

DRAFT

Deer Harbor Hamlet Plan



~~JUNE~~ AUGUST 8, 2016 07

SAN JUAN COUNTY
WASHINGTON

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DEER HARBOR HAMLET PLAN,
~~JUNE~~ AUGUST-2016 07, SAN JUAN COUNTY

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Prepared by:
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1. Background and Introduction and Summary

The Deer Harbor Hamlet Plan (DH Hamlet Plan) establishes San Juan County's policy for the future development of the Deer Harbor Hamlet. This plan is a component of the San Juan County Comprehensive Plan adopted pursuant to the Growth Management Act, Chapter 36.70 RCW (GMA). Like the Comprehensive Plan, it includes a twenty-year planning horizon. A boundary for Deer Harbor Hamlet was first established in the County's 1979 Comprehensive Plan, and subsequently revised during more recent Activity Center Planning to meet the goals and requirements of the Growth Management Act (GMA).

In ¶ the San Juan County Comprehensive Plan, Policies 2.3.B.21-16 designated Deer Harbor as a Hamlet Activity Center, a limited area of more intensive rural development (LAMIRD), and held that the "document entitled, 'Deer Harbor Comprehensive Plan' of June 1999 as the principal guidance document for the development of a Deer Harbor Hamlet official map."¹

The Deer Harbor Hamlet Plan was developed following a substantial community effort. A brief history of the Deer Harbor Hamlet Plan is included in Attachment A.

The Deer Harbor Plan is intended to regulate development within the Hamlet after the current moratorium expires on June 30th, 2007. A twenty year planning horizon has been used as the architecture for the plans' projections.

Community Planning Effort

The Deer Harbor Hamlet Plan was developed following a substantial community effort to gather information and prepare policy recommendations. This community effort is reflected in the 1999 Deer Harbor Comprehensive Plan which was prepared by members of the greater Deer Harbor community and revised in a number of community meetings in 1998 and 1999. The final version of the Deer Harbor Comprehensive Plan used in preparing this Hamlet Plan was presented to the Board of County Commissioners in April, 1999, as

¹ San Juan County Comprehensive Plan, Section B, Element 2, 2002. P. 11-15.

input to the process of developing the Countywide Comprehensive Plan.

In addition to preparing that document, the community participated in a number of public meetings focused on the development of a Hamlet Plan in late 1998 and again in 2001, 2002, 2003 and 2005. In April 2006 a Planning committee of 9 members and 3 alternates was formed. This committee in accordance with a San Juan County public participation Plan conducted a series of 18 public meetings from April 18, 2006 to August 14, 2006. Numerous landowners have been active participants in the Deer Harbor Hamlet activity center planning process during this time.

The August 2006 plan failed to satisfy the desires of the community and the San Juan County Planning Commission recommended that the Community Development and Planning Department undertake a further round of public meetings. These meetings were intended to address the issues and areas which the Planning Commission found were wanting in the 2006 Hamlet Plan.

In Eastsound, a series of five 3-hour meetings were held on Saturdays in January and February 2007. These professionally facilitated meetings were well attended. The final meeting was held on the afternoon of March 10th during which the Deer Harbor Community voiced its concerns regarding the plan and planning process. This was followed by a public hearing in front of the San Juan County Planning Commission on the 15th of March and the San Juan County Council on the 14th of May 2007.

Relationship to Growth Management Act

The boundary of Deer Harbor Hamlet was modified in the Year 2000 amendments to the Comprehensive Plan (Ordinance No. 11-2000) under the provisions of the state Growth Management Act (GMA) for limited areas of more intensive rural development (RCW 36.70A.070 (5) (d)). In such areas, the Growth Management Act permits densities higher than the normal maximum rural density of one dwelling unit per five acres, but requires that such areas be established based on existing patterns of development, and that they be minimized and contained. The act also provides that such areas may have community water and sewer systems. Areas of more intensive rural development under the GMA, however, are not intended to be mini-Urban Growth Areas that can expand as needed when growth pressures encourage

expansion. They are intended to remain pockets of more intensive rural development with limited boundaries, densities and uses.

~~RCW 36.70A.070 (5) (d) further details the process by which specific uses can be identified within an activity center, RCW 36.70A.070 (5) (d) v states "For the purposes of (d) of this subsection, an existing area or existing use is one that was in existence:~~

- ~~(A) On July 1, 1990, in a county that was initially required to plan under this chapter;~~
- ~~(B) On the date that the county adopted a resolution under RCW 36.70A.040 (2), in a county that is planning under all of the provisions of this chapter."²~~

~~During 2000, the boundary of the Deer Harbor Hamlet was modified to exclude large parcels (or portions of large parcels) that were on the eastern side of the current Planning area. The former half-acre density was modified to reflect existing patterns of development and potential infill opportunities, as well as recognizing the existing limitations on traffic flow and water and sewage treatment in the area.~~

~~In September 2000, the Board of County Commissioners (BOCC) made several changes to the proposed land use designations and development regulations for Deer Harbor in order to incorporate several recommendations from the Deer Harbor community, particularly:~~

- ~~• The variable density district was replaced by a "floating zone" which will allow additional density (up to a maximum residential density of 2 units per acre) in any of the 1 unit per 2 acre areas if affordable housing is provided. In the plan this bonus is limited to no more than 25% (44) of the total dwelling units in the hamlet. This diminishes the maximum number of potential affordable housing units by sixteen (16). (Deer Harbor Development Regulations, Section 7.)~~
- ~~• Some of the Deer Harbor Hamlet parcels border on Forest Resource land. To provide additional protection to the resource lands, a 50-foot buffer overlay was provided along the boundary of parcels adjoining the resource lands. No new structure that houses a residential occupancy or commercial occupancy, providing for lodging or food service to visitors, is allowed in this~~

²San Juan County chose to plan according to Growth Management Act in November 1990. c.f. San Juan County Comprehensive Plan, Introduction p. 4-5.

~~buffer. The Deer Harbor Hamlet Plan retains this buffer. (Deer Harbor Development Regulations, Section 15.)~~

Relationship to SJC Unified Development Code and Shoreline Master Program

~~The Deer Harbor Hamlet Plan provides policy guidance for the creation and implementation of the Deer Harbor Hamlet development regulations San Juan County adopted in a the Unified Development Code (UDC) in 1998. The Deer Harbor Hamlet was specified as an "Activity Center" with controls in place for the Hamlet Activity Center until such time as a Deer Harbor Hamlet Plan was adopted. The San Juan County Code may be found at:~~
<http://www.codepublishing.com/WA/SanJuanCounty/>

~~Specific Deer Harbor Hamlet development regulations in the UDC supersede other UDC development regulations (see Following SJCC 18.10.050 (G)); this plan supersedes the Unified Development Code with respect to items listed. The Shoreline Master Program (SMP) plan (SJ Comprehensive Plan Section B, Element 3, SJCC 18.50) controls all shoreline development. It supersedes the Deer Harbor Hamlet Plan. In addition, the County's shoreline regulations apply to development and activities in shoreline jurisdiction. and supersedes this plan in the appropriate areas.~~

~~Upon adoption of the Deer Harbor Hamlet Plan, the San Juan County Comprehensive Plan and the San Juan County Unified Development Code Title 18 shall be concurrently amended to be consistent with provisions of the Deer Harbor Hamlet Plan. All future amendments to this subarea plan will follow the legislative procedures detailed in SJCC 18.90.020.~~

Amendments

All future amendments to this plan will follow the legislative procedures detailed in SJCC 18.90.020.

Vision Statement

Purpose

The Deer Harbor Hamlet Plan has been produced by and for its citizens. The Hamlet citizens are looking far into the future and

trying to determine what the Hamlet will look and feel like if certain decisions are made now. This Plan integrates their ideas, concerns, and expressions of preference into statements about how the Hamlet should be developed, what development regulations should accomplish, what facilities and service levels are needed, and how publicly funded improvements should support these objectives. Although the Plan looks to 2036, the visions and values expressed in this Plan extend beyond the ~~thirteen~~-twenty year planning horizon to future generations. The Plan is ~~intended~~ to be reviewed regularly to consider changes in conditions or the vision of the Hamlet's citizens.

Vision

The Hamlet is quiet and predominantly residential. The dark rocky cliffs to the west overlook the boats jostling their moorings and the stippled waters of the bay. In the east there are rolling verdant fields and forests that sweep down towards the valley floor. The hillside, marked by graceful wood framed houses and cottages, well-tended gardens and tightly manicured hedges, is a blaze of spring colors and scents.

~~Strolling along the hamlet's well appointed footpaths, residents~~ By way of local roads, residents and visitors make their way to and from the community hub, a collection of buildings surrounded by well screened parking spaces that houses the Post Office, one or two restaurants, the fire hall, a multi-purpose meeting room and some active retail.

No single building dominates the skyline, rather the Hamlet is home to a variety of uses and activities that fall within a broad spectrum of context sensitive scales. In addition to people's houses, an assortment of businesses and institutions reside ~~are at home~~ in the Hamlet. The overwhelming impression the visitor leaves with is of a kempt community that is careful to preserve its ~~remarkable~~ natural resources while maintaining a diverse economic base ~~which~~ that enables residents to work, shop and play in place.

Goals of this Plan

- ~~● Preserve the views of the valley, the water, and the cliffs along the west side of the harbor from both land and marine perspectives;~~
- ~~● Preserve and protect environmentally sensitive resources such as watersheds, aquifers, and marine areas;~~

- ~~Maintain the existing residential scale of structures;~~
- ~~Maintain and expand existing open areas;~~
- ~~Define the parameters for the potential future hamlet core community center/commercial area;~~
- ~~Maintain a mix of commercial and institutional uses serving hamlet residents and visitors that are sympathetic to the pastoral and marine character of the milieu;~~
- ~~Preserve public access to waterfront areas;~~
- ~~Establish a plan for the development of footpaths linking various areas of the hamlet;~~
- ~~Identify and regulate residential, commercial and industrial land uses.~~

~~Existing and Potential Development~~

~~Under the County's current Comprehensive Plan, Deer Harbor Hamlet is classified as an Activity Center and is limited to development within its established boundaries. Table 1 describes the land use and development projections for Deer Harbor based on the existing number of parcels that have been developed, and the potential growth of the hamlet if all remaining developable parcels are developed at their current land use and zoning designations.~~

~~It should be noted that development of some of the largest undeveloped parcels in the Hamlet surrounding the estuary and directly west of the Deer Harbor Community Club are restricted by conservation easements that limit the location, type and number of units possible. These restrictions will remain in effect unless significantly changed by an agreement between land owners and San Juan County Land Bank.~~

~~At the County's current projected growth rate of 2.2% per year, growth of approximately 43% is estimated for the next 20 years, which would mean approximately 34 additional dwelling units in the Hamlet over a 20-year period, or an average of approximately 2 new dwelling units per year.³~~

³If 2.16 is the average San Juan County household, then there are approximately 172 Deer Harbor Residents, $2.2\% \times 3.7 \times 20 = 74 / 2.16 = 34$ units

**Table 1
Existing and Proposed Residential Land Use, Development Projections**

Land Use Designation	Area (acres)	Number of Parcels	Existing Units	Potential New Units	Potential Growth (Existing and Potential)
Hamlet Residential 1-unit per 2 acres	216.08	46	30	63 41-excluding Easement	
Hamlet Residential 2 units per acre	44.37	78	45	34	-
Total encumbered by Conservation Easement	102.74	11	0	22	
Total Residential	260.45	124*	75	97	177 221 ⁴
Hamlet Commercial	13.79	15	3	-	-
Hamlet Industrial A&B	8.22	3	2	-	-
Park	2.01	2		-	-
Community Club	0.90	1			
Total Hamlet Plan	283.26	145	80	97 75-excluding Easement	177-or 221

* May not all be developed; 115 parcels may only be developed due to other constraints.

Plan Summary

The plan for Deer Harbor Hamlet establishes areas and policies for the land use districts, Hamlet Industrial (HI A&B), Hamlet Commercial (HC) and Hamlet Residential (HR).

The plan refers to a list of uses that are appropriate within the four Hamlet districts and to development standards for these designations to maintain the character of Deer Harbor as a rural hamlet. The Deer Harbor Hamlet Development Regulations, Ordinance XX-2007 contains the appropriate development standards and other regulations.

The plan details community goals and policies as well as issues and opportunities.

⁴Includes 25% (44 Units) potential bonus density units available for affordable housing

~~The plan also describes some of the characteristics of the natural and cultural environment and the sensitivity of the limited resources of the Hamlet area that define appropriate levels and types of human activities compatible with the local environment.~~

~~Implementation Program~~

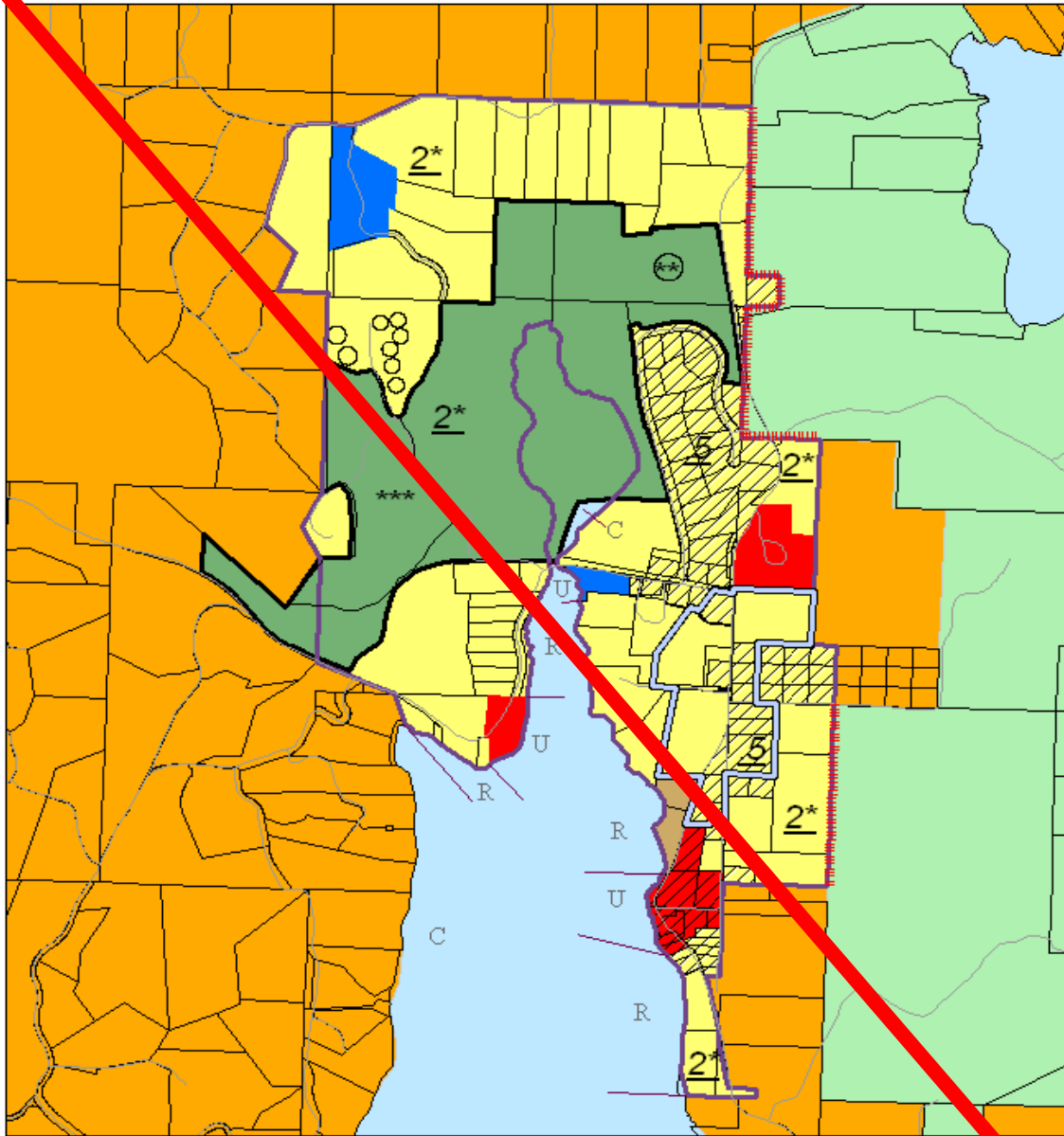
~~A number of the goals and objectives of the plan are not implemented simply by adopting land use designations and planning objectives. They will require a series of steps, and may require expenditure of funds for acquisition of property by the County, community groups or other agencies. They may require the development of additional partnerships among community groups, landowners, government agencies and existing business owners to further implement the actions outlined in the Plan.~~

~~Among these plan components are the following:~~

- ~~• Designation of neighborhood walking paths.~~
- ~~• Facilitating the development of the community center district including public open space and a mix of uses appropriate as the core of Deer Harbor.~~
- ~~• Development of additional strategies to conserve and sustain the natural resources of the Deer Harbor Hamlet while providing for desired and appropriate types of development.~~
- ~~• The appointment of a Deer Harbor Plan Review Committee that will make recommendations to the Planning Commission regarding permit applications, study the both the appropriate methods by which to achieve the Community Center's implementation and its location. The Plan Review Committee mandate will also include the study of a wide variety of planning issues that are particularly important to the future Deer Harbor planning such as the development of Design standards, a context sensitive analysis of scope and scale and other subjects that require the Committee's input.~~

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Figure 1
Deer Harbor Land Use Plan



Resource Land Buffer	Park
Activity Center Boundary	DH Density District - .5 ac. per unit
Hamlet Commercial	Hamlet Residential
Hamlet Industrial	5 ac. per unit
Residential Conservancy (LB Easement)	20 ac. per unit
Community Center Overlay District	2 Maximum residential density, acres per dwelling unit
Shoreline Designation	
* Additional residential units will be permitted as a Planned Unit Development, up to a maximum density of one unit per half-acre, as a bonus for the provision of long term affordable housing as defined in SJCC 18.60.260 D	
** Maximum one single family residential dwelling or one ten room inn	*** Allowed to build to legal density

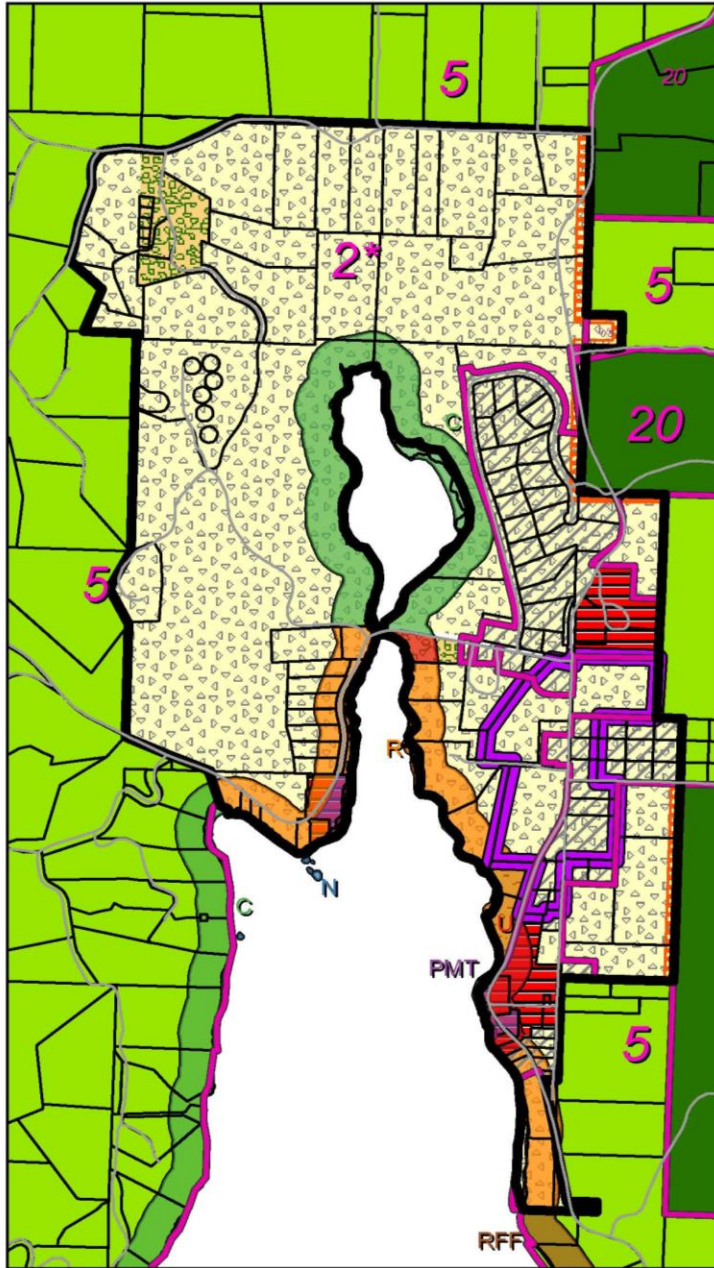
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Scale: 1:12,000
1 inch = 1,000 feet

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Deer Harbor Hamlet Land Use Plan



Number indicates maximum residential density, acres per dwelling unit.

Density Boundary

Additional residential units will be permitted as a planned unit development, up to a maximum density of one unit per half acre, as a bonus for the provision of long-term affordable housing as defined in SJCC 18.60.260(D).

*

Deer Harbor Hamlet Boundary

Parcel Boundary

Zoning District

Community Center Overlay

Resource Land Buffer

Density District - 0.5 ac/du

Proposed shoreline designation

C - Conservancy

N - Natural

PMT - Ports, Marinas and Marine Transportation

R - Rural

RFF - Rural Farm Forest

U - Urban

Land Use Designation

Forest Resource (FOR)

Deer Harbor Hamlet Commercial

See Ordinance 26-2007

Deer Harbor Hamlet Industrial

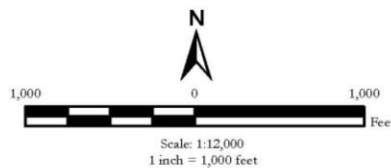
See Ordinance 26-2007

Deer Harbor Hamlet Park

Deer Harbor Hamlet Residential

Rural Farm Forest (RFF)

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.



Deer Harbor
Orcas Island
San Juan County, Washington

Figure
1

Drawn By:
Nick Paul

Date:
08/14

Revised:
08/2011

2. ~~Greater~~ Deer Harbor Area Hamlet Description

Deer Harbor Hamlet and its area of influence are is located on the southwestern portion of Orcas Island. The center of the ~~h~~ Hamlet is approximately four miles southwest of West Sound ~~h~~ Hamlet and 11 miles southwest of Eastsound.

Deer Harbor Hamlet is located in a valley encircled by hills on three sides, with Wasp Passage to the south. The Hamlet is between two ridges that, west of Deer Harbor Bay, rise to 300 to 400 feet above sea level and to over 150 feet above sea level to the east.

~~Deer Harbor Bay encompasses an area of approximately 1.1 square miles. The area designated as Deer Harbor Hamlet has a total area of approximately 299.83 acres. The Deer Harbor area of influence (not including the Hamlet itself) covers an area slightly larger than five square miles. The Hamlet and its area of influence have more than 13 miles of shoreline. The Hamlet encompasses a large tidal marshland known as Deer Harbor slough. The land within the higher elevations of the Hamlet offers magnificent southern vistas, principally to the south. The hillsides are generally steep and wooded. The shoreline within the Hamlet is extensive with some sheer cliffs and the balance sandy or rock strewn beaches.~~

~~Deer Harbor Hamlet is located in a valley that is surrounded by hills on three sides, with Wasp Passage to the south. The Hamlet is located between two ridges which rise to 300 to 400 feet west of Deer Harbor Bay and to over 150 feet to the east.~~

Hamlet Character

~~Boundaries of the Deer Harbor Hamlet were first established in 1979 based on development patterns and local objectives. The permitted density within the hamlet was established at one dwelling unit per half acre, which would have permitted approximately 700 dwelling units, more than now exist in Eastsound. Very few parcels were divided to this density, and Deer Harbor has remained a low density residential area with a few commercial uses since then.~~

Population and Housing

The 2000 census data for the greater Deer Harbor area shows that the median age of the population of the Deer Harbor area, (46 years for males and 47 years for females) was 18 years higher than the median for the state of Washington (28 years for males and 29 years for females), and that household size was smaller (2.16), than the State average (2.51). This pattern is similar to that of San Juan County as a whole, which has a high percentage of retirees and small percentage of families with children compared to the state and national averages.

There are 80 residential units in Deer Harbor at present and approximately 40% of those are considered second homes.

The Harbor

The harbor and the saltwater lagoon (the slough) are Deer Harbor Hamlet's most prominent natural features and running north and south divide Deer Harbor Hamlet and are its most prominent features. The harbor's current use, history, and environmental sensitivity should be a significant consideration as to any future uses.

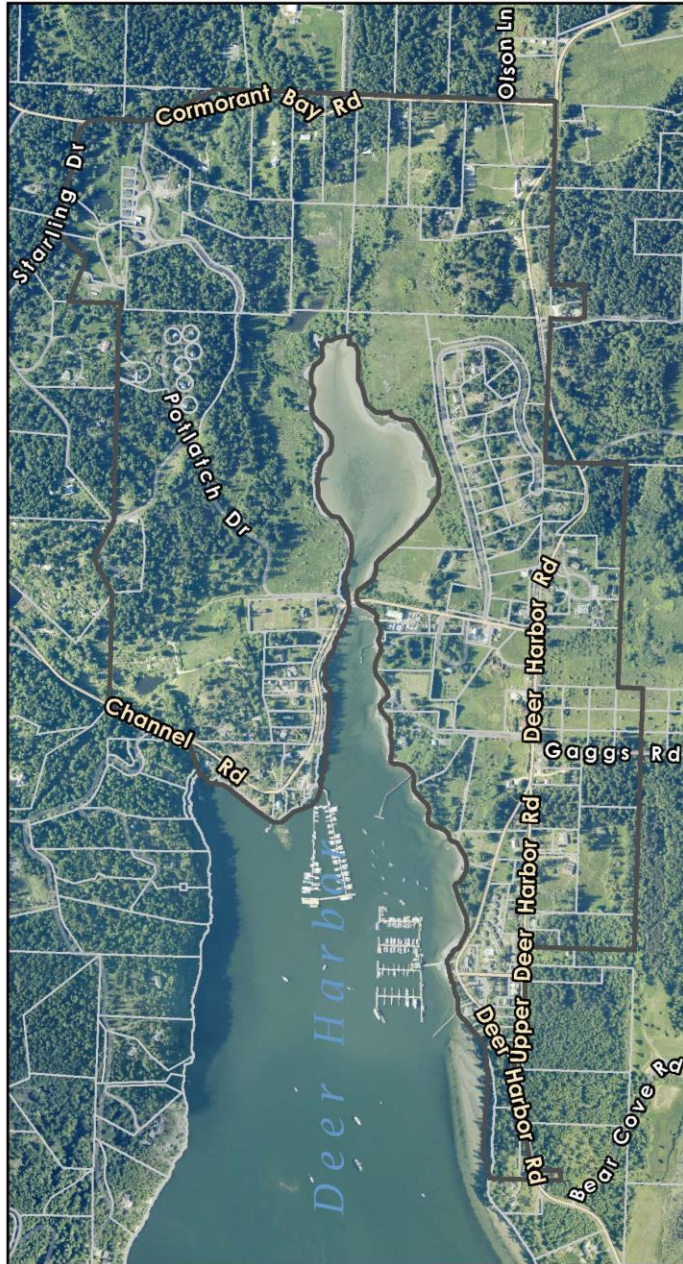
The lagoon at the north end of the harbor is a major collection point for some of the surrounding watersheds. Portions of the area have been designated are wetlands. The lagoon and nearby marsh areas serve as a provide habitat for oysters and wintering bird populations. Extending southerly from the lagoon, the shallow channel leading to the harbor is an eelgrass habitat. This shallow habitat configuration trench extends southward along the eastern shore and supports eelgrass, shellfish, sea urchin, crab and herring populations. Midway down on this shore is one of the few sizable sand beaches in the San Juan Islands. Mixed sand-gravel beaches in this reach are likely spawning areas for important forage fish such as surf smelt and sand lance.

The section of the harbor south of the slough provides adequate depth for navigation as well as a good bottom for anchoring. Along the west shore of the harbor, there are a series of cliffs formations which have been designated as bird habitat areas. At the north end of the harbor there is a submerged rock reef running in a north-south direction for several hundred feet.

The water related businesses presently located in the Deer Harbor area include a fuel dock, a mail/freight boat serving Waldron Island, three inter-island freight barge services which use the boat ramp located at the Cayou Quay marina with a second ramp located at the Boat Works. Currently there is a mobile marine emergency service, two marinas which have in excess of 200 slips serving both transient and local boat owners, and a boat repair facility with space for 30 boats in dry storage located in the community. Over and on-water development of the harbor currently includes 28 mooring buoys and ten docks, three of which are in commercial use. The docks range in size from 6 feet by 30 feet to 600 feet by 250 feet for the total area covered by the largest marina. There is development potential for nearly tripling the mooring buoys, however an increase in the number of docks is limited by the Shoreline Master Plan and the Unified Development Code.

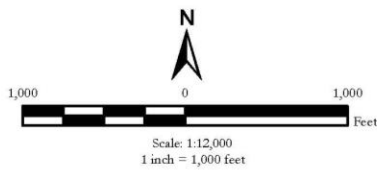
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Deer Harbor 2013 Aerial Imagery



-  Deer Harbor Hamlet Boundary
-  Parcel Boundary
-  Public Road
-  Private Road

This map is a graphic representation derived from San Juan County's Geographic Information System. It is designed and intended for reference only, and is not guaranteed to survey accuracy. Information represented in this map is subject to change without notice.



Deer Harbor
Orcas Island
San Juan County, Washington

Figure
2

Drawn By: Nick Pohl | Date: 08/14 | Revised: 05/01

Population

The 2010 census data for the Deer Harbor zip code shows that the population's median age is 58.3 years overall (59.7 years for males and 56.1 years for females) was 21 years higher than the median age for the state of Washington (and that household size was smaller (1.86), than the State average, (2.51)).

There are eighty-five (85) residential units in the Hamlet. If each residential unit was home for an average household, then the total population for Deer Harbor Hamlet would be approximately one hundred and fifty-one (151) people.

The County's population may rise by 8.9 percent between 2010 and 2036, or approximately 9 new residents of Deer Harbor Hamlet.⁷

The County's population may decline by minus seventeen percent (-17) between 2010 and 2036.

Given that real estate prices on Orcas Island have increased between fifteen to thirty percent (15-30%) between 2009 and 2016⁸, it is clear that the relatively high proportion of unoccupied housing units has a limited adverse impact on home prices. A portion of the unoccupied units may be on the market, subject to probate or remain unoccupied due to other reasons; however, the majority of the unoccupied units are second homes.

Two implications of the strength of the second home market are:

1. The population of Deer Harbor Hamlet is probably closer to ninety-eight (98)⁹ than one hundred and fifty-one (151) because it appears that residential development and home ownership is not necessarily linked with residency; and
2. Even if the County's population declines over the next twenty (20) years, residential development Deer Harbor Hamlet is likely to continue.

⁷ The County is required to use State population projections for planning. The small increase or decrease in the Hamlet's population reflects medium and low population projections for the County.

⁸ Housing prices are affected by a variety of location specific factors. The percentage increase in price range has been derived from comparing the historical prices of a small sample of properties on west side of Orcas Island and averaging the results.

⁹ 38% of 85 housing units = 32. 85-32= 53. 53 x 1.86=98.

Existing Current Land Use

The ~~generalized current land cover use map Figure 2-3, helps visualize displays the current variety and spatial distribution of Deer Harbor Hamlet land uses and activities. The map may appear misleading because agricultural land with scattered seasonal units is displayed as residential use. A large percentage of the study area remains significant part of the Hamlet is forested, but some relatively large tracts of land have been clear-cut or substantially thinned out in recent years. This, e Combined with the sizable areas of substantial blowdown due to the major storms, of the early 1990s, results in a continuing decline in the area of forested lands has declined. In those areas that were cleared for agriculture in the past or on those lands with soil types and depths unsuitable or unable to support forest cover grasses predominate.~~

~~The generalized existing Land Use Map Figure 2 clearly shows the present land use pattern in the study area. The map can be somewhat misleading since some large tracts of land are shown as having a predominately residential use, when in fact they are used primarily as seasonal dwellings scattered on agricultural lands that are no longer actively cultivated or commercially grazed. Particularly, this applies to some of the large estates located in the study area.~~

The water-related businesses presently located in the Deer Harbor Hamlet include:

- a. One fuel dock; ;
- b. One mail/freight boat serving Waldron Island; ;
- c. ~~Three~~ inter-island freight barge services which use the boat ramp located at the Cayou Quay Marina;
- d. The Deer Harbor Boatworks which includes a single ramp and a boat repair facility with space for approximately thirty boats in dry storage;
- e. One mobile marine emergency service; and
- f. Two marinas which, combined, have over two hundred slips serving both transient and local boat owners.

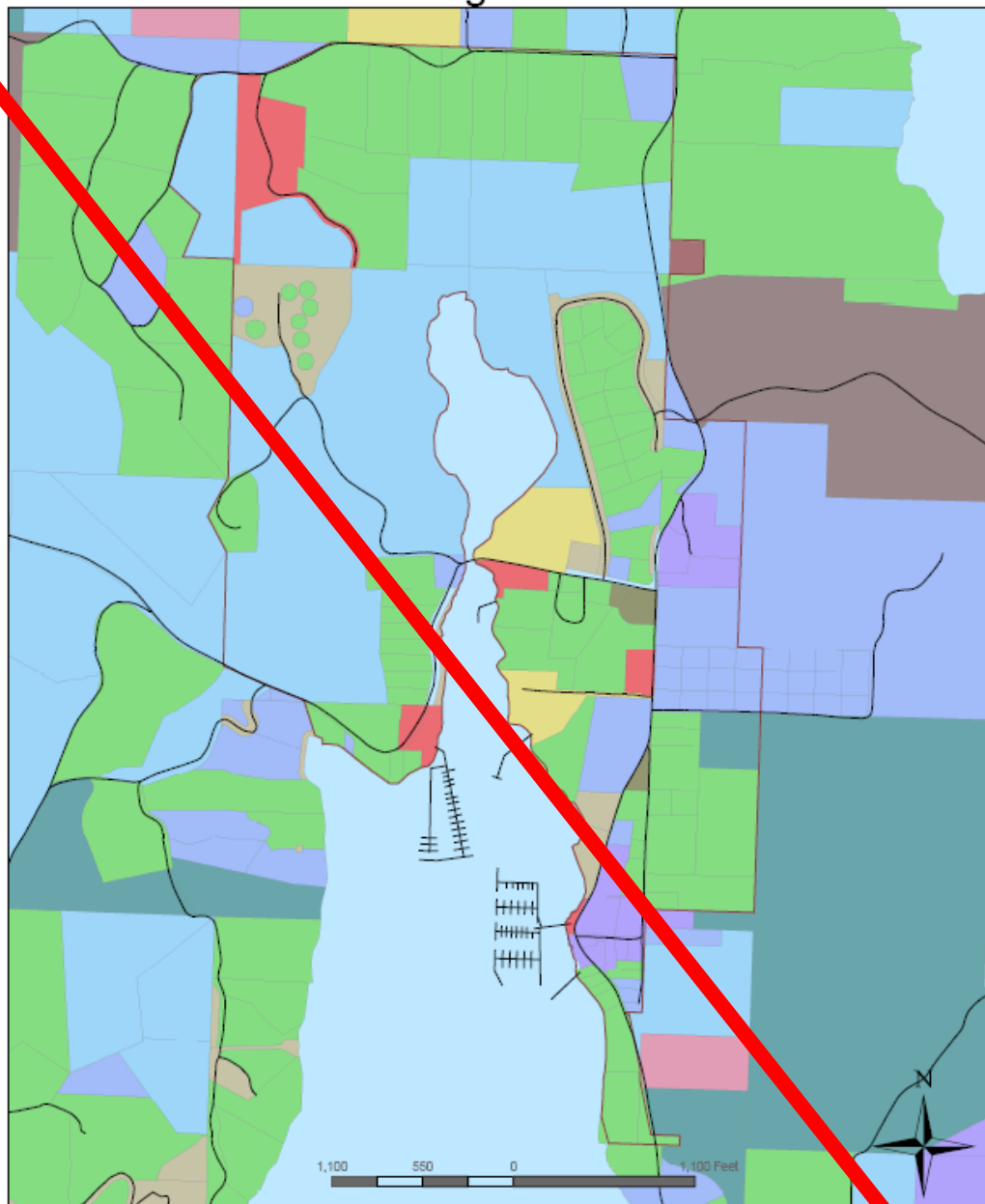
Over water development of Deer Harbor includes:

- a. Twenty-eight mooring buoys; and
- b. Ten docks, three of which are commercial.

The docks range in size from six feet by thirty feet to six hundred feet by two hundred and fifty feet for the total area covered by the largest marina.

There is development potential for nearly tripling the mooring buoys; however, the Shoreline Master Program and the Unified Development Code limit an increase in the number of docks and buoys. The harbor's current use, history, and environmental sensitivity should be a significant consideration for future uses.

Figure 2.
Existing Land Use

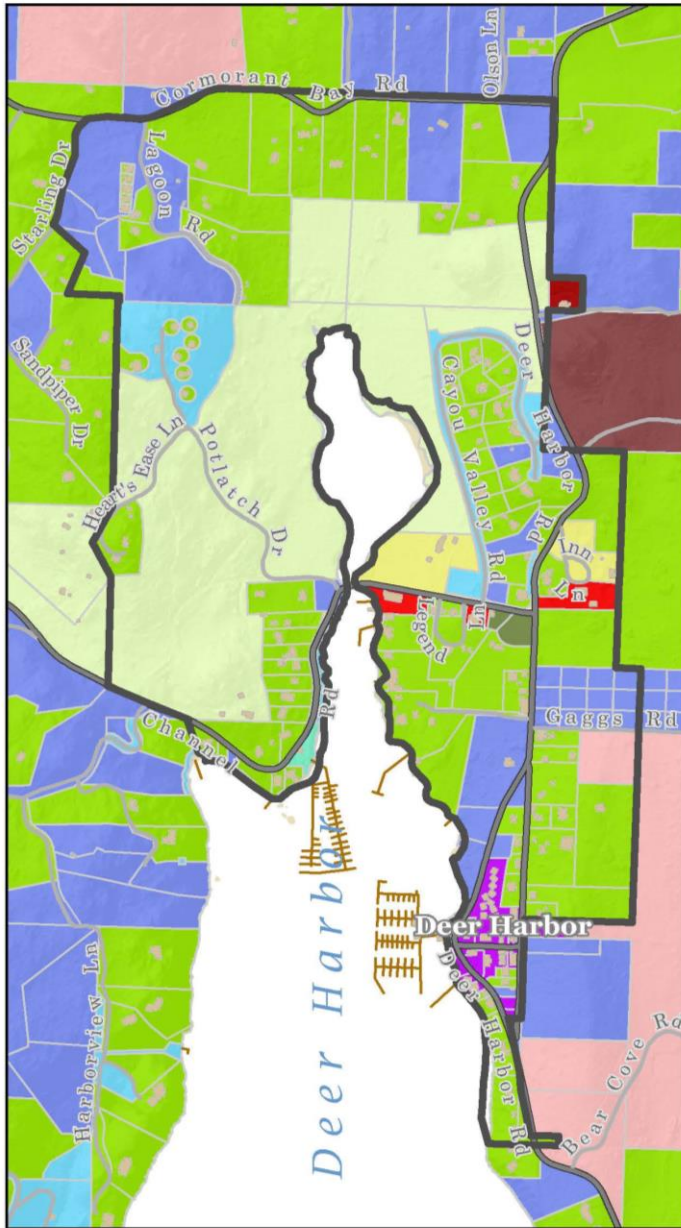


- | | | |
|---------------------------------|-----------------------|-------------------------|
| Activity Center Boundary | Undeveloped | Resorts and Group Camps |
| Not spec. in Assessors database | Utility | Open Space/Undeveloped |
| Single Family Residential | Commercial - Indus. | Designated Forest Land |
| Multi-Family Residential | Public Assembly | Common Areas |
| B&B - Hotel | Recreational Activity | DeerHarborDocks |

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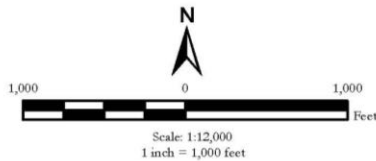
C:\Map Request\Requests\CDP\Deer Harbor\Deer Harbor Current Use.mxd

Deer Harbor Current Use



- Public Road
- Private Road
- Building
- Dock
- Parcel Boundary
- Deer Harbor Hamlet Boundary
- Current Use**
- Not Specified in Assessor's Database
- Single Family Residential
- Multi-Family Residential
- B&B - Hotel
- Undeveloped
- Commercial - Industrial
- Utility
- Public Assembly
- Recreational Activity
- Resorts and Group Camps
- Agriculture Resource
- Designated Forest Land
- Open Space / Undeveloped

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Deer Harbor
Orcas Island
San Juan County, Washington

Figure
3

Drawn By: Nick Pahl Date: 08/14 Revised: m/m

~~The Existing Landscape:~~

~~The Deer Harbor hamlet surrounds its harbor, slough, and lagoon. Two seasonal streams and one nearly year-round stream drain the three separate watershed areas of greater Deer Harbor. One of these watersheds is to the west and southwest, and the two other watersheds are to the north. The surrounding wetlands, meadows, fields, wildlife ponds, and small forests comprise the beautiful, vibrant, agriculturally rich, historically scenic Cayou Valley.~~

~~A wetlands delineated, density lowered, and vegetation managed San Juan County Land Bank/Connor Family easement agreement exists throughout the northern and western areas of the hamlet. Parts of the easement are additionally covered by San Juan County as Farm and Agriculture Open Space classification. Hundreds of young and mature wild fruit trees are scattered throughout approximately 60 acres of the fields around the lagoon. In addition, berries, nuts, medicinal plants, native landscape plants, and historic orchards continue to provide harvestable wild organic produce. From the west side of the Channel Road bridge, rolling up over the hill to the west, and ending at the Frank Richardson Marsh is an extension of the Land Bank/Connor Family easement that serves as a wildlife corridor. Within this area, intense cultivated agriculture and nursery production predominate. Educational classes, projects, and field trips by pre-school through post-graduate groups use the entire easement areas. Environmental, agricultural, marine, forestry, aquacultural research and educational facilities are located in this area. Seasonal agricultural, permacultural and environmental educational seminars have been conducted with groups of up to 50 camping on the western side of the easement.~~

~~Expected Changes over the next 20 years:~~

~~Over the next 20 years it is estimated that nearly 34 homes could be constructed which will impact the scenic beauty and rural character of the hamlet; there will be decreases in the availability of agricultural land and uses; and the loss of the historic orchards east of the Deer Harbor Road due to the subdivision which now exists is likely. It is therefore recommended that contiguous open space areas be encouraged in all future development. It is recommended that permanent agriculture and scenic use open space designations over 20~~

acres be granted open space incentives to encourage open space preservation.

~~Pedestrian and Bicycle Circulation~~

~~Walking for recreation is a common activity for both the residents and visitors to Deer Harbor. Roadways are narrow, and the combination of vertical and horizontal curves and roadside vegetation make pedestrian and bicycle circulation hazardous in current conditions. There is a real need to improve the safety of non-motorized circulation in Deer Harbor. This need will increase as residential development fills in existing vacant parcels, and marina, resort and lodging uses intensify over time. Section 4 of the Plan identifies a list of priorities for the development of pedestrian and bicycle pathways. Figure 3 displays proposed pedestrian and bicycling routes in the Hamlet.~~

Existing and potential development

Under the County's current Comprehensive Plan, Deer Harbor Hamlet is classified as an Activity Center. Table 1 describes the land use and development projections for Deer Harbor based on the existing number of developed parcels and the potential growth of the Hamlet if all remaining developable land is developed. Development of some of the largest undeveloped parcels in the Hamlet surrounding the estuary and directly west of the Deer Harbor Community Club are restricted by conservation easements that limit the location, type and number of units possible. These restrictions will remain in effect unless significantly changed by an agreement between landowners and San Juan County Land Bank.

There are 145 lots in Deer Harbor Hamlet, of which 134 appear to be buildable. The remainders are remnants or reserved for some other purpose (wells, septic, etc.).

There are eighty-five (85) dwelling units in the Hamlet, not including accessory dwelling units such as guesthouses. Within the existing planned residential density, there is the potential for seventy-two (72) additional residences. Also the plan would allow construction of approximately seven (7)¹⁰ affordable residential units using the density bonus. Thus, the possible buildout given current density limitations totals one hundred and sixty-four (164) residential units.

¹⁰ 25% of 30 = 7.5, rounded down to 7. (See SJCC 18.30.300 E).

A population increase of eight point nine percent (8.9%) in Deer Harbor Hamlet between 2016 and 2036 would raise the resident population by approximately nine (9) people and five (5) residential housing units. It is likely that a further two (2) residences may be constructed to as second homes.

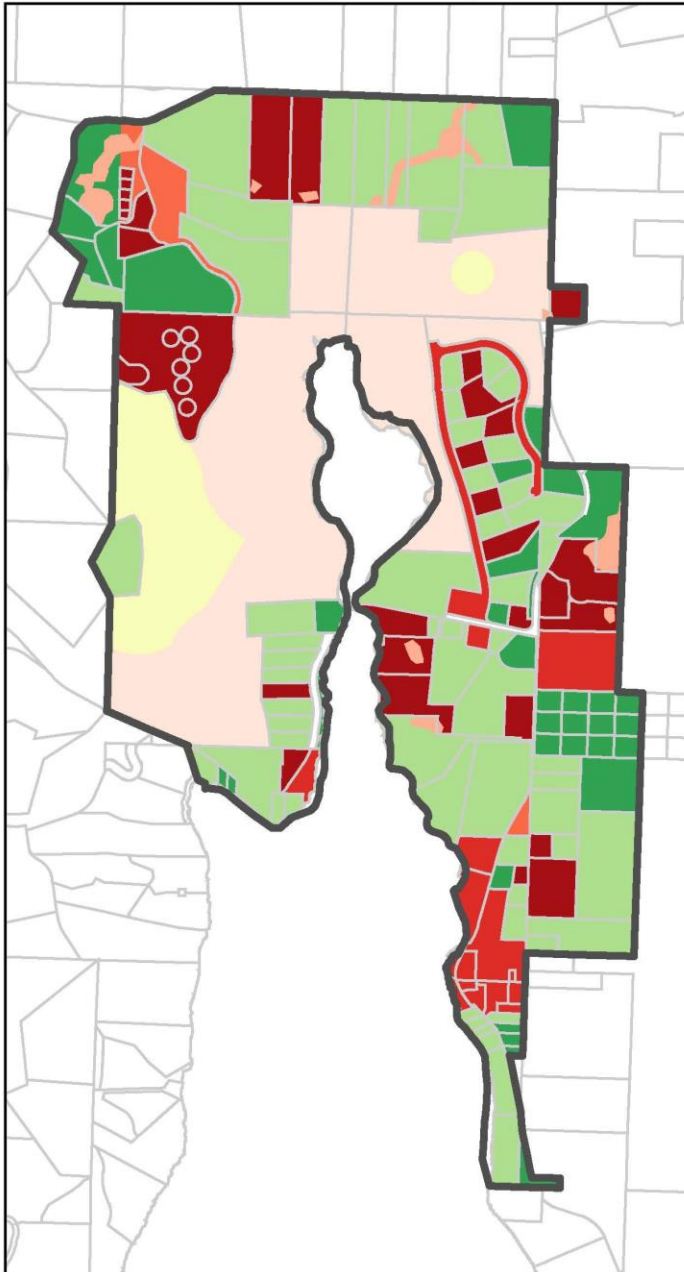
A population decrease of minus seventeen percent (-17%) will reduce the population by approximately 16 fulltime residents. The strength of the second home market indicates that the eight homes left behind by the declining population will become second homes rather than permanent residences. Furthermore, in the case of a declining population, it is likely that additional unoccupied residences will be constructed.



Table 1. Existing and Potential Development Projections

Land Use Designation	Area (acres)	Number of Parcels	Existing Units	Potential New Units	Potential Growth (Existing and Potential)
Hamlet Residential 1 unit per 2 acres	232	48	47	30 (Possible 7 additional Affordable Units)	84
Hamlet Residential 2 units per acre	43	64	38	32	70
Total encumbered by Conservation Easement	96	6	0	10 and/or an Inn	10
Total Residential	275	112	85	79	164
Hamlet Commercial	13	16	34	-	
Hamlet Industrial A&B	8	9	9	-	0
Park	3	2	0	-	0
Community Club	0	0	0	0	0
Total Hamlet Plan	299	145	128	79	164

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Deer Harbor Land Capacity Analysis



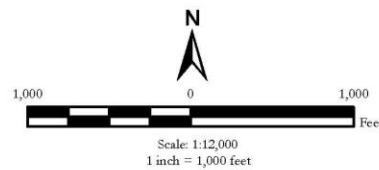
-  Deer Harbor Hamlet Boundary
-  Parcel Boundary

Land Capacity

Developable Inventory

-  No, Conservation Easement
-  No, Physical Limitation
-  No, Unsuitable
-  No, Unavailable
-  No, Fully Developed
-  Yes, Subject to Conservation Easement
-  Yes, Partially Used
-  Yes, Vacant

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Deer Harbor
Orcas Island
San Juan County, Washington

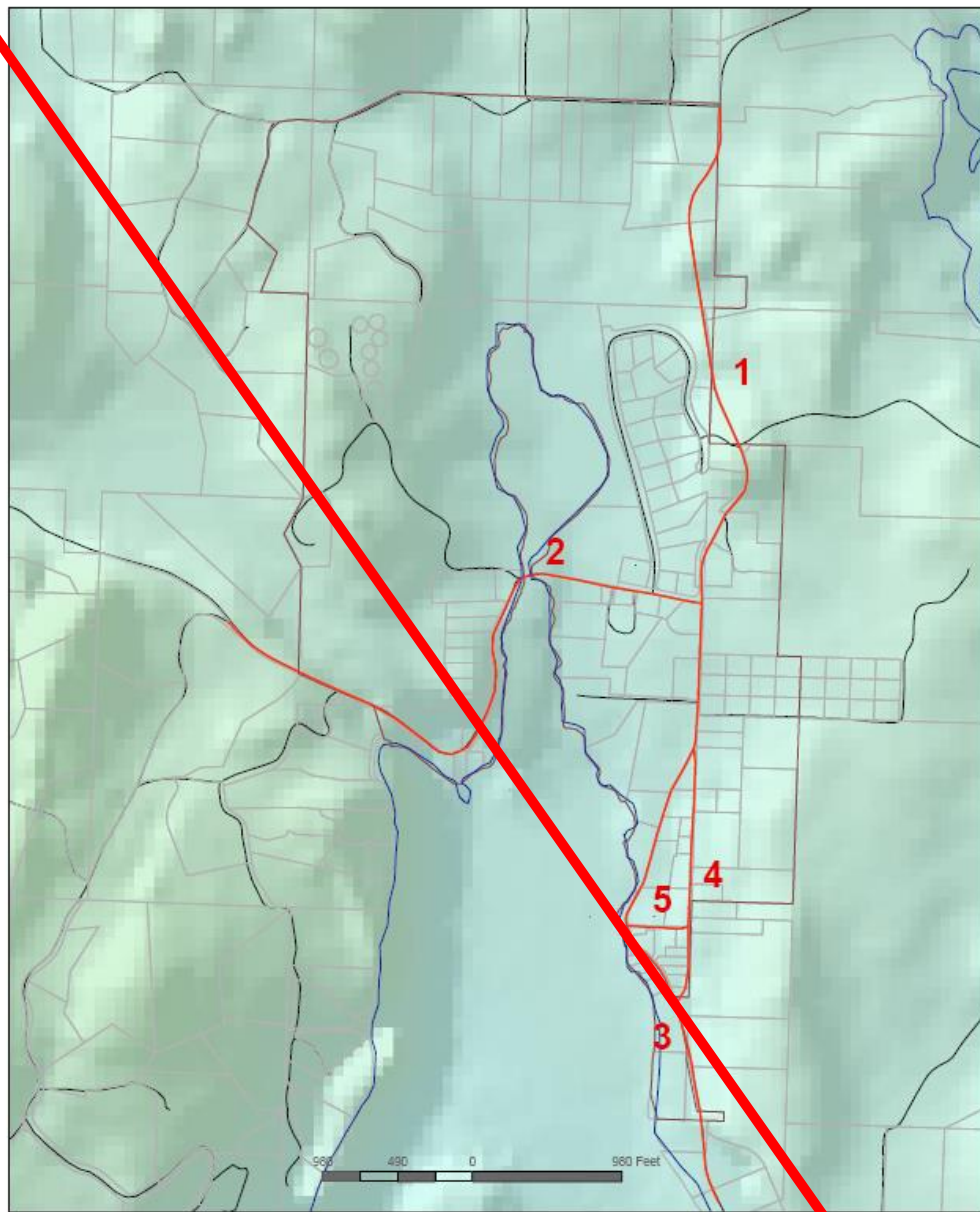
Figure
4

Drawn By:
Nick Fain

Date:
08/14

Revised:
08/09

Figure 3.
Deer Harbor Hamlet Pathway Priorities



-  Activity Center Boundary
-  Roads
-  New Pedestrian Routes

1. Deer Harbor Road from Cormorant Bay Road to Jack and Jill Place.
2. Channe Road from Deer Harbor Road to Spring Point Road.
3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp.
4. Upper Deer Harbor Road
5. Jack and Jill Place

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Water Supply

Under the County's current development regulations, any individual requesting a building permit is required to demonstrate that a satisfactory water supply exists for the development proposed to be constructed on any parcel.

The Deer Harbor Hamlet and adjacent areas are served water through a variety of sources, including groundwater, surface water, saltwater conversion and other alternative methods. Much of the domestic water in Deer Harbor is currently derived from local wells.

Ground Water

Groundwater is the principal source of water supply for the Hamlet and adjacent areas. In most cases, one well serves several homes or businesses. These wells are considered public systems and are regulated by San Juan County or the Washington State Department of Health.

Although the exact number of wells within the Hamlet is not known, it is believed that at least thirty individual or community wells serve the Hamlet area. The number of wells serving the Hamlet and adjacent areas will increase as new development occurs. Most wells are several hundred feet deep, but the depth to static water levels is usually less than fifty feet. However, the better producing wells appear to be located in or adjacent to the surface water drainages to Deer Harbor.

Water Quality and Quantity

Although the Hamlet relies predominately on groundwater as its current water source, very little is actually known about the existing aquifers or even the amount of water being withdrawn annually. What is known, however, is that several existing wells within the Hamlet have suffered saltwater intrusion and have been abandoned or had their use restricted; several wells have gone dry in recent years; several groundwater users have had to haul water to meet their needs; and at least one water user has had to rely on saltwater conversion to meet their demands.

It is highly likely that the central portion of the Hamlet is underlain by an alluvial aquifer while the east and west sides are comprised of bedrock aquifers. The connection between two types of aquifers is

~~unknown and the source of recharge is also unknown. What is known is that several of the major wells exhibit large drawdown during summer months and rely on rainy months for their recharge. More information is needed on transmissivity, conductivity, and storativity in the Hamlet area.~~

~~Water quality of the aquifer is also essentially unknown, particularly as it relates to salinity. The water level in many wells is below sea level and is consequently subject to potential saltwater intrusion if not managed correctly or over pumped.~~

~~It is expected that the recently adopted rules and regulations of the San Juan Board of Health regarding wells and water systems will serve to protect the water sources of both current and future residents of Deer Harbor.~~

3. Issues, Problems and Opportunities

A number of community planning issues were identified in the development of the Deer Harbor Hamlet Plan. These issues helped focus the planning efforts on developing solutions to problems and taking advantage of opportunities. The following issues were particularly important in developing the Plan:

1. The Post Office is a vital component of the rural community culture of Deer Harbor. The Post Office helps sustain the identity of the greater Deer Harbor community, and is an important meeting point and center of information.

The Deer Harbor Community Club presently owns the Deer Harbor Post Office Building and has a ten-year lease agreement with United States Post Office that will be open for renewal in 2021.

~~The community recently faced the potential loss of the Deer Harbor Post Office as a result of a regular program of elimination of small, rural post offices as a cost-cutting measure. A temporary reprieve from this threat was achieved with a new lease. However, the Post Office is always at risk because the facility is leased, so its location depends on the continuation of the lease, which is subject to control of the property owner and the competitive lease process of the Postal Service. As noted above, the lease has been extended until 2009 and the postal service has indicated a continuance of a post office in Deer Harbor in recognition of its continued presence in the area since 1893.~~

~~There is a need to identify, and secure, a more permanent location for the Post Office that is convenient to the Deer Harbor Community. The developer(s) of the future Community Center District should include this important community facility in the development. This would relieve parking, circulation and pedestrian safety problems at the current location.~~

2. Water supply is a significant potential development limitation in parts of Deer Harbor. The growth projections in the Plan indicate a 43% possible eight percent (8%) increase in housing units during the twenty-year (20) planning period. Due to the lack of detailed groundwater information, it is difficult to determine if this potential demand can be met by groundwater, due to the lack of adequate groundwater information. Since the projected growth is

predominately for single-family residences, it is likely that most new wells will be required to meet only domestic demand rates. If it becomes difficult to drill sufficient develop wells without encroaching on existing wells, then it is likely that more community water well systems will be created drilled with fewer wells but with higher demands on each well. Saltwater conversion Desalination may be used become utilized to meet water demands.

The County's development regulations require any individual requesting a building permit to demonstrate a satisfactory water supply exists for the proposed development. The Deer Harbor Hamlet obtain water from a variety of sources, including groundwater, surface water, desalination and other methods.

Groundwater is the principal source of water supply for the Hamlet. There are thirteen water systems serving different areas in the Hamlet. Of these, three are Group A systems serving more than fourteen connections, the remainder are Group B systems serving between two and fourteen connections. These public systems are regulated by San Juan County and the Washington State Department of Health.

Although the Hamlet relies predominately on groundwater as its current water source, very little is actually known about the existing aquifers or even the amount of water being withdrawn annually. What is known; however, is that several existing wells within the Hamlet have suffered saltwater intrusion and have been abandoned or had their use restricted; several wells have gone dry in recent years; several groundwater users have had to haul water to meet their needs; and at least one water user relies on desalination to meet their need.

The number of wells serving the Hamlet will increase as new development occurs. Most wells are several hundred feet deep, but the depth to static water levels is usually less than fifty feet. The better producing wells appear to be located in or adjacent to the surface water drainages to Deer Harbor.

The water level in many wells is below sea level and these are subject to saltwater intrusion if not managed correctly.

Table 2. Water Systems in Deer Harbor Hamlet

<u>Name</u>	<u>Group (A or B)</u>	<u>Capacity</u>	<u>Served</u>	<u>Total System Storage (Gallons)</u>
<u>Deer Harbor Inn</u>	<u>A</u>	<u>13</u>		<u>1,000</u>
<u>Lahari Ridge Water System</u>	<u>B</u>	<u>9</u>	<u>7</u>	<u>23,000</u>
<u>Trumble and Gibbs Water System</u>	<u>B</u>	<u>2</u>	<u>1</u>	<u>NA</u>
<u>Cayou Valley Homeowners Association</u>	<u>A</u>	<u>21</u>	<u>21</u>	<u>20,000</u>
<u>Morning Light Water System</u>	<u>B</u>	<u>9</u>	<u>8</u>	<u>7,000</u>
<u>Cayou Quay Marina Water System</u>	<u>B</u>	<u>NA</u>	<u>2</u>	<u>1,700</u>
<u>Cayou Cove Water System</u>	<u>B</u>	<u>NA</u>	<u>5</u>	<u>12,000</u>
<u>Alexander Windward Water System</u>	<u>B</u>	<u>3</u>	<u>3</u>	<u>17,000</u>
<u>Heinmiller/Stameisen/Irwin Water System</u>	<u>B</u>	<u>3</u>	<u>2</u>	<u>NA</u>
<u>Westmont Well-Jack Boot Water System</u>	<u>B</u>	<u>NA</u>	<u>3</u>	<u>NA</u>
<u>Resort at Deer Harbor Water System</u>	<u>A</u>	<u>51</u>	<u>31</u>	<u>106,000</u>
<u>Upper Deer Harbor Water Association</u>	<u>B</u>	<u>6</u>	<u>5</u>	<u>3,500</u>
<u>Deer Harbor Community Club</u>	<u>B</u>	<u>5</u>	<u>NA</u>	<u>NA</u>

The highest density of wells in the Hamlet is in the vicinity of the Deer Harbor Resort where there are a number of existing wells that serve domestic users as well as the two wells that serve the Resort. The planned conversion of the Resort with renovated kitchens and utilities in each unit will increase groundwater demands in the area if the Resort's saltwater conversion unit is not the primary source of water for the renovated facility.

~~Additionally, more pressure will be placed on groundwater supplies of the Hamlet in the future as parcels are further subdivided and are able to utilize the bonus density provisions of the Plan for providing affordable housing. This also will increase future demand for water resources.~~

3. Maintaining the rural character of the Hamlet area is a high priority. If the rural character of the area is to be retained, the existing natural characteristics of the land should be protected as far as possible. The rural character of the Hamlet may be compromised by residential or commercial architecture or building designs that are inconsistent with the built environment.

4. As more of the land in the Deer Harbor Hamlet is developed, ~~the fact that there is little~~ the limited public access to the shoreline and ~~little~~ constrained public open space in the ~~Deer Harbor Hamlet will~~ area becomes more evident and a more telling community deficiency. ~~The importance of open space and water access is underscored by the fact that there is still a substantial amount of undeveloped or underdeveloped private land, and private land subject to conservation easements.~~ If shoreline access and open space are to be available to the public in the future at full development, land needs to be identified and set aside in public ownership for these purposes. ~~The number of suitable locations that are not already developed is small and declining.~~ The acquisition of the 2 acre waterfront park site, north of the ~~Bellport~~ Deer Harbor Marina, significantly increases the public shoreline and ~~will~~ accommodates walking paths ~~to get pedestrians off the public road~~ as well as providing a very limited number of regulated automobile parking spaces. Deer Harbor road is too narrow to allow for parallel parking.

5. The demand for additional commercial, industrial, public and institutional uses during the 20-year planning period is difficult to accurately predict. In order to prevent future random, unplanned and scattered mixed land uses in the Hamlet, and to preserve the rural character while providing these services, all new non-residential land uses (not already located in a Hamlet Commercial and Industrial Districts) will be confined to ~~an area to be designated~~ as the Community Center Overlay District.

6. As the Deer Harbor Hamlet continues to grow over the 20-year planning period, available agricultural land will decrease and uses and other open space uses that contribute to the rural character of the Hamlet. The establishment of the Deer Harbor Community Center District will also decrease available open space. Additionally, high and rapidly increasing land prices in the Deer Harbor area make acquisition of land for public facilities or open space, particularly in waterfront or view locations, very expensive.
7. The current center of activity in Deer Harbor is located in the vicinity of the Deer Harbor Resort with its store, Post Office, and the Deer Harbor Marina. This is a fully and relatively densely developed part of Deer Harbor. This location generates a substantial percentage of the existing trips both to and within the Deer Harbor Hamlet. Road right-of-way and parking at this location are already at capacity in summer months.
- ~~8. The original Hamlet boundary was established in the 1979 San Juan County Comprehensive Plan. The boundary was modified by the year 2000 Comprehensive Plan Amendments to include the Community Club property and to comply with Growth Management Act (GMA) definitions. This boundary does not conform to the perceived boundary of what the residents consider to be Deer Harbor. A substantial percentage of the population that considers itself part of Deer Harbor and is concerned about Hamlet planning lives outside this Hamlet boundary. Orcas residents outside of the Deer Harbor Hamlet boundary share a common interest in the pressing issues of traffic circulation, public open space, community facilities, public facilities, the accessibility of the Post Office, fire protection and water supply protection.~~
98. The marinas in Deer Harbor Hamlet are both commercial sites and transportation links to the nearby non-ferry served islands that lack ferry service. Residents of Crane Island have their own dedicated dock and parking area at Pole Pass. Residents of Waldron Island and the smaller islands that use Deer Harbor have no similar facility. People living on these islands often keep a car in the Hamlet Deer Harbor and use the County leased County dock at the Bellport Deer Harbor Marina for access. This dock provides a crane for loading cargo on small boats. Many of these outer island residents park on upper Deer Harbor Road above and south of the Deer Harbor Resort. This location does not provide a suitable permanent solution to meet this parking need and may interfere with planned future pathways in the vicinity.

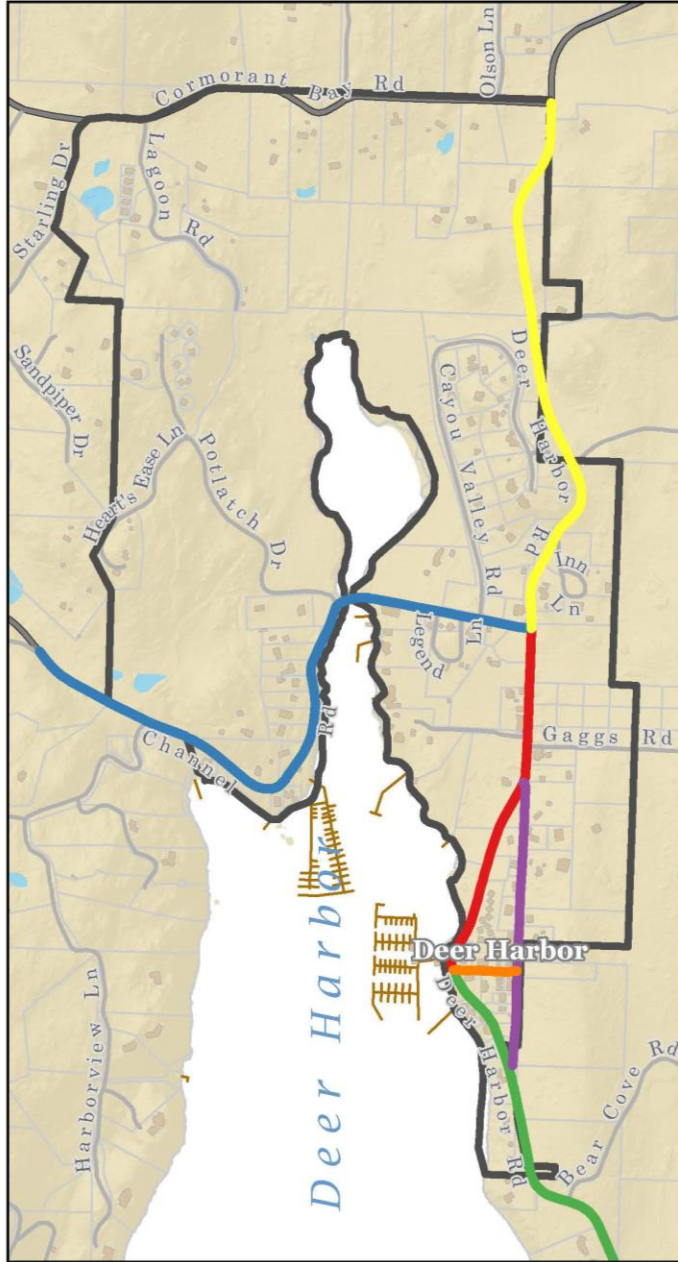
The County acknowledges earlier agreements to provide increased parking in the Deer Harbor Hamlet and, to this end, will make a good faith effort to provide such parking as space presents itself.

~~10~~ 9. Pedestrian and bicycle circulation in the core of Deer Harbor is dangerous because of narrow roadways and limited sight distances resulting from curves, hills and vegetation. A comprehensive pathways network program should be developed and is developing and will be implemented for Deer Harbor.

~~11.~~ ~~The County acknowledges earlier agreements to provide increased parking in the Deer Harbor Hamlet and, to this end, will make a good faith effort to provide such parking as soon as possible.~~

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Deer Harbor Pathway Priorities

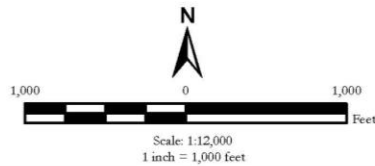


Deer Harbor Hamlet Boundary

Pathway Priorities

- 1. Deer Harbor Road from Channel Road to Jack and Jill Place
- 2. Channel Road from Deer Harbor Road to Spring Point Road
- 3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp
- 4. Upper Deer Harbor Road
- 5. Jack and Jill Place
- 6. Deer Harbor Road from Channel Road to Cormorant Bay Road
- 7. Other County roads where deemed necessary for public safety by the Department of Public Works

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Deer Harbor
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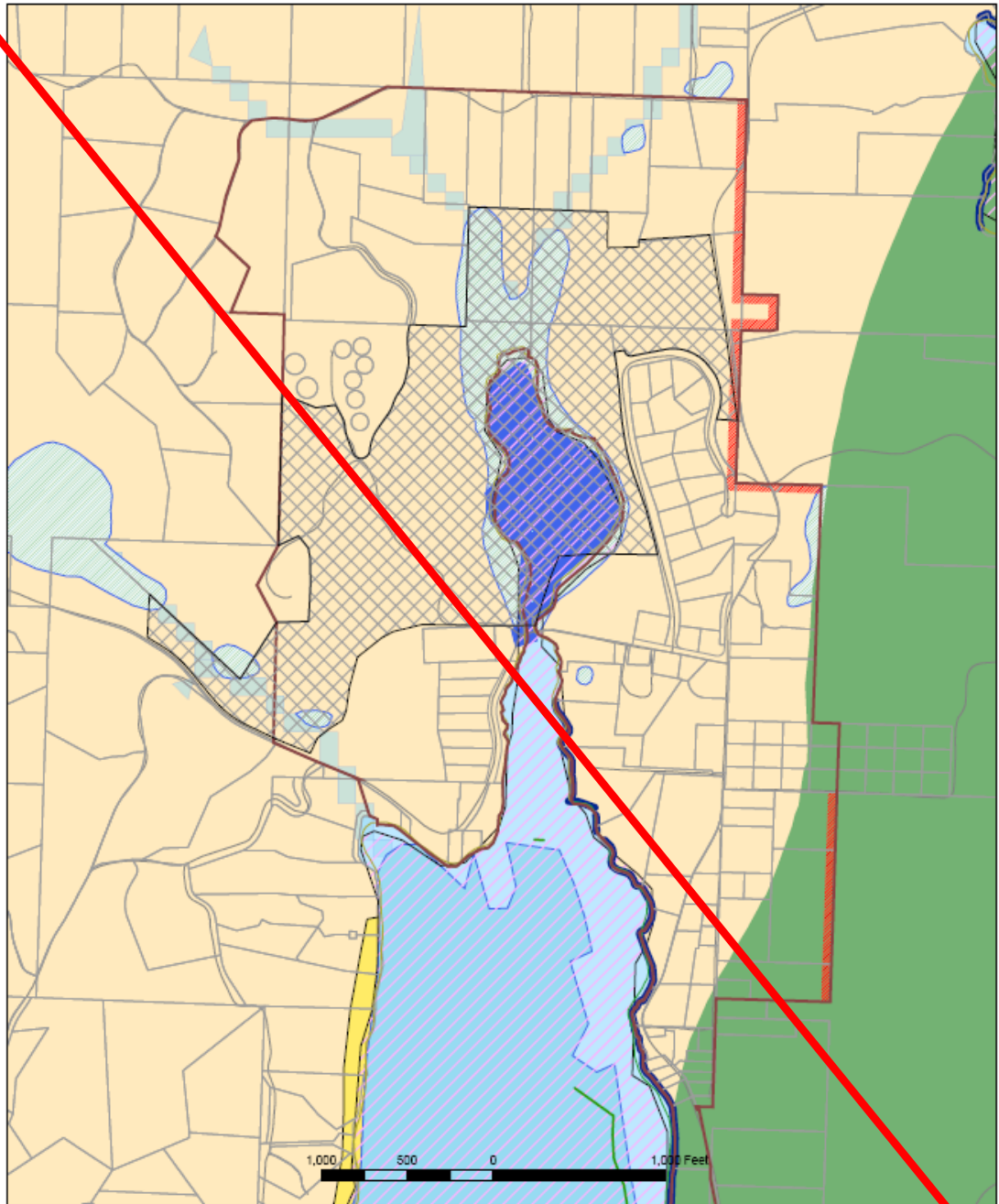
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Drawn By:
Nick Fitch

Date:
08/14

Revised:
02/20

Figure 4
Environmentally Sensitive Areas

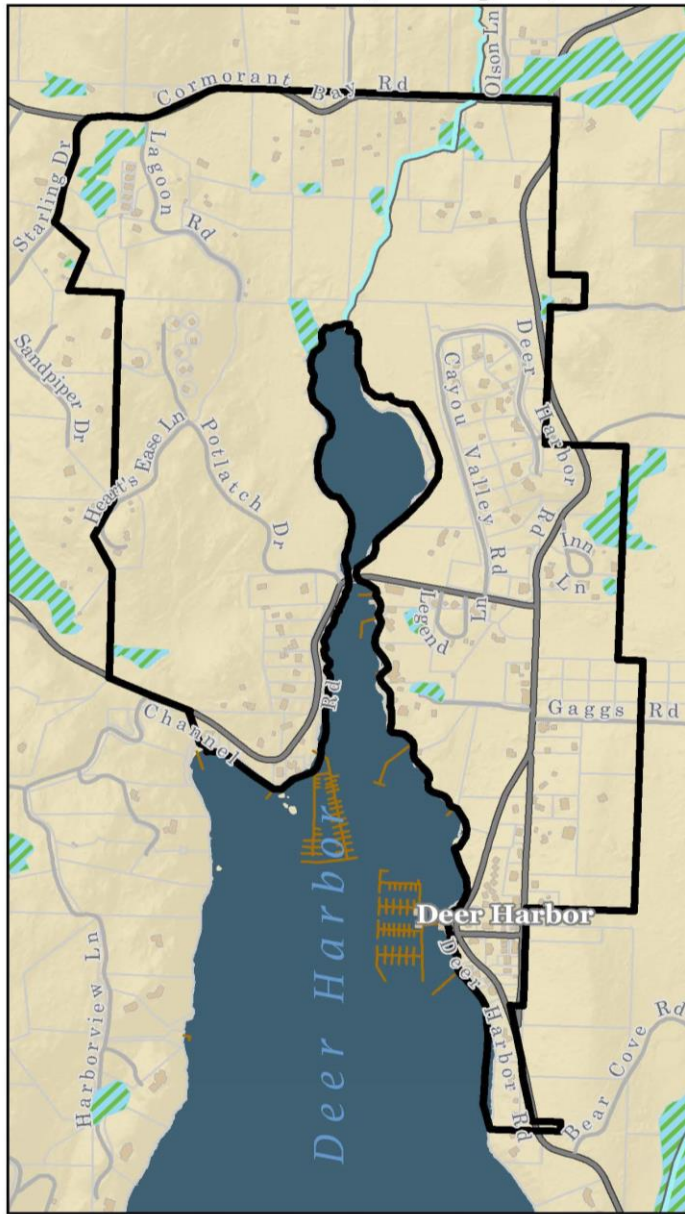


- | | | | |
|---------------------------------------|-------------------------------------|--------------------------------------|--|
| Residential Conservancy (LS Easement) | Parcels | Priority Habitats and Species | |
| Activity Center Boundary | Potential Forage Fish Spawn Habitat | Habitat Type | |
| Drift Cells | Outline of Eelgrass Beds | BALD EAGLE | |
| Cell Type | Roads | CLIFFS/BLUFFS | |
| Left to Right | Crab Harvest Area | ESTURINE ZONE | |
| No Appreciable Drift | Resource Land Buffer | LAGOONS | |
| Right to Left | | WETLANDS | |
| | | WATER COURSES | |



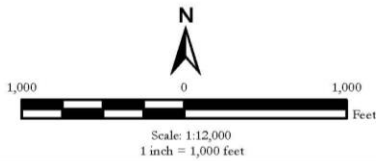
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Deer Harbor Wetlands and Hydrography



- Public Road
- Private Road
- Building
- Dock
- Parcel Boundary
- Deer Harbor Hamlet Boundary
- Stream (Wild Fish Conservancy)
- Possible Wetland

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Deer Harbor
Orcas Island
San Juan County, Washington

Figure
6

Drawn By:
Nick Pohl

Date:
08/14

Revised:
01/20

4. The Plan

The overall goal of ~~this~~ the Deer Harbor Hamlet plan is to preserve ~~intact such~~ significant natural areas and features ~~as are~~ necessary to protect the watersheds and maintain the water table, to conserve the forests, to check erosion, and to preserve areas of notable landscape interest and value while ~~providing for the identifying~~ location and supporting appropriate ~~continuation~~ of marine, residential, commercial, and light industrial uses.

Goals are general achievements that the community wishes to accomplish in the future. Goals provide overall guidance for developing ~~P~~ planning objectives.

Policies are specific and achievable projects in support of a goal.

Actions are task-oriented events that lead to implementation of the Plan goals and objectives.

4.1. Planning Goals, Policies and Actions

~~These objectives cannot be met within the boundaries of Deer Harbor Hamlet only. The Hamlet is located at a key point in its environment of watersheds and aquifers and marine areas and other ecosystems that extend well beyond its boundaries into the greater Deer Harbor area.~~

~~The character of the Deer Harbor Hamlet is defined in large part by its rural setting. For this reason, this Plan includes recommendations for actions within the greater Deer Harbor area.~~

1. The first goal of the Deer Harbor Hamlet Plan is to maintain the rural character and open space resources of the Hamlet ~~and its surrounding area~~. The rural character of the Deer Harbor area is defined as ~~having a~~ landscape dominated by pastoral, forested and natural areas interspersed with residences, small businesses, and farm structures.

Policy 1: Control the density, location and type of development in the Hamlet Commercial District, Hamlet Industrial Districts and the Hamlet Residential District.

~~Action a: Adopt the Plan designations and development standards in the Hamlet and then make any necessary changes to the San Juan County Comprehensive Plan and Unified Development Code.~~

Policy 2: Maintain the existing, relatively small, residential scale of structures.

~~Policy 3 2: Support the maintenance and development of rural small-scale industry, business, and agriculture in the greater Deer Harbor area.~~

~~Action a: Encourage landowner use of the public benefit rating system (PBRs) for scenic, agricultural and open space designations throughout the greater Deer Harbor area.~~

~~Action b: Encourage environmentally sensitive commercial ecotourism visitor services that place an emphasis on marine ecology, aquaculture, agriculture, forestry and ranching by including the activity as a permitted use within residential districts, on parcels of 20 acres as part of the Institutional Land Use section, 'Environmental, Agricultural, Marine, Forestry, Aquacultural Research and Education Facilities. (See Deer Harbor Development Regulations, Sections 10 and 14.)~~

2. The second goal of the Deer Harbor Hamlet Plan is to limit the locations of high density residential development in the Deer Harbor Hamlet.

~~Policy 1: Maintain the Deer Harbor Hamlet Residential designations as shown on the adopted land use Plan Figure 1, Deer Harbor Hamlet Land Use Plan to regulate location and density of residential uses.~~

~~Action a: Implement the adopted Hamlet Residential Development regulations for future residential development in the Hamlet.~~

~~Action b: Direct the Deer Harbor Plan Review Committee to develop a comprehensive design and architectural standards code that is acceptable to the Community for future adoption into the Hamlet Plan.~~

3. The third goal of the Deer Harbor Hamlet Plan is to encourage adherence to the architecture and design guidelines developed by the Deer Harbor Hamlet Review Committee.

Policy: Encourage potential homebuilders and land-owners to attend pre-application meetings.

Action a: Distribute the design guidelines to property owners.

~~34.~~ 4. The ~~third~~ fourth goal of the Deer Harbor Hamlet plan is to maintain the foster the creation of a Deer Harbor Plan Review Committee. ~~Deer Harbor Development Regulations Section 4 for the constitution of the Deer Harbor Plan Review Committee).~~

~~4-5.~~ 5. The ~~fourth~~ fifth goal of the Deer Harbor Hamlet Plan is to provide for adequate and safe circulation in the Hamlet, including pedestrian and bicycle circulation and a vehicular parking area within the community core for local and outer island residents' use.

~~Policy 1:~~ Policy 1: Adopt a map (Figure ~~3~~ 5) ~~detailing~~ establishing potential routes for improved pedestrian and bicycle circulation

~~Action a:~~ Action a: Adopt the following list as the priority for providing pedestrian and/or bicycle pathways:

- ~~1. Deer Harbor Road from Cormorant Bay Road to the public pathway loop created in the area of the new Deer Harbor Road bypass south of the Hamlet~~ Channel Road to Jack and Jill Place road;
- ~~2. Channel Road from Deer Harbor Road to Spring Point Road;~~
- ~~3. Deer Harbor Road from Jack and Jill Place to the entrance of Four Winds Camp;~~
- ~~4. Upper Deer Harbor Road;~~
- ~~5. Jack and Jill Place;~~
- ~~6. Deer Harbor Road from Channel Road to Cormorant Bay Road; and~~
- ~~7. Other County roads where deemed necessary for public safety by the Department of pPublic wWorks department.~~

~~Policy 2:~~ Policy 2: The County recognizes the importance of walking trails and pathways and recommends that appropriate County Departments, Volunteer Citizen Groups assist in promoting and developing such pathways in the Deer Harbor Hamlet ~~community.~~

~~56.~~ 6. The ~~fifth~~ sixth goal of the Deer Harbor Hamlet Plan is to ensure the limited water resources of the Deer Harbor area

are sufficient to meet the goals for the area. The water demands should be monitored and be met through the judicious use of surface and ground water, and other alternative means.

Policy 1: Maintain an adequate supply of water resources is as necessary for the growth of the Hamlet.

Policy 2: Encourage the use of alternative water sources such as rain catchment and desalination where appropriate.

Action a: Prepare an analysis of existing and future water systems capacity to provide potable water and fire flows.

Action b: A preliminary study of water as a critical resource in Deer Harbor by County Health Department officials, a consulting Hydrogeologist, Orcas Island water system professionals and local property owners is necessary underway at this time. ~~Continuing studies will be necessary to gather sufficient data to effectively regulate substantial water use in the Hamlet.~~

~~67.~~ ~~Community Center District~~
 Goal: A The seventh goal of the Deer Harbor Hamlet Plan is to develop the necessary information to ensure the smooth creation of a Community Center district of uses and facilities needed to serve as the social and economic hub of community life. The Community Center should be developed under a coordinated plan that incorporates a specific list of preferred commercial and public uses, shared facilities such as public restrooms and parking, and shared open space. It should provide a strong, positive physical image as the center of Deer Harbor. It should emphasize uses where people meet to work, play and interact (~~See Deer Harbor Development Regulations Section 7~~).

~~Community Need: The need for a community center was one of the key motivators for public interest in planning for the Deer Harbor Hamlet. To the extent that it is possible, the development of new commercial activities in the Harbor must address the Community Center concept in their applications and show how their application will fit into the Community Center concept.~~

~~The Community Center is intended to provide a community core, or "town square," for Deer Harbor. It is intended to provide for the future development of needed uses that can share parking, open space, and other common facilities. The Community Center is intended to~~

~~incorporate limited retail uses, institutional uses, and a small park. Because of the small market area served by the Center, it is assumed that the Community Center would incorporate a primary commercial facility such as a store and/or lodge, and that this business might operate all or most of the commercial uses envisioned in the center.~~

The concept and need for a Community Center was an important component of the community-initiated *Deer Harbor Comprehensive Plan (1999)* which was submitted to the County by members of the community who had worked together to prepare it.

Policy: The DHHPRC shall support collection, collation and compilation of information appropriate to the creation of the Community Center.

Action a: ~~Establish~~ Maintain a the Community Center Overlay District that follows Deer Harbor road between the southern edge of the Deer Harbor Inn to the northern parcel of the Resort at Deer Harbor. (See ~~Deer Harbor Development Regulations, Sections 5 and 6.~~)

Action b: Continue to keep the Community Center Overlay District designation on the Community map.

8. The eighth goal of the Deer Harbor Hamlet Plan is to encourage responsible use and maintenance of water in the Hamlet and encourage the use of alternative water sources.

Policy: The use of alternative and innovative water sources such as rainwater catchment and desalination

4.2 Land Use Plan

Figure 1 of this Plan displays the land use designations established within the Deer Harbor Hamlet. ~~Table 2 on~~ The following pages describes the allowed land uses within each of the purposes of the four land use districts established by the Plan: –

1. Deer Harbor Hamlet Commercial (DHHC);
2. Deer Harbor Hamlet Industrial-A 1 (DHHI-A); and
3. Deer Harbor Hamlet Industrial-B 2 (DHHI-B); and
4. Deer Harbor Hamlet Residential (DHHR); (the Deer Harbor Development Regulations, Sections, 8, 9, 10 and 11.)

Light Industrial Land Uses:

There two locations of light industrial land uses in the Hamlet. (1) The one acre Deer Harbor Boat Works site east of the slough bridge on Channel Road combines both industrial and some commercial activities and is designated HI-A; (2) The 6.6 acre Connor/Cookston light industrial use site south of Cormorant Road in the northwest corner of the Hamlet is designated HI-B.

Goal: Recognize and regulate the light industrial land uses occurring within the Hamlet and allow for limited expansion to provide services for the community and for employment opportunities. Expansion shall be limited to similar and compatible activities that do not significantly impact water, sewerage, surface water drainage and traffic, (See Deer Harbor Development Standards, Sections 8, 9, 10, and 11 for development standards and uses in these districts).

Commercial Land Uses Designation:

There are ~~three~~ four dominant commercial establishments in the Hamlet, ~~but~~ and they have a substantial impact visually, economically and culturally upon the community.

The commercial establishments are:

- ~~(1.)~~ The Cayou Quay Marina;
- ~~(2.)~~ The Deer Harbor Bellport Marina and Resort;
3. The Resort at Deer Harbor; and
4. and ~~(3)~~ The Deer Harbor Inn.

The impact of the two marinas upon this waterfront ~~in~~ Hamlet can not be overstated. They marinas provide access to the water ~~for all purposes and are the home base for subsidiary businesses such as whale watching and kayak tours.~~ The Inn provides necessary accommodation and dining facilities for visitors, and the small gift shop fills a similar need. See Deer Harbor Development Standards, Sections 8, 9, 10, and 11 for development regulations and specific guidelines for existing commercial uses in Deer Harbor Hamlet.

Changes in ~~D~~ demand for these and additional commercial, industrial and public uses over the twenty-year (20) life of the Plan is ~~impossible to unpredictable.~~ Commercial activities in the Hamlet have changed over time, shifting focus from resource industries such as fishing and forestry to service and hospitality industries. ~~The Hamlet of Deer Harbor has seen a gradual shrinkage of most commercial and~~

~~industrial uses over the past sixty years. Where there were once two canneries there are now none. An automobile service station and at least two eating and/or drinking establishments have disappeared in the last ten years. In essence, † The Hamlet is a residential community with residual industrial and †tourist and water related tourist commercial activities.~~

The G goal of the Deer Harbor Hamlet Commercial land use designation is: to A allow the very limited expansion of existing commercial uses to provide for services needed by the community and its visitors.

Policy 1: Existing and established businesses, such as the Deer Harbor Resort and Deer Harbor Inn are ~~permitted~~ allowed in the Deer Harbor Hamlet Commercial District; however, an increase to the existing scale or scope of services is ~~allowable only under the conditional review provisions of the subject to the provisions in the UDC.~~ (See Deer Harbor Development Standards Sections 8).

Light industrial land use designations:

There are two light industrial land use designations in the Hamlet;

1. The one point four two two (1.422) acre Deer Harbor Boat Works site east of the Deer Harbor bridge on Channel Road. This site combines both industrial and commercial activities and is designated DHHI-A; and
2. The six point six (6.6) acre Connor/Cookston light industrial use site south of Cormorant Road in the northwest corner of the Hamlet is designated DHHI-B.

The goal of DHHI-A and DHHI-B is to recognize and regulate the light industrial land uses occurring within the Hamlet and allow limited expansion to provide services for the community and for employment opportunities. Expansion shall be limited to similar and compatible activities that do not significantly affect water, sewerage, surface water drainage and traffic.

Residential E land U uses designations:

The majority of the Deer Harbor Hamlet has an ~~underlying~~ land use designation of Deer Harbor Hamlet Residential (DHHR). Within the

~~DHHR area, residential uses are allowed permitted. In addition, limited commercial (such as bed and breakfast inns) and institutional uses are allowed permitted. (See Deer Harbor Development Standards Sections 8, 9, 10, and 11 for specific development standards and uses in these districts).~~

The goal for the Deer Harbor Hamlet residential land use designation is to protect the predominantly residential character of the rural Hamlet while providing a variety of residential living opportunities at different rural densities.

Residential Density

~~Figure 1 delineates establishes the residential density permitted in the Deer Harbor Hamlet. Most of the The majority of the Hamlet has a permitted density of one dwelling unit per two acres. In the core of the Hamlet, primarily in areas already developed or sub-divided for higher density, areas are attributed a given a permitted density of one unit per one-half acre. In addition, one accessory dwelling unit per residence is allowed.~~

Residential Density Bonus

~~In all areas in the Deer Harbor Hamlet designated with a residential density of one unit per two acres, a density bonus is available for construction of affordable housing units, up to a maximum density of one dwelling unit per half acre, as provided for in the Planned Unit Development standards in the UDC Unified Development Code (SJCC 18.60.220). A maximum of 25 percent of the dwelling units or up to 44 units are permitted within the boundary of the Deer Harbor Hamlet.~~

Background

~~There are 145 lots in Deer Harbor Hamlet, of which 134 appear to be buildable. The remainders are either remnants or reserved for some other purpose (wells, septic, etc.).~~

~~There are 80 dwelling units in the Hamlet, not including a relatively small number of accessory dwellings such as guesthouses and non-permitted residences of various descriptions. Within the existing planned residential density, there is the potential for 97 additional residences. Further, the plan would allow construction of a total of 44 affordable houses using the density bonus. Thus, the possible buildout given current density limitations totals 221 dwellings. It should be noted that development of some of the largest unbuilt lots in the Hamlet are restricted by various easements (around the estuary and~~

~~West of the DH Community Club) and could reduce the available housing units by about 19 units and approximately 6 affordable units.~~

~~A 2.2% per annum growth rate has been adopted by the County and will be maintained here to provide consistency. This rate applied to today's stock of 80 residences produces a total of 114 dwelling units in the year 2026. The land supply for the h Hamlet is sufficient for the planning period.~~

~~The G goal: of the Deer Harbor Hamlet Residential density bonus is F to manage the development of high-density residential development in the Deer Harbor Hamlet. Small areas of the Hamlet, primarily along Deer Harbor Road and in the subdivision between Deer Harbor Road and Cayou Valley Road, already have developed at a higher density of than 2 two units per acre. These areas have a residential density of two units per acre. This area and the area close to the center of the Hamlet are designated with a residential density of up to two dwelling units per acre. The remainder of the Hamlet area is designated with has a residential density of one dwelling unit per two acres, with an available density bonus of up to a density of two units per acre for projects that incorporate affordable housing.~~

~~Policy 1: Maintain the adopted bonus density overlay district for affordable housing in the Hamlet. The bonus density of up to an additional 25 percent of the existing and future dwelling units up to a maximum of 44 units is applicable Hamlet-wide on those parcels with a 2* density designation.~~

~~Action a: Establish a Maintain the Floating Zone with bonus density designations on the official map of Deer Harbor Hamlet for the Hamlet Residential 2*. (Deer Harbor Development Standards Section 9 for specific development standards).~~

~~Allowed Land Uses in Deer Harbor Hamlet
(See Deer Harbor Development Standards Section 10.)~~

~~4.3 Land Use District Development Standards~~

~~Recommended architectural and design standards~~

~~The goals of the recommended architectural and design standards are:~~

1. To inform potential homeowners and project developers of the Deer Harbor community architectural and design preferences.
2. To establish recommended architectural guidelines and site planning standards to ensure that new development projects harmonize with, reinforce, and strengthen the existing character and scale of Deer Harbor.
3. To maintain balance between historic contiguous open space and allow for future development.
4. To acknowledge that it is the desire of the community to maintain the existing character and scale of Deer Harbor; to recognize that, in the face of growth and development pressures, this requires making conscious choices with regard to preferred form, height, size, placement of buildings on lots, and exterior materials used in new developments within the Deer Harbor Hamlet.
5. To raise the level of probability that as Deer Harbor grows, new buildings, while each being different, will complement one another and blend together as parts of a harmonious whole.
6. To acknowledge that spaces around buildings contribute to the character and scale of the Hamlet and to recommend site-planning standards so that new development maintains and compliments the built environment of Deer Harbor Hamlet.
7. To recognize new growth pressures have fostered the need for public improvements in Deer Harbor Hamlet including increased public parking, pedestrian and bicycle pathways and to strive to maintain the existing character of the Hamlet while accommodating these new growth pressures.

4.4 Design Elements

1. The character and scale of Deer Harbor Hamlet can be defined by describing elements of the existing pattern. This then

becomes the basis for the recommended site planning and development standards in this section.

- a. Deer harbor Hamlet includes a number of buildings whose unadorned and rudimentary style mirrors the straightforward folk who built them, and is characteristic of the Hamlet as a whole.
- b. There are a number of recently constructed and remodeled buildings that strive to retain these same characteristics.
- c. The buildings in Deer Harbor Hamlet are often accompanied by pleasant and attractive open spaces visible from the roads.

4.5 Recommended architectural standards

1. The Deer Harbor Plan Review Committee is in favor of strict adherence to the existing San Juan County Codes and the Deer Harbor Hamlet development standards regarding building height, size, roof slope, lot placement, setbacks, lighting, noise, screening and signage contained in San Juan County Code.
2. Although not mandatory, the Deer Harbor Plan Review Committee recommends that all new construction be consistent with the following architectural design guidelines:
 - a. Preferred wall surfaces are shiplap horizontal siding, cedar shingles, vertical or horizontal tongue and groove siding, board and batten siding or rough-sawn textured panels with applied battens. Preferred colors are natural earth tones.
 - b. Preferred roof surfaces are cedar shakes, cedar shingles, composition shingles, or metal roofing. Preferred colors are natural earth tones.
 - c. It is preferred that expansion or alteration of existing structures complies with the architecture and recommendations in this subsection.

3. The Deer Harbor Plan Review Committee will be the primary forum for questions regarding the recommended architectural guidelines. Any questions may be brought to the DHHPRC during one of the regularly scheduled monthly meetings.

~~4.3 Land Use District Development Standards~~

~~(See Deer Harbor Development Standards Section 11 for specific development standards and uses in the Hamlet.)~~

~~Parking Area Dimension Standards~~

~~(See Deer Harbor Development Standards Section 13 for specific development standards.)~~

~~5. Definitions~~

~~Purpose: These definitions are solely to be used when examining proposed developments within the Deer Harbor Hamlet. (See Deer Harbor Development Standards Section 14.)~~

Attachment A

A Brief History of the Deer Harbor Plan

1. The Deer Harbor Hamlet Plan was developed following a substantial community effort to gather information and prepare policy recommendations. This community effort is reflected in the 1999 Deer Harbor Comprehensive Plan, which was prepared by members of the greater Deer Harbor community and revised in a number of community meetings in 1998 and 1999. The final version of the Deer Harbor Comprehensive Plan was presented to the San Juan County Board of County Commissioners in 1999 and was considered as part of the process to develop a compliant countywide Comprehensive Plan.
2. The community participated in a number of public meetings focused on the development of a Hamlet plan in 2001, 2002, 2003 and 2005.
3. In April 2006 a planning committee of nine members and three alternates was formed. This committee in accordance with a San Juan County public participation plan conducted a series of eighteen public meetings from April 18, 2006 to August 14, 2006. Numerous landowners were active participants in the Deer Harbor Hamlet activity center planning process during that time.
4. A public hearing on the plan developed by the 2006 planning committee was held in September 2006. Following public testimony, the Planning Commission recommended further public meetings to develop a plan that met with greater support within the community.
5. Altogether five further public meetings were held during the winter of 2006-2007.
6. The Planning Commission held a public hearing March 15, 2007. The hearing was continued to March 21, April 10, 20, and 26, 2007. The Planning Commission made findings and recommendations to approve with amendments.
7. San Juan County Council held a public hearing on June 26, 2007. The hearing was continued to July 9, 2007. Ordinance 26-2007 adopting a Deer Harbor Hamlet plan was approved on July 17, 2007.
8. The adopted plan was challenged to the Western Washington Growth Management Hearings board. The Western Washington Growth

Management Hearings Board directed the County to amend the adopted plan.

9. The Planning Commission held properly advertised public hearing on June 11, 2008 and took testimony on the proposed amendments to the Deer Harbor Plan. The Planning Commission recommended approval of the proposed ordinance.
10. The County Council held a properly advertised public hearing on July 22, 2008 to consider the proposed amendment to the definition of Environmental, Agricultural, Marine, Forestry, Aquacultural Research and Education Facilities in Deer Harbor Hamlet Residential. The proposed amendment was approved.

Table 3
Deer Harbor Ordinances

<u>Number/ Date</u>	<u>Title</u>	<u>Purpose</u>
<u>Ordinance 2-1998</u> <u>June, 1998</u>	<u>An ordinance adopting pursuant to the Growth Management Act (RCW 36.70A): A comprehensive plan; development regulations; shoreline master program and official maps; etc.</u>	<u>Adopted a new county comprehensive plan, new land use maps, and new unified development code.</u>
<u>Ordinance 11-2000</u> <u>October, 2000</u>	<u>An ordinance amending Ordinance 2-1998 and adopting amendments to the San Juan County Comprehensive Plan; development regulations and official maps; etc.</u>	<u>Following decisions of the Growth Management Hearings board, the ordinance amended the boundary of the Deer Harbor Hamlet activity center.</u>
<u>Ordinance 12-2005</u> <u>October, 2005</u>	<u>An ordinance to suspend for six months the acceptance of applications for building and land use permits in the Deer Harbor Activity Center</u>	<u>To establish a moratorium on building and land use permits in Deer Harbor.</u>

<p><u>Ordinance 17-2005</u> <u>December, 2005</u></p>	<p><u>Ordinance to suspend for six months the acceptance of applications for building and land use permits in the Deer Harbor Activity Center.</u></p>	<p><u>Amended the moratorium by clarifying regulations that would apply to repairing failing onsite sewage systems and certificates of water availability.</u></p>
<p><u>Ordinance 5-2006</u> <u>April, 2006</u></p>	<p><u>Ordinance to renew ordinance 12-2005 as amended by ordinance 17-2005 for a period of six months and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center.</u></p>	<p><u>Renewed moratorium.</u></p>
<p><u>Ordinance 21-2006</u> <u>December 2006</u></p>	<p><u>Ordinance to extend existing moratorium for Deer Harbor Hamlet for 90 Days and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center and make findings of fact in support thereof.</u></p>	<p><u>Renewed moratorium.</u></p>
<p><u>Ordinance 6-2007</u> <u>April 2007</u></p>	<p><u>Ordinance to extend existing moratorium for Deer Harbor Hamlet and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center and make findings of fact in support</u></p>	<p><u>Renewed moratorium for a further 60 days.</u></p>

	thereof.	
<u>Ordinance 15-2007</u> <u>June 2007</u>	<u>Ordinance to extend existing moratorium for Deer Harbor Hamlet and suspend the acceptance of applications for building and land use permits in the Deer Harbor Activity Center and make findings of fact in support thereof.</u>	<u>Renewed moratorium for a further 30 days. This enabled Council to complete deliberations and adopt the Deer Harbor Hamlet Plan.</u>
<u>Ordinance 26-2007</u> <u>July 2007</u>	<u>An ordinance approving the Deer Harbor Hamlet Plan and adopting amendments the San Juan County Official Land Use Map, making corrections to the shoreline master program map and repealing ordinance 15-2007.</u>	<u>Adopted the Deer Harbor Hamlet plan and established the development standards that apply in the Hamlet.</u>
<u>Ordinance 31-2008</u> <u>July 2008</u>	<u>An ordinance to amend ordinance 26-2007 regarding the definition of research and educational facilities in the Deer Harbor Hamlet to comply with orders of the Western Washington Growth Management Hearings Board</u>	<u>The adopted plan was challenged at the Western Washington Growth Board. The County amended the Deer Harbor Plan to comply with the direction Western Washington Growth Board's final decision and order.</u>
<u>Ordinance XX -2016</u>		

Appendix A

~~Community Center (HCC)~~

Establish a Community Center overlay district

~~The Community Center Development will require an approved Planned Unit Development application. The development standards below are advisory. When evaluating proposals for the Community Center Planned Unit Development, the administrator shall consider the complete application and the consistency of the proposal with intent and scope and scale of development standards for the Community Center Planned Unit Development.~~

~~(See Deer Harbor Development Standards Section 7.)~~

Appendix B

~~Existing Industrial and Commercial Land Uses~~

~~Expansion in the scale or scope of the existing allowable activities will be subject to a conditional review permit process. When evaluating proposals for the alteration, modification or expansion of an existing allowable use, the administrator shall consider the total impact of the use as well as the added impact of the incremental changes being proposed and the consistency of the changes being proposed with the applicable land use designation. Expansion of or changes to Non-Conforming activities is subject to the provisions of SJCC 18.40.310. Shoreline uses are subject to the provisions of the Shoreline Master Program SJCC 18.50 and San Juan County Comprehensive Plan Chapter 3. (See Deer Harbor Development Standards Sections 8, 9, 10, and 11 for specific development standards and uses in these districts.)~~

References

Many of the official documents and reports referenced in this Plan and below may be found on the San Juan County Community Development and Planning Department's web site at:

~~<http://www.co.san-juan.wa.us/Planning/index.html>~~

~~Deer Harbor Planning Committee, *Deer Harbor Hamlet Comprehensive Plan*, April 16, 1999.~~

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~~San Juan County Land Bank brochures and statements on conservation easements and gifts of land.~~

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~~Stephen J. Small, *Preserving Family Land: Essential Tax Strategies for the Landowner*, Landowner Planning Press, 1997.~~

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