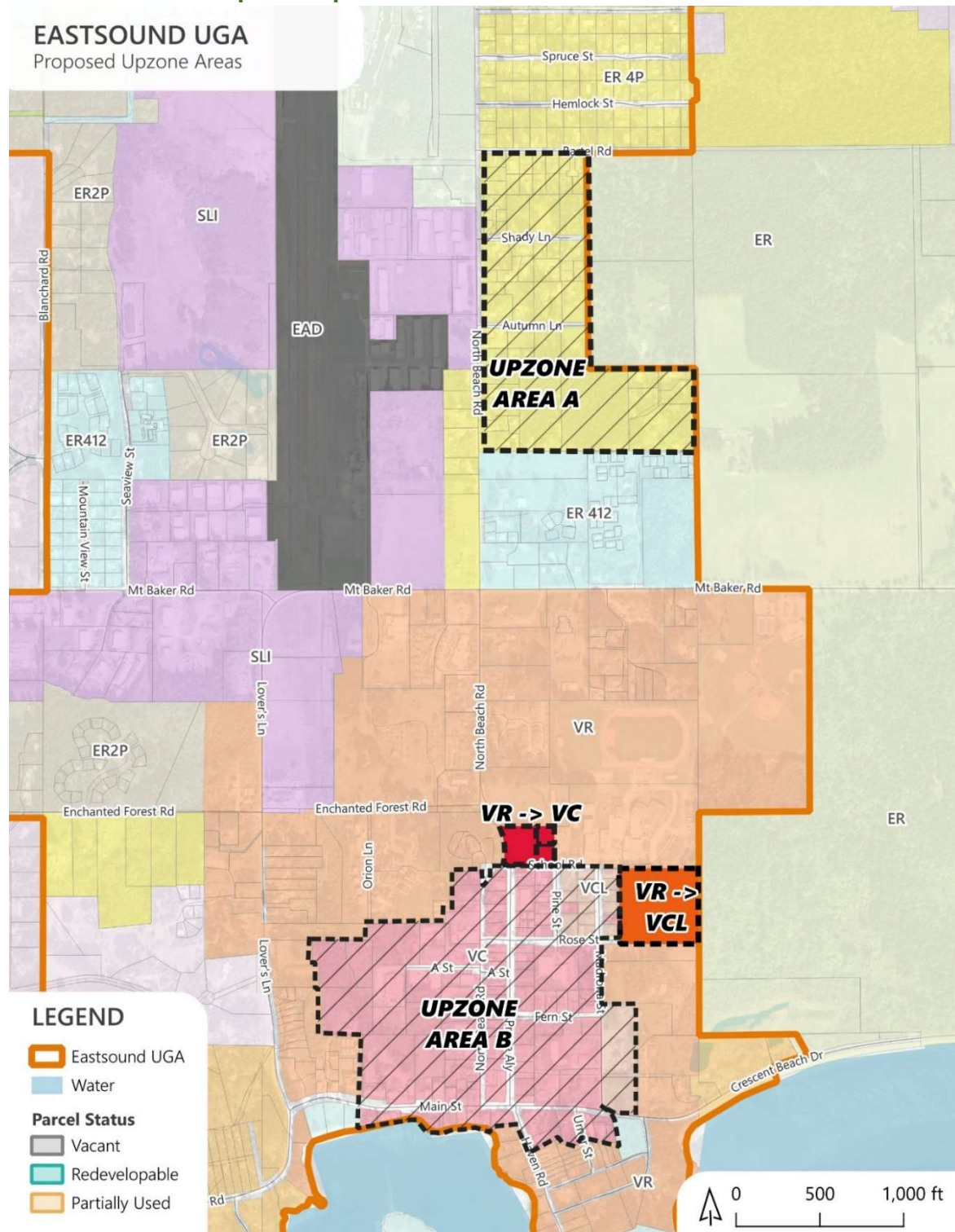
## **Proposed Eastsound UGA Land Use Changes**

Although San Juan County is showing an overall surplus in housing unit capacity, the Land Capacity Analysis is showing a deficit in capacity for units serving lower incomes (0-80% AMI). As a result, the GMA and Commerce Guidance require that the County increase capacity for housing types that can serve these income bands. Housing types that can serve these income bands are primarily considered to be multifamily, although in San Juan County, Community Land Trust developments are also serving these income categories at lower densities. The County's deficit in lower-income unit capacity is contained within the Eastsound UGA. In order to address this deficit, both upzoning within the existing UGA and UGA expansion are required.

### **UGA Upzoning**

Two areas of the Eastsound UGA were selected for upzoning, based on prevalence of vacant, partially-used, and redevelopable parcels, lack of critical areas, adjacency to higher-density areas, and input from the EPRC, Planning Commission, and Council. These areas are shown below in Figure 2.

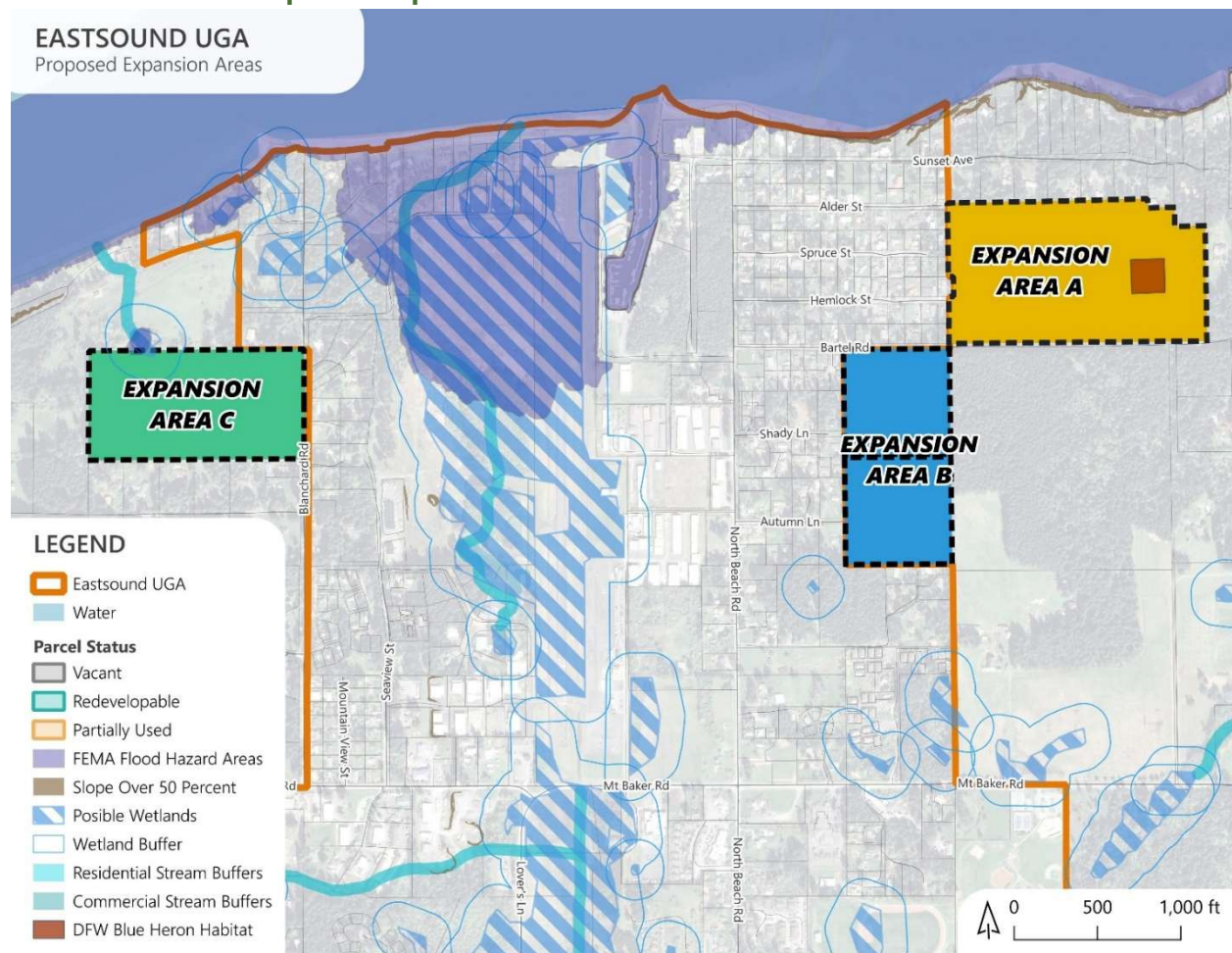
**Figure 2.4**  
**Eastsound UGA Proposed Upzone Areas**



## UGA Expansion

Given that the proposed upzoning outlined above does not sufficiently address the County’s deficit at 0-80 percent AMI, the team analyzed the potential to address the remaining capacity shortfall through limited UGA expansion in Eastsound. A number of areas were considered, based on proximity to the UGA boundary, availability of vacant land, property ownership, and size. Through an iterative process with the Eastsound Planning Review Commission, County Planning Commission, and staff, three proposed expansion areas have been identified. Together with the upzoning described previously, these areas will provide sufficient capacity for the County to reach its targets for low- and moderate-income housing capacity. These areas are shown below in Figure 2.5.

**Figure 2.5**  
**Eastsound UGA Proposed Expansion Areas**



No single expansion or upzoning is sufficient to address the deficit of housing units serving 0-80 percent AMI, but by adopting all of these land use changes and UGA expansions, San Juan County can demonstrate sufficient capacity to meet its state-designated targets for housing at all income levels over the next 20 years. Each of these upzoning and expansion areas has its own unique challenges and opportunities. A combination of all of these options can provide both capacity for the County to reach its housing targets as well as a sufficient buffer to account for varied property ownership, environmental constraints, and other barriers to development which may arise. More information regarding these proposed land use changes can be found in Appendix 1, Land Capacity Analysis.

After considering the Planning Commission's recommendation for Expansion Areas A, B, and C, which would create surplus housing capacity beyond the need demonstrated by the Land Capacity Analysis, the County Council chose to proceed only with Expansion Areas A and B.

## Population and Residential Density

This Element is consistent with the County's 2045 population projections of 23,014 (Appendix 1). This includes 11,051 people on San Juan, 7,468 on Orcas, 3,541 on Lopez, 327 on Shaw and 627 on the remaining Islands.

Residential density, the number of residential units allowed per acre, is established on the County's Official Maps. The Official Maps do not establish a minimum parcel size. New land divisions may not establish a parcel pattern which would permit development of the area at a residential density greater than that provided for in the Official Maps or create parcels smaller than those allowed by San Juan County Code (SJCC).

The County's development patterns have been greatly influenced by the residential densities established in the 1979 Comprehensive Plan. In many instances, these densities have been voluntarily reduced by property owners through the dedication of conservation easements to organizations such as the San Juan Preservation Trust and the San Juan County Land Bank. The Land Bank has further contributed to this reduction through land acquisition.

This Plan includes rural densities that allow fewer dwelling units in certain areas than permitted by the 1979 Plan. While existing parcels which were established under the higher densities of the 1979 Plan may still be developed for residential use, any further subdivision in these areas must meet the current density limits established by this Plan. Policies within the Plan encourage the consolidation of existing lots to reduce the potential

number of dwelling units in rural areas where the existing parcel pattern would otherwise permit development at a higher density than allowed under this Plan and the Official Maps.

## Growth Management and Resource Protection

To ensure the protection of critical areas and rural resources and to prevent the need for urban governmental services outside urban growth areas and LAMIRDs, the Plan includes policies that complement density requirements. These policies address limits on capital facility development in the rural areas, conservation subdivision standards, and other site design and performance standards.

## Rural Lands

Beautiful rural lands are the keystone of San Juan County's sense of place and identity. The County's rural, 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 protecting land use patterns from sprawling development are key objectives of this Element.

The community vision highlights several principles that directly relate to rural lands, including:

- The community is primarily rural;
- The Islands are rural, residential, quiet, agricultural, marine and isolated;
- Hamlets, villages, towns and other activity centers are clearly defined to preserve rural and natural resource lands;
- Rural lands are central to the Islands' heritage;
- The islands are a place where people respect others' dignity, privacy and freedoms;
- The community fosters a sense of neighborliness, self-sufficiency, and community pride;
- There is recognition of people's independence and self-reliance in the Islands;
- Natural resources are sustainably used; and
- The Plan seeks a balance between the needs of private property rights, public rights, and the natural environment.

### Growth Management Act - Rural Element Requirements

Under the Washington 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 as rural lands on the Official Maps.

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

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

Though rural development must include a variety of densities and uses, density in rural areas is typically lower than urban areas. There are two primary GMA mandates for rural areas. First, it requires reducing the conversion of undeveloped land into sprawling, low-density residential development (RCW 36.70A.070(5)(c)(iii)). Second, it limits the extension of urban services into rural areas. Rural lands must only be served by rural governmental services, which generally do not include storm and sanitary sewers.

### **Limited Areas of More Intensive Rural Development (LAMIRDs) and Master Planned Resorts**

Rural lands include Limited Areas of More Intense Rural Development (LAMIRDs). LAMIRDs consist of commercial, industrial, or residential areas that existed prior to 1990, where the types, intensities, and densities of use, as well as the capital facilities and services, exceed the levels typically associated with rural development. Such areas allow for the continuance of the existing areas and uses, and for infill in the areas to the level of existing patterns; however, the areas must be minimized and contained, with logical outer boundaries defined predominantly by the built environment and may not extend beyond the existing area or use. LAMIRDs are identified and delineated according to RCW 36.70A.070(5)(d) and WAC 365-196-425.

#### ***Types of LAMIRDS***

There are three types of LAMIRDs outlined by the state in WAC 365-196-425. The three types of LAMIRDs as defined in state code are:

#### **Type 1: Existing Rural Development Areas (Activity Centers)**

- These are isolated areas of commercial, industrial, residential, or mixed-use development that existed before July 1, 1990.

- Development is limited to infill, redevelopment, or limited expansion consistent with the existing character of the area in terms of scale, size, and intensity.
- Examples include villages, hamlets, shoreline areas, or rural activity centers.

**Type 2: Small-Scale Recreational or Tourist Uses**

- These allow for small-scale tourist or recreational uses that depend on a rural location or natural setting.
- New development, intensification, or redevelopment is allowed, but new residential development is not permitted.
- Public services are limited to what is necessary to support the use, without encouraging sprawl.
- Examples: Small resorts, trailheads, or recreational businesses.

**Type 3: Small-Scale Businesses and Cottage Industries (Island Centers)**

- These are isolated businesses or cottage industries that provide jobs for rural residents but are not primarily designed to serve the local population.
- Counties may allow businesses to expand or replace previous businesses as long as they remain small in scale and consistent with rural character.
- Public services must be minimal and cannot support sprawling development.
- Examples: Rural workshops, small manufacturing, or repair shops.

In San Juan County, Type 1 LAMIRDS are associated with Activity Centers and Type 3 LAMIRDS are associated with Island Centers. San Juan County does not currently have any areas designated as Type 2 LAMIRDS.

In San Juan County, Type 1 LAMIRDS (Activity Centers) and Master Planned Resorts are special areas that include resorts, villages, and hamlets located outside of UGAs. They provide a variety of allowed uses and residential densities to serve the resident and visitor populations. Most of the Activity Centers and Master Planned Resorts have adopted subarea plans to guide development in these unique areas.

Residential development in Activity Centers typically features single-family homes with higher rural densities ranging from one dwelling per two acres to one dwelling per half-acre. Commercial uses in Activity Centers include a mix of retail, food service, and visitor accommodations.

### **Types of Activity Centers**

- a. **Village Activity Centers** have only rural governmental services and are not incorporated. They provide a limited variety of residential densities and are pedestrian-oriented with a compact village core. They provide some intensive uses and services (including community sewage treatment facilities and community water systems) but are not considered capable of or appropriate for urban-level development or expansion at this time, only for infill.
- b. **Hamlet Activity Centers** are residential areas that have some non-rural densities and have small commercial centers which provide goods and services to surrounding rural and resource land uses. Hamlets are served by community water systems and may have community sewage treatment facilities but have only rural governmental services. The four hamlet activity centers are West Sound, Deer Harbor, Olga, and Doe Bay on Orcas Island.
- c. **Residential Activity Centers** are residential areas that have existing development patterns denser than one unit per five acres, some portion of which is served by nonrural levels of capital facilities or services. The area north of Rosario master planned resort is the only residential activity center in the County.
- d. **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. They include short-term visitor accommodations and a variety of on-site recreational facilities, both indoor and outdoor. 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.
- e. **Island Centers** are predominately developed with commercial and institutional uses that provide services to surrounding rural areas. Commercial developments are mostly retail such as hardware stores and nurseries. The Island Center LAMIRD on Lopez Island also includes the Lopez Island K-12 school. There are few residential uses in these areas except those that are accessory to nonresidential uses. These centers may be served by community water systems but have only rural governmental services.

**Table 2-6**  
**Summary of LAMIRDs and Master Planned Resorts**

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 in Interim controls in village and hamlet activity centers)
West Sound	Hamlet Activity Center	No (subject in Interim controls in village and hamlet activity centers)
W. Beach Rd/Crow Valley Rd - Orcas	Island Center	No
Center Rd/School Rd - Lopez	Island Center	No
Country Corner - Orcas	Island Center	Yes
Marine Center	Island 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

## Rural Character

Rural lands are unique because their designations and regulations are intended to protect and maintain rural character. In this Plan, rural character is defined as a quality of the landscape dominated by pastoral, agricultural, forested, and natural areas interspersed with single-family homes and agricultural structures. Rural character reflects land use and development patterns established by the Comprehensive Plan that:

1. Prioritize open space, natural landscapes, and vegetation over the built environment.
2. Support traditional rural lifestyles, rural-based economies, and opportunities for individuals to both live and work in rural areas.
3. Support wildlife using the land and the preservation of fish and wildlife habitat
4. Limit the conversion of undeveloped land into sprawling, low-density developments.
5. Do not require the extension of urban governmental services.
6. Align with the protection of natural water flows, groundwater, and surface water recharge and discharge areas.

## Existing Rural Development

Much of the rural land in the County is either undeveloped or developed with residential uses. Rural lands are interspersed with natural resource lands, such as farms and forestlands. Outside of LAMIRDs and master planned resorts, rural residential densities range from one dwelling per five acres to one dwelling per fifteen acres. This development pattern in rural areas has led to many of the scenic areas, robust natural environment, and lifestyle that characterize much of the County.

### *Residential Rural Development*

Residential development in rural areas is often integrated into the natural landscape, with homes typically set back from roadways and separated by open spaces or landscaped buffers. There are some existing neighborhoods that were platted prior to the establishment of maximum densities included in this Plan. These neighborhoods are characterized by smaller parcel sizes than many other rural areas, but retain vegetative buffers and open spaces where possible thanks to the “cabin-in-the-woods” aesthetic preferred by many property owners even before the County adopted development regulations. In residential rural areas, the natural environment remains dominant over the built environment.

Residential development inside the boundaries of LAMIRDs and master planned resorts occurs at a range of densities. The allowed density in these areas is typically higher than other rural lands, ranging between one dwelling per five acres to four dwellings per acre.

The primary limitation on residential density in these areas is the availability of water and septic services. Many activity centers have adopted subarea plans that specifically define the types of residential development allowed in each area.

### ***Commercial and Industrial Rural Development***

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

Outside of the LAMIRDs and master planned resorts, commercial development is often accessory to residential uses. Some islanders operate home-based businesses or cottage enterprises allowing them to work where they live. These small-scale commercial operations help to support rural lifestyles by providing goods, services, recreational, and employment opportunities for residents and visitors alike. The income provided by these vital parts of the islands' economy, allow many people to afford a life here that may otherwise be out of reach.

## **Existing Subarea Plans**

Subarea plans contain goals and policies for the creation of plans and regulations for specific geographic areas in the County. The following descriptions outline the general purpose and area of application of adopted subarea plans.

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

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

### **2. Eastsound Subarea Plan**

Eastsound is the largest unincorporated community in the county. It is the geographic center of Orcas Island and is the commercial and cultural center of the island community. The plan provides land use and development goals, policies and

regulations specific to the Eastsound area. The Plan includes an official map that illustrates the boundaries of the subarea and the different land use districts within the boundaries. The Plan was first adopted in 1981, was completely revised in 1992, and further amended in 1996 and December 2015.

### **3. Open Space and Conservation Plan**

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

### **4. Shaw Island Subarea Plan**

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

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

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

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

The Lopez Village Plan for the Vital Place at the Heart of Lopez Island was adopted in 2019. It is a subarea plan for the Lopez Village Urban Growth Area (Village). The Village includes approximately 197 acres on the western side of Lopez Island. The Village's western boundary is almost exclusively identified by the shoreline of Fisherman Bay in San Juan Channel. The eastern boundary extends in a north/south alignment that encompasses parcels on the eastern side of Fisherman Bay Road. Lopez Village is about 1.6 miles in length and one-half mile wide.

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

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

## **7. Deer Harbor Hamlet Plan**

Adopted in November 2016, the Deer Harbor Hamlet Plan establishes San Juan County's policy for the future development of the Deer Harbor Hamlet. Like the Comprehensive Plan, it includes goals and policies for a twenty-year planning horizon. A boundary for Deer Harbor Hamlet was first established in the County's 1979 Comprehensive Plan. Deer Harbor Hamlet is located on the southwestern portion of Orcas Island. The area designated as Deer Harbor Hamlet has a total area of approximately 299 acres.

## **8. Olga Hamlet Plan**

Adopted in 2006, the Olga Hamlet Plan provides a long-term vision for preserving the unique rural and community-oriented character of Olga, a small historic settlement located on the southeastern coast of Orcas Island. The plan reflects the values and aspirations of the local community and builds on the framework of the San Juan County Comprehensive Plan, offering more localized goals and policies tailored to the hamlet's setting.

## **9. Roche Harbor Resort Master Plan**

The Roche Harbor Resort Master Plan (RMP), dated June 1994 and modified in April 1996, was initially adopted in 1998 (Ordinance No. 2-1998). The plan contains an overview of historic and natural features of the Roche Harbor Master Planned Resort and surrounding land. The RMP's goals and development policies emphasize preserving and reinforcing Roche Harbor's unique qualities while providing the framework for future development in the Master Planned Resort (MPR) districts. New development within the Master Planned Resort areas of Roche Harbor (Resort Core and Resort Recreation/Residential) must be part of a Planned Unit Development.

## **10. Rosario Resort Master Plan**

The Rosario Resort Master Plan provides comprehensive guidance for redevelopment within the Master Planned Resort boundaries. First built as a private estate, Rosario became a resort open to the public in 1960. The vision of the future for Rosario is contained in this Master Plan. The plan addresses design and functional issues including Resort character, access, circulation, parking, facilities, landscape, and utilities, as well as implementation and phasing.

# GOALS AND POLICIES

## General Goals and Policies

General goals and policies address how the county will try to achieve its Vision. They address a broad range of issues which apply to all land use designations.

### Goal LU 1

To provide for the orderly use of San Juan County land, shorelines, and critical areas. To respect, protect and maintain the natural beauty, land, and marine resources of the islands. To maintain rural, residential, agricultural uses, and to regulate development in a manner which will balance the rights of private landowners and the interest of the public.

### Policy LU 1.1

Manage community growth and its associated impacts, while protecting individual property rights through adoption of a coordinated set of goals, policies, and regulations to guide future development in the County.

### Policy LU 1.2

Recognize and support the right of property owners to maintain and replace legal, non-conforming uses and structures.

### Policy LU 1.3

Consider site capabilities, critical area significance, and existing development patterns when determining the land use designation and appropriate locations and intensities of various uses of the land.

### Policy LU 1.4

Direct high density residential and mixed-use development into urban growth areas and Activity Centers to prevent sprawl and relieve growth pressure in the surrounding rural areas.

### Policy LU 1.5

Investigate the development of a program to allow for the transfer of residential density from Rural and Resource Lands, Open Space, and Critical Areas to other approved receiving areas to reduce impacts to those areas. Transfer of residential density within Activity Centers should also be allowed.

### Policy LU 1.6

Preserve rural character and natural resources by means of voluntary, incentive-based programs, and other strategies, to manage the maximum number of residential structures in rural areas in a manner that is fair and equitable for property owners, supports affordable housing goals, and encourages property owners to keep parcels whole and to preserve open space.

**Policy LU 1.7**

Encourage the maximum allowable residential densities specified on the Official Maps.

**Policy LU 1.8**

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

- a. Suitability of soils to sustain individual or community sewage disposal systems.
- b. Quality and quantity of water available to serve the proposed development.
- c. The presence of critical areas which would either be impacted, or which would result in hazards to life and property as a result of development at maximum density.

**Policy LU 1.9**

Preserve rural character outside of UGAs by requiring conservation design in new land divisions and allowing limited residential density bonuses in return for additional protection of open space resources and preservation of natural resource functions and values.

**Policy LU 1.10**

Manage runoff to prevent flooding and property damage, promote groundwater recharge, and protect the quality and quantity of ground and surface water in accordance with the Water Element of this Plan.

**Policy LU 1.11**

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

**Policy LU 1.12**

Limit the number of vacation rental permits on each island via permit caps established in San Juan County Code Title 18.

**Policy LU 1.13**

Review and revision of this Plan Element and the Official Maps should be based in part on the:

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



**Policy LU 1.14**

Account for environmental sustainability, resource constraints, and the need for climate-resilient, adaptable infrastructure in growth assessments. Regularly update these projections to reflect emerging trends and data, ensuring that the island community is prepared to meet future demands and address future climate-related hazards while protecting its natural resources and maintaining community character.



**Policy LU 1.15**

Incorporate environmental justice in all planning efforts within the County, including efforts to avoid creating or worsening environmental health disparities.

**Policy LU 1.16**

Avoid UGA expansions of areas with greater than 15% critical area and open space coverage required under state law and retract areas from UGAs with greater than 15% critical area and open space coverage.

## Economy

### Goal LU 2

To support a broad-based, diversified, stable, year-round economy which provides a range of goods, services and employment opportunities while safeguarding the rural, residential, agricultural, and marine nature of the County.

### Policy LU 2.1

Provide a predictable development atmosphere through the formulation of clearly defined land use designations, regulations, and standards.

### Policy LU 2.2

Allow the establishment of home occupations and cottage enterprises with performance standards. Retain resource-based activities by:

- a. Conserving agricultural, forest, and mineral resource lands;
- b. Encouraging forest landowners to use best management practices and sustainable harvesting techniques;
- c. Allowing resource-based processing and commercial activities to locate on resource lands and in some rural areas; and
- d. Allowing the storage of personal commercial fishing vessels and related equipment incidental to a personal residential use throughout the county.

### Policy LU 2.3

Ensure that new commercial, industrial, and institutional uses are consistent and compatible with the Islands' natural environment, community livability, and the needs of county residents by establishing performance standards.

### Policy LU 2.4

Allow for tourism-related businesses and activities while maintaining a diverse and balanced economy and minimizing related negative impacts.

### Policy LU 2.5

Commercial and industrial uses should be located only where directly accessible from a County road, or from a private road if traffic and maintenance impacts to the private road are minimized.

## Energy

### Goal LU 3

Conserve energy, promote energy efficiency, and meet future energy demands.

#### Policy LU 3.1

Promote education related to site planning methods that maximize energy-saving features of the natural environment.

#### Policy LU 3.2

Provide opportunities for the development and use of alternative energy resources which are compatible with the natural environment.

## Essential Public Facilities

### Goal LU 4

To ensure that the land use needs for essential public facilities are identified and provided for as a necessary component of a coordinated land use system according to RCW 36.70A.200.

#### Policy LU 4.1

Identify Essential Public Facilities (EPFs) in the County that provide a necessary public service as their primary mission, and that are difficult to site, including utility-scale renewable energy generation and energy storage facilities.

#### Policy LU 4.2

When possible, apply all standard applicable siting, land use regulations and policies to EPF's. As required by RCW 36.70A.200, where full compliance would preclude siting, establish reasonable and appropriate conditions and mitigation measures to balance the structural and operational needs of the EPF with public and ecological interests. Do not preclude siting and construction of EPFs.

#### Policy LU 4.3

When EPFs cannot comply with existing regulations and policies, or existing, non-conforming facilities need to be expanded, develop special siting, design, and approval procedures that:

- a. Evaluate impacts to existing land use, shorelines and other critical areas using methodologies based in Best Available Science;

- b. Balance the quality of service with the economic, social and environmental costs and benefits to the public;
- c. Ensure public engagement in the siting and mitigation requirement process subject to statutory timelines in RCW 36.70b.080;
- d. Require reasonable mitigation of negative impacts. An application for an EPF Conditional Use Permit may not be denied because impacts are not fully mitigated; and
- e. Prevent the siting of incompatible uses adjacent to general aviation airports.



**Policy LU 4.4**

Do not locate EPFs within critical areas or their buffers unless no practicable alternative exists. Site plans must outline how climate-related hazards will be avoided to the greatest extent feasible.

**Policy LU 4.5**

Do not locate other facilities outside an UGA or LAMIRD unless its operation warrants a rural location.

**Policy LU 4.6**

Establish shoreline environment designation, policies, boundaries, and provisions regarding the identification, siting and design of essential public facilities located in the shoreline jurisdiction in the Shoreline Master Program Element.

**Policy LU 4.7**

Develop voluntary programs to protect the overall functions and values of critical areas and to support resource land uses, particularly commercial agricultural uses to help offset potential impacts from essential public facilities.

**Policy LU 4.8**

Update the County's solid waste and moderate-risk management plan to include criteria for the siting of organic material (OM) management facilities.

## Recreation

### Goal LU 5

To provide recreational opportunities that will meet the needs and interests of County residents while ensuring that recreational uses are compatible with the natural limitations of specific sites and surrounding uses.

#### Policy LU 5.1

Coordinate with other public and private agencies to ensure that plans and programs provided within the County accommodate the recreational needs and interests of County residents.

#### Policy LU 5.2

Allow the use of public lands consistent with the physical and cultural limitations of each site and the island on which it is located.

#### Policy LU 5.3

Allow commercial recreational developments, consistent with the above goal, to complement public recreational facilities.

#### Policy LU 5.4

Prohibit all-terrain vehicle parks.

#### Policy LU 5.5

Prohibit the development or use of land for large-scale, permanent, tourist attractions such as theme parks and casinos. Allowable tourist attractions should be limited to those that do not require significant land area.

#### Policy LU 5.6

Establish performance standards for public and private recreational developments to minimize adverse impacts on adjacent properties and the natural environment.

#### Policy LU 5.7

To implement community planning and design approaches that promote walking, bicycling, and other physical activity to reduce per capita vehicle miles traveled and greenhouse gas emissions.



## Natural Resource Conservation



### Goal LU 6

To preserve nonrenewable natural resources and conserve renewable natural resources for the benefit of existing and future generations.

#### Policy LU 6.1

Conserve soils capable of supporting long-term agricultural production identified by the Natural Resources Conservation Service (NRCS).

#### Policy LU 6.2

Conserve forest lands in the Washington Department of Natural Resources' forest grades 1-5 classification for long-term timber production.

#### Policy LU 6.3

Encourage sustainable forest management in order to conserve forest lands and promote the retention and preservation of forest stands that are particularly important to visual aesthetics, fish and wildlife habitat, groundwater retention, carbon sequestration, and/or site stability.

#### Policy LU 6.4

Protect and preserve wetlands, critical marine, freshwater, and terrestrial wildlife habitats, and wildlife corridors, including breeding grounds, resting and feeding areas for migratory birds, nursery areas and habitats of threatened, endangered, and sensitive species.

#### Policy LU 6.5

Encourage the reclamation, rehabilitation, and enhancements of wetlands, aquatic and terrestrial wildlife habitat, and vegetated areas necessary to maintain site stability and groundwater recharge.

#### Policy LU 6.6

Develop voluntary, incentive-based, protection measures for natural resources including conservation easements, transfer and purchase of development rights programs, current use taxation, and public education programs.

#### Policy LU 6.7

Protect the health, safety, and welfare of the public by ensuring that areas susceptible to geological and hydrological hazards are not developed in a manner which would result in injury, loss of life, property damage, or financial losses due to flooding, erosion, landslide, or steep slope failures.

### **Policy LU 6.8**

Incorporate low impact development standards and guidelines (based on the Western Washington Stormwater Management Manual) into implementing regulations for critical areas, rural and resource lands, special districts, activity centers, and urban growth areas.

### **Policy LU 6.9**

Establish provisions for Conversion Option Harvest plans in coordination with the state Department of Natural Resources (DNR) to clearly delineate and coordinate the authorities and responsibilities of the DNR and the County in the processing, administration, and enforcement of forest practice activities, especially as they relate to the clearing of land for non-forestry uses.



### **Policy LU 6.10**

Consider climate change impacts, including sea-level rise, precipitation extremes and temperature extremes among others, when developing natural resource conservation plans.

## **Social Services**

### **Goal LU 7**

To augment County health and social service capabilities by allowing the development of affordable residential care facilities.

### **Policy LU 7.1**

Allow the establishment of residential care facilities and home day care facilities in all residential land use designations.

## **Historic and Archaeological Preservation**

### **Goal LU 8**

To protect, preserve, and restore significant archaeological and historical resources in the County and encourage new development that will enhance community identity.

### **Policy LU 8.1**

Protect areas of known archaeological and historic value from incompatible development and ensure that newly discovered areas uncovered during excavation are examined by the appropriate authorities.

### **Policy LU 8.2**

Protect through voluntary measures significant historic resources identified in an inventory, using a variety of preservation techniques including acquisition, incentives, conservation easements, transfer of development rights, overlay districts, and alternative re-use of structures.

### **Policy LU 8.3**

Incorporate the preservation of sites and structures of historic and archaeological significance as a part of the environmental consideration in development permit and land division reviews.

## **Open Space and Scenic Resources**

### **Goal LU 9**

To protect and conserve open space and scenic resources.

### **Policy LU 9.1**

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

## **Access to Public Lands and Facilities**

### **Goal LU 10**

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

### **Policy LU 10.1**

Acquire or otherwise assure access to publicly owned lands and facilities that should not adversely affect the public resource or adjacent properties.

### **Policy LU 10.2**

Mark public access areas clearly.

### **Policy LU 10.3**

Provide greenways or buffer zones within public access areas to protect adjacent private property when possible.

## Sewage Disposal

### Goal LU 11

To protect water quality and the public health, safety, and welfare by ensuring that growth and development is supported by site conditions suitable for sewage disposal systems, or by sewage treatment facilities in urban growth areas, and certain activity centers and residential activity centers.

### Policy LU 11.1

Allow development only upon County approval of sewage disposal systems or upon connection to an approved community sewage treatment facility.

### Policy LU 11.2

Allow innovative, functional technologies for the efficient processing of sewage with approval from the County's Public Health Officer.

### Policy LU 11.3

Locate sewage disposal facilities to prevent contamination of surface and ground water resources.

### Policy LU 11.4

Coordinate with the Town of Friday Harbor in the development of programs for local sewage sludge disposal which will have minimal negative impact on the public.

### Policy LU 11.5

Prohibit the importation and disposal of sewage sludge to the islands from outside of the County.

### Policy LU 11.6

Allow the extension of community sewage treatment facilities into rural areas only to remedy existing or potential groundwater contamination problems, or to correct existing or impending health hazards, or to provide service to public schools, and only when it meets the criteria in Plan Sections B.7.1.C and B.7.2.A.

## Telecommunications

### Goal LU 12

To allow for the development of effective telecommunications systems in a manner consistent with the character of island neighborhoods and the rural and scenic qualities of the islands.

### Policy LU 12.1

Allow telecommunications towers and antennae subject to location, siting, appearance, and performance standards.

### Policy LU 12.2

Use to the maximum extent possible existing commercial telecommunications antennae and towers to accommodate future telecommunications needs before new facilities are approved.

## Agriculture

### Goal LU 13

Protect agricultural land and promote diverse agricultural activities that enhance stewardship and economic viability and maintain the rural character of San Juan County.

### Policy LU 13.1

Prioritize agricultural best management practices that conserve and regenerate soils; sequester carbon; build climate resilience; and protect water and air quality, wetland functions, fisheries, and wildlife through incentives, education, and promotion of programs such as the Voluntary Stewardship Program.

### Policy LU 13.2

Protect farmland and encourage productivity by designation and zoning, including innovative zoning techniques and accessory uses listed in RCW 36.70A.177.

### Policy LU 13.3

Encourage no net loss of Agricultural Resource Land (ARL).

### Policy LU 13.4

Support agricultural activities, ag-related facilities and infrastructure provided these facilities are located in such a way as to minimize their impact on prime agricultural lands. Nonresidential ag buildings necessary for production and storage such as barns, equipment shelters, and greenhouses are uses allowed outright.



**Policy LU 13.5**

Prioritize agricultural production and working farms on publicly held agricultural lands.

**Policy LU 13.6**

Encourage the leasing of lands held in public trust for agricultural use.

**Policy LU 13.7**

Support agricultural viability by encouraging investment in infrastructure on agricultural lands held in public trust.

**Policy LU 13.8**

Support public agencies to develop conservation easements that support long-term agricultural viability, including establishment of conservation easements that mandate continued agricultural activity to protect agricultural lands from conversion to non-agricultural uses.

**Policy LU 13.9**

Allow necessary infrastructure and services that support agriculture and contribute to growing, storing, processing, and distributing a local food supply.

**Policy LU 13.10**

Avoid duplication of federal and state regulations that apply to agriculture, resource-based industries, and value-added production while reserving the authority to address issues of local concern with regard to resource-based activities and operations.

**Policy LU 13.11**

Allow year-round and seasonal housing limited to agricultural workers, including tiny homes, bunkhouses, and other low cost and low impact solutions for working farms. Encourage the development of farmworker housing by providing incentives including fee waivers and expedited permitting. Farmworker housing units shall not be counted in density calculations.



**Policy LU 13.12**

Encourage the recycling and beneficial use of island biomass and retention of nutrients through innovative zoning that allows composting and biochar production.

**Policy LU 13.13**

Allow agricultural accessory uses, such as farm stands, direct sales of agricultural products, agritourism, and farm-based businesses on all land use designations where agriculture is allowed. Establish comprehensive definitions for agricultural accessory uses.

### **Policy LU 13.14**

Implement right-to-farm provisions that assure agricultural uses are not considered a nuisance in San Juan County.

### **Policy LU 13.15**

Support agricultural marketing, branding, and educational programs, agricultural policy advisory committees, and local agricultural grants.



## **Climate Change**

### **Goal LU 14**

Understand climate change impacts and ensure that the Plan and development regulations are responsive to new conditions and improved approaches to climate mitigation and resilience.

### **Policy LRU 14.1**

Commit resources for a climate change impact study relying both on existing and new research that assesses lands, and shoreline- and land-dependent industries that are susceptible to climate impacts and identifies hazard areas and regulatory changes to:

- a. Make existing and future development in these areas more resilient;
- b. Inventory greenhouse gases;
- c. Address intersections of climate impacts and social equity; and
- d. Develop a climate adaptation and mitigation action plan.

*Land- and shoreline-dependent industries refer to industries that rely on direct access to land-based natural resources or shoreline locations. These include agriculture, forestry, aquaculture, commercial fishing, marine transportation, and tourism operations such as waterfront lodging or recreation. These industries are particularly vulnerable to climate-related hazards like sea level rise, erosion, drought, and extreme weather events.*

### **Policy LU 14.2**

Periodically review and if necessary, update the San Juan County Comprehensive Plan and development regulations to ensure that:

- a. Plan goals and policies establish clear objectives and actions to increase climate adaptation and mitigation and cultivate community resilience;
- b. Policies and regulations are responsive when new Best Available Science (BAS) and technologies are available to address a changing climate; and

- c. The effects of climate change are addressed. These include, but are not limited to, the following:
  - i. Sea level rise;
  - ii. More frequent severe weather events and natural disasters;
  - iii. Constraints to potable water supply; and
  - iv. Average temperatures that change over time.

### **Policy LU 14.3**

Seek input from local nonprofits, agencies, and special taxing districts when drafting land use regulations for responding to new Best Available Science (BAS) and technologies or strategies for mitigating the effects of climate change.

### **Policy LU 14.4**

Engage the community when adopting changes to goals, policies, and regulations to adapt to climate change.

*Public input improves amendments and strengthens community buy-in.*

### **Policy LU 14.5**

Allow uses that support natural resource industries in sustainably adapting to the effects of climate change.

### **Policy LU 14.6**

Establish land use patterns that:

- a. Reduce demand for transportation and infrastructure;
- b. Focus new development in areas less prone to climate impacts; and
- c. Limit human impacts on ecosystems and habitats.

### **Goal LU 15**

Reduce the carbon footprint of new development through innovative development regulations and programs.

### **Policy LU 15.1**

Establish development standards and incentives to support resource efficient design and construction.

### **Policy LU 15.2**

Provide green building informational materials, checklists, and other resources to property owners and developers.

**Policy LU 15.3**

Incorporate energy efficiency principles into publicly funded developments.

**Policy LU 15.4**

Reduce waste of natural resources and decrease greenhouse gas emissions generated by the transport of building materials by promoting the design of developments and infrastructure for disassembly and reuse or recycling.

**Goal LU 16**

Maintain and enhance both natural systems and nature-based systems in the built environment that provide valuable services that support climate adaptation and mitigation and resilience.

**Policy LU 16.1**

Increase resilience to climate impacts with nature-based solutions such as green infrastructure.

**Policy LU 16.2**

Support training for County staff on the development, incorporation, and preservation of green infrastructure.

**Policy LU 16.3**

Establish landscaping standards that provide functional environmental benefits such as improved air quality, carbon sequestration, temperature regulation, and stormwater management.

**Policy LU 16.4**

Promote and offer strong incentives for stewardship activities on forested lands, shorelines, riparian habitat, wetlands, and agricultural lands that result in increased carbon sequestration, increased aquifer recharge, reduced wildfire risks, and reduced erosion.

### Policy LU 16.5

Maintain and enhance ecosystem services that mitigate the effects of climate change particularly on natural landscapes and designated Agricultural and Forest Resource lands. Ecosystem services are features of natural areas that provide services instead of built infrastructure. Ecosystem services include:

- a. Carbon sequestration;
- b. Stormwater management;
- c. Aquifer recharge; and
- d. Erosion control.

## Urban Growth Areas

### Goal LU 17

To recognize and provide for areas of compact urban development that include urban-levels of uses and intensities which offer diverse employment opportunities, a variety of residential densities and housing types commercial, industrial, institutional, recreational, and community uses.

### Policy LU 17.1

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, consistent with the County's types of Urban Growth Areas.

*Criteria for the "Types of Urban Growth Areas" and a table of existing UGAs can be found in this element on page 4.*

### Policy LU 17.2

Urban growth areas should be designated on the Plan Official Maps where existing or proposed uses and services are consistent with the County's types of Urban Growth Areas.

### Policy LU 17.3

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.
- e. The area does not have long-term commercial significance for agricultural, mineral, or forest products.
- f. Establishing new urban development in the area will not conflict with activities on nearby designated natural resource lands.
- g. Parcels that may not meet any of the criteria described in (a) through (f) 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 (f) above may be excluded to provide logical boundaries to the urban growth area and to avoid conflict with existing land uses.

#### **Policy LU 17.4**

Locate new urban-level residential, commercial and industrial uses, and urban-level facilities and services only in urban growth areas, except as provided by this Plan and in compliance with the GMA to avoid incompatible land uses and protect the character and values of rural areas.

#### **Policy LU 17.5**

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.

### **Policy LU 17.6**

Adopt subarea plans or location-specific designations and standards for urban growth areas to guide land use and development including identification of residential, commercial, industrial, and open space and park areas. 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.

### **Policy LU 17.7**

Ensure that land use districts, densities, and standards for urban growth areas 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 should prohibit new development during the phasing period that would physically preclude eventual higher densities.

### **Policy LU 17.8**

Require that all new development in urban growth areas be served by urban services. Long-range sewer and water system plans should be developed or updated by the utility providers in cooperation with the County so that the plans are consistent with the growth projections, land use regulations, and subdivision patterns in each area.

### **Policy LU 17.9**

Encourage new residential development in urban growth areas 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 to support efficient public services and provide a full range of affordable housing opportunities in the future.

### **Policy LU 17.10**

Establish open space design standards 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 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.

### **Policy LU 17.11**

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 and capital projects needed to control storm water runoff and associated impacts.

### **Policy LU 17.12**

Prepare and maintain an urban growth area management agreement in accordance with the San Juan County and Town of Friday Harbor Joint Planning Policies in Appendix 3 of this Plan.

### **Policy LU 17.13**

Design urban growth areas to accommodate fifty percent (50%) of the twenty-year population growth projected for the island where the UGA is located. 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.

### **Policy LU 17.14**

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.

### **Policy LU 17.15**

Ensure that development standards promote actualization of the urban densities established by the Comprehensive Plan Official Maps. Require site planning for all land use designations with minimum densities so that development will not preclude possible future development at the established minimum densities. Evaluate and amend residential dimensional standards in Urban Growth Areas to assure that allowed densities are feasible.

### **Goal LU 18**

Preserve community character in unincorporated urban growth areas.

### **Policy LU 18.1**

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.

**Policy LU 18.2**

Establish street design standards for unincorporated UGAs to ensure improvements to the streetscape are consistent with community character.

**Policy LU 18.3**

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

**Policy LU 18.4**

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

**Policy LU 18.5**

Encourage infrastructure to support walking and bicycling within the unincorporated UGA commercial cores.



**Policy LU 18.6**

Establish standards that minimize air and water pollution by controlling stormwater runoff and emissions of air pollution.

**Policy LU 18.7**

Establish development standards for industrial, commercial, and nonresidential uses that minimize impacts to other surrounding land uses and the natural environment.



**Policy LU 18.8**

Ensure Open Space designations are efficient in providing multi-benefit outcomes, such as wildlife habitat corridors, recreational benefits, and climate-related resiliency.

## Resource Lands

### Goal LU 19

To recognize and protect the physical conditions and characteristics of agricultural and forest resource lands, including social and environmental benefits, which are conducive to the use of such lands for long-term commercial production.

### Policy LU 19.1

Identify lands as Agricultural and Forest Resource lands on the Plan Official Maps which are not designated as Activity Centers or Rural Lands.

### Policy LU 19.2

Apply site planning standards for land division activities on resource lands to ensure that agricultural and forest resource lands are conserved for long-term farm and forest uses.

### Policy LU 19.3

Preserve natural resource lands for their social, economic, and environmental benefits.

- a. The economic benefits include but are not limited to:
  - i. employment opportunities;
  - ii. living wage jobs;
  - iii. food security; and
  - iv. a farming community.
- b. The environmental benefits include but are not limited to:
  - i. carbon sequestration;
  - ii. habitat connectivity
  - iii. soil health; and
  - iv. water quality.
- c. Social benefits include but are not limited to:
  - i. maintaining scenic landscapes; and
  - ii. access to recreation.



#### **Policy LU 19.4**

Implement Right-to-Farm and Right-to-Forestry provisions which establish the high priority and favored use of Resource Lands for farming and forestry operations and assure that such uses will not be considered a nuisance or inconvenience to adjacent non-farm uses.

#### **Policy LU 19.5**

Continue to apply the Open Space Conservation Overlay District regulations to Agricultural Resource Lands located within the San Juan Valley.

#### **Policy LU 19.6**

Establish clearly defined Resource Lands designations which protect and conserve long-term commercially significant agricultural and forest lands, associated uses, and benefits. The designations are: Agricultural, Forest, and Mineral Resource Lands.

### **Agricultural Resource Lands**

#### **Goal LU 20**

To ensure the conservation of agricultural resource lands of long-term commercial significance for existing and future generations and protect these lands from interference by adjacent uses which may affect the continued use of these lands for production of food and agricultural products.

#### **Policy LU 20.1**

Lands in agricultural use which are characterized by the following criteria may be designated as Agricultural Resource Lands:

- a.** Areas in parcels of ten acres or larger with soils capable of supporting long term commercial agricultural production. The federal Natural Resources Conservation Service (NRCS) identified 34 soil types suitable for farming in San Juan County.
- b.** The land is either currently used or has been used in the preceding ten years for agriculture.

#### **Policy LU 20.2**

Limit conversion of Agricultural Resource Lands to permanent non-farm uses through implementation of a purchase or transfer of development rights program, special tax assessment programs, conservation easements, and conservation site design options for residential land divisions and boundary line modifications.

### **Policy LU 20.3**

Allow cottage enterprises that do not interfere with agricultural use and allow agriculture-related activities such as processing and limited retailing facilities for locally grown products on farm sites and within agricultural areas consistent with allowances in State law for accessory uses in agricultural resource lands.

### **Policy LU 20.4**

Limit the location of new roads and road realignments, access routes and other non-agricultural public and private facilities, to the least disruptive locations within agricultural areas.

### **Policy LU 20.5**

Establish development standards for agricultural accessory uses, farmstands, agritourism, farm stay accommodations, and farm-based businesses that allow these uses while preventing the conversion of agricultural resource land to permanent incompatible uses.

### **Policy LU 20.6**

Support the use of innovative technologies, procedures, and practices that protect existing land, soil, and water resources on agricultural land.

### **Policy LU 20.7**

Support programs that promote and market locally grown and processed agricultural products.

### **Policy LU 20.8**

Support agrisolar systems and renewable energy installations that enhance rather than diminish agricultural operations, including solar installations designed to work with livestock grazing and crop production.

## **Forest Resource Lands**

### **Goal LU 21**

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

### **Policy LU 21.1**

Lands which are not characterized by urban growth, are used or capable of being used for forestry production, and determined to have long-term commercial significance based on



WAC 365-190-060(2) and meet one or more of the following criteria may be designated Forest Resource Lands:

- a. Lands enrolled in the designated forest land, current-use timber land, or open space-timber tax programs;
- b. State trust lands managed for production of forest products;
- c. Lands managed for the long-term production of forest products with few non-forest related uses present;
- d. Areas with at least 100 contiguous acres of forest land developed at a density less than one dwelling unit per fifteen acres. Lands in public ownership can count toward the 100 contiguous acre threshold, even if they are not managed for commercial production of forest products; or
- e. Parcels that may not meet any of the criteria in i. through iv. above can be included to provide logical boundaries to the Forest Resource land designation and to avoid small areas of conflicting non-forestry land uses amid resource lands. Similarly, parcels that meet some or all of the criteria described in i. through iv. above can be excluded to provide logical boundaries to the Forest Resource Land designation and to avoid conflict with existing land uses.

### **Policy LU 21.2**

Areas within the shoreline jurisdiction should not be designated Forest Resource unless part of a larger parcel that is primarily located outside of the shoreline jurisdiction. Limits on harvesting in the shoreline jurisdiction reduce the commercial significance of forestlands in these areas; maintenance of forestlands in shorelines provides significant benefits to shoreline and nearshore habitat. The benefits of forestlands in shorelines include but are not limited to:

- a. Improving water quality;
- b. Shading nearshore fish habitat to maintain appropriate stream temperatures;
- c. Visual screening for shoreline development; and
- d. Supporting natural transport of shoreline sediment.

### **Policy LU 21.3**

Allow cottage enterprises and forest resource-based industries such as lumber processing and retailing facilities for forest products.



### **Goal LU 22**

To protect forest lands that provide significant ecosystem services by protecting air and water quality, reducing forest fire risks, providing access to recreational opportunities, providing carbon sequestration benefits, and improving wildlife habitat and connectivity for upland species.

#### **Policy LU 22.1**

Limit conversion of Forest Resource Lands to non-forest uses through implementation of a purchase or transfer of development rights program, special tax assessment programs, conservation easements, and/or the formulation of site design standards for residential land divisions, including standards for planned unit developments.

#### **Policy LU 22.2**

Create land use incentives to preserve large parcels and open space in forest resource lands without converting the land to permanent incompatible non-forest uses.

#### **Policy LU 22.3**

To reduce and mitigate the risk to lives and property, strongly encourage and incentivize wildfire risk-reduction practices such as:

- a. Vegetation management including thinning, spacing, trimming, and removing ladder fuels, and
- b. Creating defensible space surrounding structures that will reduce the fire-spread potential between buildings and neighboring vegetation.
- c. Encourage building construction methodologies that incorporate the use of wildfire-resistant materials to reduce community-wide wildfire risk when feasible.

### **Mineral Resource Lands**

#### **Goal LU 23**

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

#### **Policy LU 23.1**

Upon application by a landowner, lands which are characterized by all of the following criteria may be designated as a Mineral Resource Land Overlay District (MRLO) on the Plan Official Maps:

- a. Have a known or potential extractable resource in commercial quantities verified by submittal of a geologic and economic report prepared by a qualified professional or the land has a legally established mining operation, and the County Council adopts findings that the land has commercial significance for mineral resources;
- b. Current or future land use will not exceed a residential density of one dwelling unit per ten acres;
- c. Are not within an Activity Center, Rural Residential, Natural or Conservancy designation or any Shoreline designation; and
- d. Are not within a wetland or fish and wildlife habitat conservation area as defined in this Plan.

### **Policy LU 23.2**

Protect mineral resource lands of long-term commercial significance from incompatible land uses and land use patterns so that access to existing and potential resources is maintained. With appropriate design and performance standards land uses such as agriculture, forestry and some industries, and low-intensity residential uses (average density at least ten acres per unit), are compatible with mineral extraction and processing while other uses such as medium- to high-intensity residential uses are not.

### **Policy LU 23.3**

Provide the highest priority protection for existing and potential sources of sand, gravel, and rock which are most likely to provide for long term production with only minimal impact on the environment by designating them under a MRLO and establish regulations to protect long-term access and use potential.

### **Policy LU 23.4**

Allow those activities associated with long-term mineral extraction which enhance the commercial viability of extraction operations to locate within designated mineral resource lands, subject to performance standards to minimize negative impacts on the surrounding area and the environment.

### **Policy LU 23.5**

Require a reclamation plan for new mining activities. An approved Washington Department of Natural Resources (WADNR) Surface Mine Reclamation Permit can satisfy this requirement.

### **Policy LU 23.6**

Develop regulations to minimize impacts and provide notifications to neighbors of mining activities and promote compliance with state and federal regulations.

## **Rural Lands**

### **Goal LU 24**

To protect rural character while allowing a mix of uses that support the ability of residents to live and work in rural lands.

### **Policy LU 24.1**

Establish setback, landscaping, and open space standards to ensure that open space, the natural landscape, and vegetation predominate over the built environment.

### **Policy LU 24.2**

Encourage the preservation of undeveloped land in rural areas.

### **Policy LU 24.3**

Establish standards that protect fish and wildlife corridors and habitat in rural lands.

### **Policy LU 24.4**

Prohibit sprawling, low-density development in rural lands. Establish rural densities at a maximum of one dwelling per five acres outside of Activity Centers, LAMIRD, and Master Planned Resorts, where density may be higher.

### **Policy LU 24.5**

Ensure that any extension of services into rural lands is based on demonstrable need and is financially feasible.

### **Policy LU 24.6**

Allow the location of rural industries and heavy industrial types of activities in Island Center activity centers and Rural Industrial areas.

## Limited Areas of More Intense Rural Development

### Goal LU 25

To recognize existing areas of more intense rural development, which offer diverse employment opportunities, a variety of residential densities and housing types, general commercial, general industrial, institutional, recreational, and community uses in a concentrated, development pattern.

### Policy LU 25.1

Establish different types of activity centers, each of which has a mix of land uses with housing, businesses, and services appropriate to its character, size, and location. Identify and delineate activity centers that are Limited Areas of More Intensive Rural Development (LAMIRDs) according to RCW 36.70A.070(5)(d). Establish Master Planned Resorts according to RCW 36.70A.360 and .362.

### Policy LU 25.2

Designate activity centers on the Plan Official Maps where existing or proposed uses and services meet the criteria for Activity Centers.

### Policy LU 25.3

Locate new commercial, industrial, and institutional uses in activity centers, with the established patterns of development and use, to avoid incompatible land uses and the proliferation of these uses in rural areas.

### Policy LU 25.4

Use the Roche Harbor Master Planned Resort (RHMPR) Activity Center Plan dated June 1994, and modified in April 1996, as a guide for the planned unit development of the RHMPR. The following policies are established to manage development in the RHMPR:

- a. The RHMPR Plan is based on a 200-unit reduction in density from that potentially allowed under the 1979-established densities on property under Roche Harbor ownership.
- b. A phased planned unit development (PUD), subject to the County's PUD process, should be submitted for approval of any new development in the RHMPR planning area in any one year period, when such development exceeds 4,000 square feet of gross floor area, or for any recreational facility development.
- c. Each phase of the PUD should be accompanied by an environmental assessment prepared in accordance with the requirements of the State Environmental Policy Act (SEPA).

- d. Each phase of the PUD should include a detailed plan identifying the number of dwelling units, allowable uses, average density, percentage of open space, road access and circulation, and provisions for water, sewage, and stormwater management. The specific area descriptions identified in the Addendum to the modified RHMPR Activity Center Plan should be used to guide phases of the PUD. A master plan for all sanitary sewer and stormwater disposal systems should be provided by the developer for all areas included in the RHMPR and in the Westcott Bay drainage basin, exclusive of those areas in the Rural Farm-Forest designation, prior to implementation of any phase of development.
- e. At least one public meeting should be held in the Roche Harbor area prior to approval of PUD phases. Such meetings should provide opportunity for public review and comment on proposed phase plans.

#### **Policy LU 25.5**

Consider the local knowledge, experience, and preferences of community residents when establishing the type, size, character, and boundaries of an LAMIRD/activity center, 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.

#### **Policy LU 25.6**

Adopt subarea plans or location specific designations and standards for village, hamlet and island center activity centers as needed to guide land use and development. Land use districts and development standards for activity centers should be compatible with existing development patterns and community character, including rural aspects. Critical areas within activity centers should be protected, preserved, and enhanced. Residential, commercial and industrial areas should be identified in each activity center, if appropriate, and specific development standards adopted for these areas.

#### **Policy LU 25.7**

Require new development in activity centers to be served by public or private community water and sewage treatment systems. System operators should be responsible for maintaining an up-to-date status of their systems including capacity and numbers of existing connections and commitments to service. For sewage treatment systems and Group A water systems in activity centers long-range sewer and water system plans should be developed or updated by the utility providers in cooperation with the County so that the plans are consistent with the growth projections, land use regulations, and subdivision patterns in each area. Service by such facilities in residential activity centers may be conditioned specifically for the individual area or portions thereof.

### **Policy LU 25.8**

Locate mixed-uses, high-density residential uses, commercial, industrial, and public uses within activity centers where adequate facilities, services, utilities and improvements exist or are planned to support the level and type of development identified, as appropriate to the existing levels and patterns of development, and the established range of uses.

### **Policy LU 25.9**

Allow a full range of single- and multi-family housing types and density bonuses in activity centers, except Island Centers and Master Planned Resort activity centers to achieve affordable housing goals. New residential development should be prohibited in Island Centers except as an accessory to commercial or industrial use. New residential development may take place in Master Planned Resort activity centers, but only if it is integrated into and supports the on-site recreational nature of the resort, as determined at the time of Master Plan approval.

### **Policy LU 25.10**

Establish open space design standards to maintain the rural character in and around activity centers.

### **Policy LU 25.11**

Require that open space areas, in the form of squares, green spaces, and parks within activity centers, be an integral part of these activity centers and provide settings for recreation and public gatherings, and protect critical areas, wildlife habitat corridors, scenic qualities, and historic features.

### **Policy LU 25.12**

Require storm drainage in the design of land development projects to control storm water runoff and erosion.

### **Policy LU 25.13**

Establish development standards for Master Planned Resort activity centers to ensure that development is compatible with surrounding land uses and that adequate facilities and services are available for the planned level of development. Development standards should address, at a minimum, the following:

- a. Aesthetic, visual and environmental considerations in order to provide appropriate siting of buildings and amenities to incorporate and retain, as much as feasible, significant on-site natural, historic, and other important features;

- b.** Location and design of improvements and activities in such a manner to avoid or minimize adverse effects of the resort on surrounding lands;
- c.** Water quantity and quality, including stormwater management;
- d.** Location specific standards to retain and enhance resort character;
- e.** Protection of critical areas; and
- f.** Concurrency requirements for impacts on transportation facilities and other capital facilities and services.

#### **Policy LU 25.14**

Establish development standards for Planned Unit Developments (PUD) in activity centers (where appropriate and practical, given existing development patterns, potential project sizes, available supportive services, terrain, etc.) 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.

## **Rural Land Use Designations**

#### **Goal LU 26**

To maintain and enhance the rural character of the County. Rural lands are intended to retain the agricultural, pastoral, forested, and natural landscape qualities of the islands while providing people with appropriate essential public facilities and choices of living environments at lower densities or use intensities than those in UGAs or LAMIRDs.

#### **Policy LU 26.1**

Identify as Rural lands on the Plan Official Maps all those which are not within UGAs or designated as Resource Lands.

#### **Policy LU 26.2**

Adopt performance standards for clearing and grading on Rural lands to minimize the potential adverse impacts of these activities on forested lands, soils, surface water quality and quantity, groundwater recharge, fish and wildlife habitat and scenic resources. Grading to construct ponds and reservoirs should be located a safe distance from roads, maintain in-stream flows of natural drainage courses, and protect adjacent property from damage.

### **Policy LU 26.3**

Establish development standards for Planned Unit Developments (PUD) in rural 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 at rural densities, and preservation of open space and natural features.

### **Policy LU 26.4**

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

### **Policy LU 26.5**

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

### **Policy LU 26.6**

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

### **Policy LU 26.7**

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

### Policy LU 26.8

Consider the total impact of the non-conforming uses as well as the added impact of the incremental changes, and the consistency of the changes with the applicable land-use designation when evaluating proposals for the alteration, modification, or expansion of non-conforming uses.

### Policy LU 26.9

Establish clearly defined Rural land use designations which promote and preserve open space and critical areas and maintain the rural character of the islands while meeting the varied needs of island residents. The designations are: Rural General Use, Rural Farm Forest, Rural Residential, Rural Industrial, and Rural Commercial.

## Rural General Use

### Goal LU 27

To provide flexibility for a variety of small-scale, low impact uses, including essential public facilities, to locate on rural lands.

### Policy LU 27.1

Areas which are characterized by the following criteria may be designated as Rural General Use on the Plan Official Maps:

- a. There is an existing mix of residential development, scattered single family residences, small farms, forestry activities, resource-based commercial and industrial uses, cottage enterprises, rural commercial and rural industrial uses;
- b. Parcels are generally five to twenty acres in size; and
- c. Soils are marginal or unsuitable for intensive commercial agriculture or forestry uses.

### Policy LU 27.2

Allow for resource-based industrial and commercial activities, rural commercial, rural industrial, cottage enterprise uses, and essential public facilities on rural lands. Establish performance standards to identify, minimize and mitigate adverse impacts.

*Performance standards should address access, circulation, building height and bulk, lighting, screening, signage, noise, odor, vibration, spray, smoke, water quality, waste disposal, and storm drainage control.*

### Policy LU 27.3

Allowable uses should be compatible with rural character and should not result in an unmanageable increase in demand on existing rural governmental services and facilities, utilities, community water systems, sewage disposal systems, and County roads.

## Rural Farm-Forest

### Goal LU 28

To provide for rural living opportunities which are compatible with small-scale farming and forestry activities.

### Policy LU 28.1

Areas which are characterized by the following criteria may be designated as Rural Farm-Forest lands on the Plan Official Maps:

- a. The predominant land use is farming and forestry mixed with residential development;
- b. Parcels are generally five or more acres in size; and
- c. Soils are suitable for small-scale agricultural or forestry uses.

### Policy LU 28.2

Adopt site development standards for permissible uses that will maintain a predominant portion of the farm and forested areas for farming and forest uses.

### Policy LU 28.3

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

### Policy LU 28.4

Establish development standards that allow for farm stay accommodations as an accessory enterprise on commercial farms.

### Policy LU 28.5

Allow farm labor housing and accommodations subject to applicable performance standards on working commercial farms.

## Rural Residential

### Goal LU 29

To protect the predominantly residential character of some rural areas and provide for a variety of residential living opportunities at rural densities.

#### Policy LU 29.1

Areas which are characterized by the following criteria may be designated as Rural Residential on the Plan Official Maps:

- a. There are existing small acreage platted areas generally with private covenants and restrictions, and some exclusively residential developments are expected to continue to occur; and
- b. Parcels are generally two to five acres in size, and may also include areas with lots less than two acres in size.

#### Policy LU 29.2

Guide the site design of new residential land divisions to retain rural character and minimize the demand for and cost of public facilities and services.

#### Policy LU 29.3

Prohibit cottage enterprises and commercial and industrial uses, other than home occupations and uses of comparable impact on residential use.

#### Policy LU 29.4

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

## Rural Industrial

### Goal LRU-30

To provide areas for rural oriented industrial uses and essential public facilities which are not generally compatible with activity center land uses, which are consistent with rural character and development, and which can be served by rural governmental services.

#### Policy LRU-30.1

Areas which are characterized by the following criteria may be designated as Rural Industrial on the Plan Official Maps:

- a. Lands with an existing or historical commitment to rural industrial uses or which are to be used for essential public facilities;
- b. Lands with direct access to a public roadway;

- c. Lands where on-site physical features or design elements can be used to protect surrounding lands from negative impacts; and
- d. Areas with parcels sizes large enough to accommodate a proposed essential public facility, expansion of existing uses or serve several new uses in a concentrated area.

### **Policy LU 30.2**

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

### **Policy LU 30.3**

Allow new residential development in Rural Industrial lands only where accessory to and directly associated with commercial or industrial use.

### **Policy LU 30.4**

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

## **Rural Commercial**

### **Goal LU 31**

To provide areas for rural oriented commercial uses which complement rural character and development, and which can be served by rural governmental services.

### **Policy LU 31.1**

Areas which are characterized by the following criteria may be designated as Rural Commercial on the Plan Official Maps:

- a. Lands with an existing or historical commitment to rural commercial uses;
- b. Lands with direct access to a public roadway; and
- c. Lands where on-site physical features and/or parcel size can be used to protect surrounding rural land uses from negative impacts.

### **Policy LU 31.2**

Limit rural commercial uses to those which are most appropriately located in and are compatible with the rural environment. Such uses include, but are not limited to, veterinary clinics, nurseries, animal boarding facilities, feed stores, and some small-scale hospitality commercial uses such as country inns and restaurants.

### **Policy LU 31.3**

Allow new residential development in Rural Commercial lands only where accessory to and directly associated with commercial or industrial use.

### **Policy LU 31.4**

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

## **Special Districts**

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

### **Conservancy**

#### **Goal LU 32**

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

#### **Policy LU 32.1**

Areas which are characterized by one or both of the following criteria may be designated as Conservancy on the Plan Official Maps:

- a.** Areas possessing valuable natural features or resources which will tolerate only minimal disturbance of the existing terrestrial or freshwater environments; or
- b.** Areas possessing scenic, historical, or recreational qualities of considerable local, regional, state or national significance which would be adversely affected by extensive modification or intensive use.

**Policy LU 32.2**

In Conservancy areas, allow the reclamation, rehabilitation, and where possible, the enhancement of scenic, unusual, and fragile areas and natural resources.

**Policy LU 32.3**

Ensure that the location and design of all development within Conservancy areas will avoid adverse impacts on the natural features or resources of the site and ensure no net loss of critical area values and functions and net ecological gain if feasible.

**Policy LU 32.4**

Allow uses and activities which promote environmental conservation and provide environmental education opportunities in Conservancy areas.

**Policy LU 32.5**

Prohibit all commercial and industrial uses in Conservancy areas unless such uses are accessory to an existing use (for example home occupations, cottage enterprise, and paddle boat rentals or maintenance storage yards for park and recreation areas).

**Natural**

**Goal LU 33**

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

**Policy LU 33.1**

Designate lands as Natural only upon request of the landowner.

**Policy LU 33.2**

Designate as Natural only those areas which are characterized by the presence of intact indigenous ecosystems or rare or unusual indigenous plant or animal species which are relatively intolerant of human use.

**Policy LU 33.3**

Prohibit uses and activities in Natural areas which would encroach upon and disrupt rare plant and animal species and ecosystems.

**Policy LU 33.4**

Prohibit land divisions for residential development in Natural areas.

### **Policy LU 33.5**

Prohibit cottage enterprises and all commercial and industrial uses in Natural areas.

### **Policy LU 33.6**

Allow uses and activities which promote preservation of the ecosystem and provide environmental education opportunities in Natural areas.

## **Overlay Districts**

Provided below are goals and policies that supplement those above for certain land areas and uses which warrant specific recognition and management. Except as otherwise provided in this Section, the provisions of an Overlay District shall prevail over any conflicting provisions of this Plan or plans adopted for urban growth areas, activity centers, or subareas. All other provisions of this Plan shall retain full effect within the Overlay District. The following types of Overlay Districts are established in this Plan: Critical Areas, Open Space Conservation, Airport Overlay, Watershed Management, and San Juan County Fairgrounds.

### **Critical Areas**

#### **Goal LU 34**

Establish critical area requirements that are balanced while ensuring no net loss of ecological functions and values.

#### **Policy LU 34.1**

Protect the functions and values of Critical Areas, giving special consideration to anadromous fish.

#### **Policy LU 34.2**

Protect the habitats of all terrestrial and aquatic species found in the Islands.

#### **Policy LU 34.3**

Allow for use of property to the greatest extent possible while preserving the functions and values of the natural environment and safeguarding the public from hazards to health and safety.

#### **Policy LU 34.4**

Establish funding mechanisms to support Critical Area protection programs including funding for voluntary measures such as education, technical assistance, and cost share programs.

**Policy LU 34.5**

In conformance with the GMA in designating and protecting critical areas establish regulations that protect critical areas, based on the best available science.

**Policy LU 34.6**

Adopt policies and regulations to protect functions and values of critical areas. Maintain and update a critical areas ordinance that incorporates climate change considerations.

**Policy LU 34.7**

Develop voluntary and incentive-based programs to protect the overall functions and values of critical areas and other natural resources. Voluntary actions may include education, technical assistance, water conservation, stewardship programs, implementation of best management practices, and restoration activities.

**Policy LU 34.8**

Manage and mitigate the impacts of land use and development on critical areas by ensuring the mitigation sequence is followed. Prioritize on-site mitigation to the greatest extent possible when applicable.

**Policy LU 34.9**

When developing critical area regulations, consider ensuring regulations and programs fit together with regional, state, and federal programs directed to the same environmental, health, safety, and welfare ends.

**Policy LU 34.10**

Adopt protection standards that vary based on site characteristics to the extent possible.

**Policy LU 34.11**

Implement the provisions of adopted Salmon Recovery and Marine Area Stewardship Plans, giving special consideration to anadromous fish.

**Policy LU 34.12**

Monitor and enforce permit requirements and Best Management Practices designed to protect critical areas.

**Policy LU 34.13**

Control or eradicate invasive and/or noxious weeds in conformance with RCW 17.10.

**Policy LU 34.14**

Allow reasonable use exceptions and nonconforming uses when compliant with all other applicable policies and regulations.

**Policy LU 34.15**

Maintain participation in the Washington State Voluntary Stewardship Program to support an incentive-based approach to managing agricultural activities in critical areas.

***Geologically Hazardous Areas***

**Goal LU 35.1**

To protect the public health, safety, and welfare from threats resulting from incompatible commercial, residential, institutional, or industrial development being sited in geologically hazardous areas.

**Policy LU 35.1**

Designate geologically hazardous areas in accordance with WAC 365-190-120.

**Policy LU 35.2**

Designate and classify areas on which development should be prohibited, restricted, or otherwise controlled because of danger from geological hazards.

**Policy LU 35.3**

Require that significant geological impacts resulting from development are either mitigated or avoided within geologically hazardous areas.

**Policy LU 35.4**

Avoid locating essential public facilities such as hospitals and emergency response operations in geologically hazardous areas.

***Frequently Flooded Areas***

**Goal LU 36**

To protect the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in special flood hazard areas.

**Policy LU 36.1**

Designate and protect the 100-year area of special flood hazard as defined and mapped by the Federal Emergency Management Agency.

**Policy LU 36.2**

Prevent or mitigate the impacts of development which may result in hazards to persons or property, or harm to hydrologic functions through compliance with applicable building codes, and Titles 15 and 18 of the San Juan County Code.

**Policy LU 36.3**

Minimize expenditures of public money for costly flood control projects and minimize the need for rescue and relief efforts associated with flooding.

**Critical Aquifer Recharge Areas**

**Goal LU 37**

Protect the quality and quantity of groundwater.

**Policy LU 37.1**

Designate the entirety of San Juan County as a critical aquifer recharge area and implement protections to ensure the preservation of water quality, retention, and storage.

**Policy LU 37.2**

Within critical aquifer recharge areas, regulate those uses which could potentially have a significant negative impact on ground water quality and/or quantity.

*Such uses include, but are not limited to, underground hazardous materials storage tanks, facilities which use or store significant amounts of hazardous materials or wastes, large on-site sewage disposal systems, petroleum pipelines, landfills, and surface mining operations.*

**Wetlands**

**Goal LU 38**

To protect wetlands from a net loss in functions, values, and acreage.

**Policy LU 38.1**

Designate, classify, and regulate wetlands based on wetland functions and values consistent with Best Available Science and the most recent State guidance.

**Policy LU 38.2**

Establish standards for wetland protection including use limitations and buffers based on the classification of the wetland and the potential impact of a proposed use on the wetland.

**Policy LU 38.3**

Establish a mitigation sequence which includes, in order of priority, avoiding, minimizing or compensating for adverse impacts to regulated wetlands and/or their buffers.

**Policy LU 38.4**

Define wetlands consistent with RCW 36.70A.030(52).

**Policy LU 38.5**

Delineate wetlands using the definitions and methods prescribed in the 1987 U.S. Army Corps of Engineers “Corps of Engineers Wetlands Delineation Manual,” Technical Report Y-87-1 and rate them according to the Washington State Wetland Rating System for Western Washington (Department of Ecology, 2014, version 2.0 (Ecology publication #23-06-009), or as amended).

**Policy LU 38.6**

Establish regulations for compatible agricultural uses of wetlands and their buffers and support implementation of the Voluntary Stewardship Program.

***Fish and Wildlife Habitat Conservation Areas***

**Goal LU 39**

To protect the functions and values of fish and wildlife habitat conservation areas.

**Policy LU 39.1**

Protect and restore habitat for fish and wildlife species listed as endangered, threatened or sensitive.

**Policy LU 39.2**

Designate and classify fish and wildlife habitat conservation areas in accordance with WAC 365-190-130 based on type, State or Federal status, association with priority species, or species of local concern.

**Policy LU 39.3**

Establish standards including buffers, timing restrictions, and site-specific habitat management plans based on the classification of the habitat area and the potential impact of a proposed use on the affected habitat.

**Policy LU 39.4**

Use the Washington Department of Natural Resources stream typing system established in WAC 222-16-030, or as amended.

### **Policy LU 39.5**

Establish clearing, grading, and stormwater management regulations that protect water quality, water quantity, and fish and wildlife habitat from short term and long term impacts of land use and development.

### **Policy LU 39.6**

Adopt regulations prohibiting the blockage of fish passage in F type streams.

### **Policy LU 39.7**

Utilize WDFW's best available science in relation to protecting the ecological values and functions of riparian areas to ensure no net loss requirements are met.

## **Open Space Conservation**

### **Goal LU 40**

To protect those significant open spaces and vistas which substantially contribute to the rural character of the County.

### **Policy LU 40.1**

Identify open space resources of high and very high conservation priority and establish an Open Space Conservation Overlay District for these areas. Seek opportunities to work with property owners to prepare conservation plans for development in these areas upon designation of an Open Space Conservation Overlay District.

*High and Very High conservation priority areas are preliminarily identified on maps in the Open Space and Conservation Plan.*

*Consider applying the Open Space Conservation District Overlay to those lands that are within landscape units which are rated in the Open Space and Conservation Plan and which have a score of 35 and above.*

### **Policy LU 40.2**

Develop site planning standards for Open Space Conservation Overlay District areas specific to the type of open space resource and its particular sensitivity to land alteration.

## Airport Overlay District

### Goal LU 41

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

### Policy LU 41.1

Apply the Airport Overlay District designation to publicly owned airports, and accessory uses. The boundaries of an airport overlay district may not necessarily coincide with those of a port district.

### Policy LU 41.2

Designate FAA Airspace Zones within the Airport Overlay Districts and establish development standards and regulations for the lands underlying FAA imaginary surfaces including but not limited to, standards for location, design, operations, clearances, marking and lighting, buffering, landscaping, and noise abatement.

*Airport Overlay District development standards should be based on Federal Aviation Administration advisory circulars regarding "Model Airport Hazard Zoning" and FAA regulations regarding "Objects Affecting Navigable Airspace" as they may be amended.*

### Policy LU 41.3

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.

### Policy LU 41.4

Apply the more restrictive regulations if there is any conflict between regulations of an Airport Overlay District and regulations of an underlying designation.

## Watershed Management

### Goal LU 42

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.

### Policy LU 42.1

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.

### Policy LU 42.2

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.

### Policy LU 42.4

Use a watershed-based approach for managing water, aquatic ecosystems, and other natural resources when feasible.

## San Juan County Fairgrounds

### Goal LU 43

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.

### Policy LU 43.1

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.

### Policy LU 43.2

Capital planning for fairgrounds facilities should be conducted in concert with the county capital budget cycles. 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.

### **Policy LU 43.3**

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

## **Subarea Plans**

### **Goal LU 44**

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

### **Policy LU 44.1**

Require that subarea plans be consistent with, and more specific than, the goals and policies of this Plan and consistent with State law.

### **Policy LU 44.2**

Allow Subarea plans to be developed to address unique circumstances and achieve specific goals which cannot be accomplished through or by amendment of the goals and policies of this Plan and associated regulations. Subarea plans for village activity centers may include rural and special district lands adjacent to their boundaries.

### **Policy LU 44.3**

Allow subarea plan proposals to be initiated by public or private groups, agencies, or individuals. Subarea plans should be presented initially as a general concept so as to allow full opportunity for public and agency participation in subarea plan development. Fairness, openness, and full citizen participation shall be paramount in all subarea planning procedures and processes.

### **Policy LU 44.4**

Include the following in subarea plan proposals: Statement of Purpose; Description of Citizen Participation Process; Description and Character of the area; and the Vision or Goal to be achieved by the subarea plan.

**Policy LU 44.5**

Ensure that subarea plan proposals are preliminarily evaluated by the Planning Department and reviewed by the Planning Commission prior to authorization by the County Council for inclusion in Planning Department work programs.