

## Chapter 3

# LAND USE



Town view from University of Washington Labs

## INTRODUCTION

### *Purpose*

The Land Use Element of the Friday Harbor Comprehensive Plan has been developed in accordance with section 36.70A.070 of the Growth Management Act (GMA) to address land use issues in the Town of Friday Harbor and its Urban Growth Area. It represents the community's policy plan for growth during the next 20 years. The Land Use Element describes how the goals of the other plan elements will be implemented through land use policies and regulations. Thus, the Land Use Element provides an overall framework for the Comprehensive Plan.

The Land Use Element was also developed to be consistent with the Joint Planning Policy, and integrated with all other plan elements to ensure consistency throughout the Comprehensive Plan. The Land Use Element specifically considers management of the Urban Growth Area; population trends and projections; the distribution and location of land uses; the appropriate density and intensity of land uses given current trends and community goals; the protection of critical areas, natural

resources, water quality and open space; and preservation of cultural and historic resources.

### *Land Use Issues*

During the last three decades, San Juan County experienced one of the highest rates of population growth in the state of Washington. The County's population drastically increased during the 1970's, when 3,962 people became residents. Population growth declined a bit in the 1980's, as the population only increased by 1,895 people. The 1990's brought about high levels of growth again, with 3,965 more people choosing San Juan County as their home.

Specifically, on San Juan Island, the annual average rate of growth from 1960 to 1990 was 4.46%. The Town of Friday Harbor's growth rate was somewhat less, ranging from 2.73% to 3.3% between 1960 to 1990. From 1990 to 1995, the Town's growth rate averaged 3.94% and from 1995 to 2001 the Town experienced a drop in its growth rate to the average of 1.4%.

Friday Harbor is the transportation gateway and center of commerce for San Juan Island. Within its limits are the ferry terminal and the majority of businesses, government agencies, and community organizations serving the entire island population. In addition to this year-round role, the Town and the island are destinations for seasonal residents and visitors. Seasonal visitation is expanding and difficult to predict.

These characteristics and trends are having a profound effect on the Town's land use pattern, transportation network, and capital facilities. Several recent droughts have exacerbated an already limited Town water supply and resulted in emergency conservation measures in 1994. The wastewater treatment facility, which used to

be out of compliance during the peak summer months, has required costly upgrades. Billing rates for both water and sewer have increased significantly. The Town's roadway system is plagued with heavy vehicle and pedestrian traffic during unloading of ferries. Because a majority of those who place demands on the Town's infrastructure are visitors or residents who live outside of Town, the existing tax base is not large enough to adequately fund necessary municipal services.

Housing characteristics also reflect these trends. The median household income in Friday Harbor is significantly lower than San Juan County as a whole. Household sizes are also smaller.



New Housing at Gateway Development

The Town of Friday Harbor is currently not constrained by the availability of land for new development. However, the community is concerned about the Town's ability to pay for needed infrastructure and the ability of its residents to pay for those improvements. It is also concerned with the diminishing affordability of housing on both San Juan Island and in Friday Harbor. Careful integration of the Land Use, Transportation, Capital Facilities and Housing elements will be essential to address these concerns and achieving the community's goals as articulated in the Vision Statement.

## URBAN GROWTH



View from approaching ferry

### *Introduction*

The boundaries of Friday Harbor's Urban Growth Area (UGA) are shown in FIGURE 3-1. The UGA boundary includes lands within the existing corporate limits of Friday Harbor and those lands that the Town expects to provide with urban services during the 20-year planning period. The shape of the boundary was based primarily on the Town's recommended 20-year population growth rate, existing patterns of development, and the ability of the Town to provide timely and adequate capital facilities and services. Other considerations included the protection of critical areas, and in providing an adequate supply of land to maintain housing affordability.

### *Goals*

**UGA-1** Eliminate the inappropriate conversion of undeveloped land into sprawling, low-density development.

**UGA-2** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

**UGA-3** Preserve the compact, pedestrian character of Friday Harbor.

**UGA-4** Work with San Juan County in order to provide an orderly transition land use zone from Town to County around the perimeter of the Town of Friday Harbor.

**UGA-5** Identify areas where future growth can occur and provide appropriate zoning in order to control sprawl.



Community Theater

**UGA-6** Coordinate efforts with San Juan County to control sprawl in the designation of the Friday Harbor Urban Growth Area, and the management of development within that area.

**UGA-7** Accommodate future growth through increased intensities and densities in some areas as a trade-off for low density development in others.

**UGA-8** Provide a pleasant residential environment for the people of Friday Harbor.

**UGA-9** Ensure sufficient land is provided for facilities such as parks, schools, water, wastewater, and transportation to meet current demand and the demands of growth based on the Town's adopted growth rate.

**UGA-10** Promote the availability of affordable land to serve the needs of the community.

**UGA-11** Preserve the village character of the Friday Harbor community.

**UGA-12** Use development regulations and permit conditions to minimize land use conflicts within the Town's UGA.

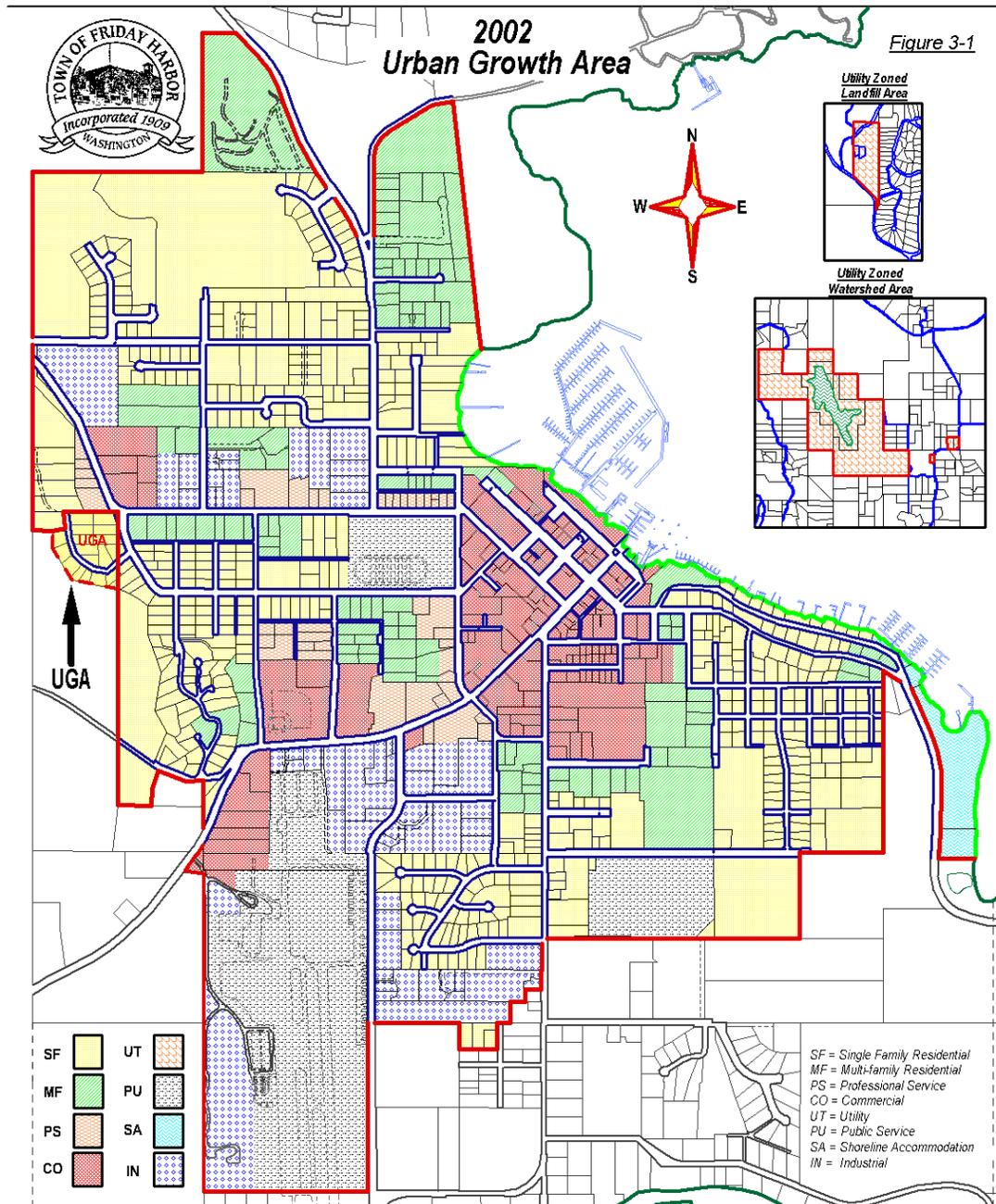
**UGA-13** Maintain the character of the Town by protecting historic and cultural resources in a manner consistent with the Town's vision statement.

**UGA-14** Direct growth within the UGA in a manner that implements Friday Harbor's vision statement and minimizes impacts to Town residents and landowners.



Aerial view of Friday Harbor

FIGURE 3-1  
Friday Harbor Urban Growth Area



### *General Policies*

**UGA-15** If Town growth continues and annexation is requested, the area to be annexed should conform to the land use pattern of the Town.

**UGA-16** Minimize land use conflicts in the Friday Harbor Urban Growth Area through the use of appropriate buffering, and by ensuring compatibility among residential, commercial, and industrial land uses.

**UGA-17** Residential densities should be achieved through a variety of means including, but not limited to, minimum lot sizes, and encouraging a variety of housing types.

### *Urban Growth Area Policies*

**UGA-18** The boundaries of the Friday Harbor Urban Growth Area should reflect the abilities of the Town and other service purveyors to provide urban levels of facilities and services during the 20-year planning period.

**UGA-19** Within the Friday Harbor Urban Growth Area, long range growth management planning should be conducted in accordance with the Friday Harbor Urban Growth Area Management Agreement (see appendix), and ongoing review and approval of land use and development permits should be consistent with development regulations contained in the Friday Harbor Municipal Code.

**UGA-20** Within any additional Urban Growth Areas on San Juan Island, the County should provide for and finance all necessary urban capital facilities and services, and coordinate with the Town

activities related to long range growth management planning, and review and approval of all land use and development permits.



Friday Harbor Grocery before fire of May 9, 2002

## POPULATION AND LAND SUPPLY

### *Introduction*

GMA requires that Friday Harbor's Urban Growth Area be of sufficient size to accommodate urban growth which is expected over the next 20 years. Population data is a vital tool in the GMA planning process. Characteristics of population such as size, distribution, density and rate of growth have a profound effect on housing availability, the demand for public services and facilities, roads and transportation, and economic growth. Decisions and assumptions regarding future population have a significant effect on the size of Friday Harbor's urban growth area, and the

amount of land required to accommodate future residential, commercial and industrial development.

The Friday Harbor Planning Commission and Town Council reviewed and discussed the population trends for San Juan County, San Juan Island, and the Town of Friday Harbor, as well as projections prepared by OFM and other agencies. As a result of their joint deliberations, the Planning Commission and Town Council agreed on an average annual population growth rate of 1.7% for the purpose of the Friday Harbor Comprehensive Plan.

### *Population Projections*

Based on the 1.7% annual rate of growth, population in the Town and the Friday Harbor UGA, is projected to increase from 2,236 in 2006 to 3,126 in 2027. Specifically, the Town's population is projected to increase from 2,210 in 2006 to 3,086 in 2027 and the Urban Growth Area's population is projected to increase from an estimated 26 in 2001 to 40 in 2022.

### *Policies*

**PLS-1** The Friday Harbor Urban Growth Area should be able to accommodate an average annual population increase of 1.7% for the next 20 years, from 2,046 in 2001 to a population of 2,745 in 2022.

**PLS-2** In order to minimize restrictions on the supply of urban land and offset rising housing costs, the Friday Harbor Urban Growth Area should be able to accommodate growth which is 20% greater than projected, or an estimated 20-year population increase of 699.

**PLS-3** Planning, design and financing of public capital facilities and services within the Friday Harbor Urban Growth Area,

including roads, water, sewer, and drainage, should be undertaken cooperatively by Friday Harbor and San Juan County in accordance with the Friday Harbor Urban Growth Area Management Agreement (see appendix).

**PLS-4** Friday Harbor should revise its plans for capital facilities and services every five years to reflect recent trends in annual population growth and revised population projections.

## **LAND USE DESIGNATIONS**

### *Introduction*

The Land Use Element establishes Town policy to guide growth and development in Friday Harbor. This element and its Land Use Map establishes the following Comprehensive Plan land use categories:

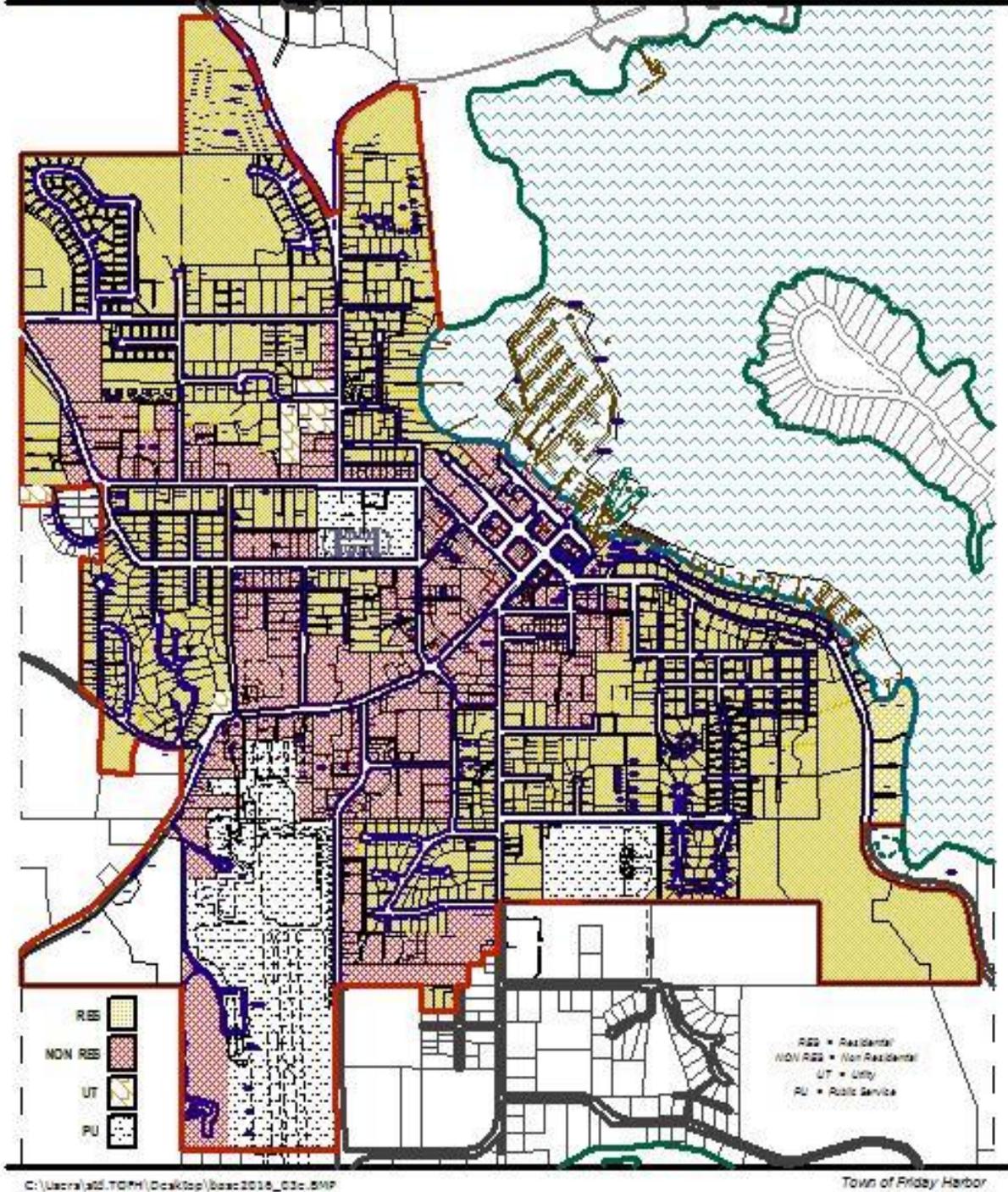
Residential  
Non Residential  
Public Service  
Utility

These land use designations are described below and are incorporated in the Comprehensive Plan Land Use Map (FIGURE 3-2).

FIGURE 3-2  
Comprehensive Plan Land Use Map

Figure 3.2 - Comp Plan Amended Land Use Map - 09/01/16

004/16/00



## RESIDENTIAL DEVELOPMENT



Established housing

### *Introduction*

The following policies apply to uses in the SINGLE FAMILY RESIDENTIAL and MULTI-FAMILY RESIDENTIAL designations.



View toward Harrison & B Streets

### *Policies*

**RES-1** Friday Harbor should allow a range of residential lot sizes, housing development types, and densities to meet the needs of a diverse population and provide affordable housing choices for all income levels.

**RES-2** Friday Harbor should allow a range of residential living environments including housing for special populations, independent living, assisted living, and congregate care facilities as single uses or within mixed-use developments.

**RES-3** In order to encourage the protection of existing residential neighborhoods, Friday Harbor should discourage the conversion of residential uses to non-residential uses in areas designated for residential uses.

**RES-4** Allow the development of housing for a wide variety of income groups in downtown Friday Harbor.

**RES-5** Allow ancillary residential use in well designed, mixed commercial developments within the downtown, near the ferry terminal, and other locations where a mix of uses will promote a more efficient use of land, minimize the use of automobiles, and be compatible with surrounding neighborhoods.

**RES-6** Off-street parking should be provided for multi-family residential development and designed to minimize visual impact.

**RES-7** New residential buildings should be sited in a manner that preserves significant views and designed so that they complement, rather than dominate, the natural landscape.

**RES-8** Multi-Family Zone should be used as a buffer between Professional Service Zone and Single Family Zone as a protection to the Single Family Zone from commercial activity.

## COMMERCIAL DEVELOPMENT

### *Introduction*

The commercial policies of the Comprehensive Plan must provide for sufficient land and promote flexibility in

commercial development standards in order to meet the retail and service needs, and economic development goals, of the Friday Harbor community.

The following policies apply to uses in the **PROFESSIONAL SERVICE** designation.

#### *Policies*

**PFS-1** Professional Service zones should be established in order to meet the needs of business and the public in a convenient setting.

**PFS-2** Professional Service developments should be designed to promote easy access for residents of surrounding neighborhoods, pedestrians, public transit, and the physically challenged.

**PFS-3** New buildings in professional service areas should be sited in a manner that preserves significant views and public view corridors.

**PFS-4** Professional Service development should be compatible with surrounding Multi-Family Zone, in order to minimize the impacts on all residential zoning that may be nearby.



San Juan Island Library



Movie Theater

The following policies apply to uses in the **COMMERCIAL** designation.

#### *Policies*

**COM-1** Commercial zones should be established in order to meet the needs of business and the public in a convenient setting.

**COM-2** Commercial developments should be designed to promote easy access for residents of surrounding neighborhoods, pedestrians, public transit, and the physically challenged.

**COM-3** Promote the use of ground floor street front space for retail purposes.

**COM-4** New buildings in commercial areas should be sited in a manner that preserves significant views and public view corridors.

**COM-5** New commercial development should comply with the Town's Street and Storm Drainage Standards and the Town's utility standards.

## DOWNTOWN CORE

### *Introduction*

The goals and policies for downtown Friday Harbor are intended to promote the downtown's role as the commercial, civic and cultural center of Friday Harbor and San Juan Island. That vision includes preserving the downtown's "small town" character, and offering a full range of personalized commercial and public services in an attractive and convenient pedestrian-oriented environment.



Garden Path Restaurant

### *Goals*

**DTN-1** Encourage the downtown's role as the center of Friday Harbor's commercial, civic and cultural activities.

**DTN-2** Develop downtown with adequate public parking and a circulation system that focuses on pedestrian as well as vehicular movement.

**DTN-3** Preserve the downtown's small town character.

**DTN-4** Enhance the identity of the downtown through unified urban design, landscaping and other measures.

### *Policies*

**DTN-7** To provide convenience to customers and businesses as well as economical utility services, the commercial zone should include the present downtown business area. Adjacent area development should be encouraged. Isolated business districts should be discouraged.

**DTN-8** New development and redevelopment in the downtown should be designed to improve pedestrian linkages within the downtown, and between downtown uses and the rest of the Friday Harbor community.

**DTN-9** New development and redevelopment in the downtown should include unified landscape and streetscape improvements.

**DTN-10** New development and redevelopment in the downtown should be designed to use and preserve inventoried and listed historic resources.

**DTN-11** Promote the use of ground floor street front space for retail purposes.

**DTN-12** Mixed-use residential/commercial uses should be encouraged in the downtown.



Tourist related business downtown

**DTN-13** Promote the use of public/private partnerships in projects, where appropriate which facilitate commercial vitalization of the downtown. Examples include parking, landscaping, street furniture, and other pedestrian improvements.

**DTN-14** The Town and Port of Friday Harbor should work together on projects that facilitate commercial revitalization of the downtown waterfront area.

**DTN-15** New commercial development in downtown Friday Harbor should comply with the Town's Street and Storm Drainage Standards and the Town's utility standards.

## PUBLIC SERVICE DEVELOPMENT

### *Introduction*

The Comprehensive Plan must identify sufficient land to provide for the public school and public airport needs of the Friday Harbor community. Currently there are 24.1 acres of land being used by public schools and 65.9 acres of land being used by public airports. Under the Comprehensive Plan, the amount of land utilized by public schools is not projected to increase, based on

the public schools master plan, during the planning period. The amount of land being used by public airports is not expected to expand during the planning period.



Friday Harbor Airport

The following policies apply to uses in the PUBLIC SERVICE designation.

### *Goals*

**PS-1** Ensure that land is available for the siting of public school facilities.

**PS-2** Ensure that public school facilities are used to maximum advantage by the Friday Harbor community as a whole.

**PS-3** Ensure that the quality of life of neighboring areas is not diminished by the siting of public schools or public airports. Including access to facilities that are constructed and designed for safe ingress and egress, per Town's specifications, and

that do not disrupt established neighborhoods.

**PS-4** Protect public schools from incompatible development in the vicinity.

**PS-5** Protect public airports from encroachment by incompatible development or uses.

#### *Policies*

**PS-6** Friday Harbor should allow the establishment of a Public Service designation.

**PS-7** Uses in the PUBLIC SERVICE designation should include, but not limited to, public schools; playgrounds and parking lots related to public schools; the existing public airport; aviation related uses directly connected to the existing public airport.

**PS-8** Adopt standards that require careful siting and design of uses to reduce impacts to surrounding areas, including requirements for off-premise roads and other access routes that lead to any PUBLIC SERVICE development or facility.

**PS-9** Development in PUBLIC SERVICE designations should comply with the Town's Street and Storm Drainage Standards and the Town's utility standards.

**PS-10** Development regulations and permit conditions should be used to ensure compatibility between, and minimize impacts of, PUBLIC SERVICE uses and uses on adjacent property.

## **INDUSTRIAL DEVELOPMENT**

### *Introduction*

The Comprehensive Plan must identify sufficient land to provide for the industrial employment needs of the Friday Harbor community. The Town believes that broadening the local employment base by attracting new light industrial or office businesses is important to achieve its long-term economic development objectives.

The following policies apply to uses in the INDUSTRIAL designations.

### *Goals*

**IND-1** Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries.

**IND-2** Preserve sustainable sport and commercial fishing, shellfish harvest and other aquaculture as an important part of the local economy.

### *Policies*

**IND-5** Friday Harbor should allow the establishment and/or expansion of industrial uses which strengthen and diversify the Friday Harbor economy.

**IND-6** Adopt standards to encourage careful siting and design of uses within industrial zones and to minimize impacts on more sensitive land uses in adjoining areas.

**IND-7** Development in INDUSTRIAL designations should comply with the Town's

Street and Storm Drainage Standards and the Town's utility standards.

**IND-8** The Town of Friday Harbor should coordinate with the Port of Friday Harbor to assist other public agencies needing additional space within INDUSTRIAL designations to develop facilities which have private leaseable space available, thereby offsetting the revenue impact to the Town.

## SHORELINE LAND USE



Marina

### *Introduction*

Friday Harbor has an adopted Shoreline Master Program (SMP). This Plan hereby references that document. The SMP establishes a priority for water dependent and water related use, and emphasizes increased opportunities for the public to enjoy the shoreline resource. The SMP designates four shoreline "environments." These use environments are applied to specific geographic areas of the Friday Harbor shoreline based upon existing characteristics and potential activities considered desirable by the Town. The shoreline environments include:

**Urban:** allows intensive and diverse water dependent and water related urban uses.

**Urban Residential:** provides for residential areas and other uses compatible with residential uses.

**Natural:** intended to preserve unusual and/or valuable resource systems.

**Aquatic:** intended to protect the quality and quantity of surface water, and preserve water areas for water dependent uses.



View looking northwest down Front Street

### *Goals*

**SLU-1** Assure protection of the unique character of Friday Harbor, as recognized and described in the Town's Comprehensive Plan, while providing for uses of the Local Shoreline which do not needlessly diminish the quality of the shoreline environment.

**SLU-2** Acknowledge the critical importance of a balanced and diversified local economy for the long-range well-being of Friday Harbor and the Island community, by evaluating proposals for economic development along the shoreline or over the water with regard to the degree to which physical and social qualities of the Town will be enhanced.

**SLU-3** Assure safe, convenient and diversified physical access for the public to the water and to and along the shoreline, and to assure that intrusions created by such public access will not endanger the quality of life or property of Town residents, or

have adverse effects on fragile natural features of the shoreline and water areas.

**SLU-4** Protect the economic base of Friday Harbor and the surrounding community by preserving, among other unique characteristics, the quality and scope of existing public shoreline views.

**SLU-5** Develop sure, safe, economical transportation systems which assure efficient movement of people, with minimum disruption of the shoreline environment and minimum conflict between different types of users.

**SLU-6** Encourage diverse, appropriate and adequate water-oriented recreational opportunities which are compatible with over-water or shoreline locations and natural site conditions.

**SLU-7** Assure preservation of scenic and nonrenewable natural resources and to assure conservation of renewable natural resources for the benefit of existing and future generations.

**SLU-8** Protect and/or restore Local Shoreline areas which have archaeological, historic, cultural, educational or scientific value.

**SLU-9** Ensure the opportunity for participation by Friday Harbor residents in the decision-making processes which affect shoreline character.

**SLU-10** Acknowledge the importance of a diversified local economy, for the Friday Harbor community, when evaluating shoreline proposals.



Ferry landing

**SLU-11** Encourage continued use of live-aboard vessels or houseboats as one of many viable options for affordable housing in Friday Harbor.

**SLU-12** Ensure safe, convenient and diversified access for the public to the water and the shoreline.

**SLU-13** Ensure that intrusions created by public access will not endanger the quality of life or property of Town residents.

**SLU-14** Ensure safe and economical transportation systems which minimize disruption of the shoreline environment.

**SLU-15** Encourage diverse water-oriented recreational opportunities which are compatible with over-water or shoreline environments.

**SLU-16** Ensure preservation of scenic and nonrenewable shoreline natural resources for the benefit of existing and future generations.

**SLU-17** Protect and/or restore shorelines which have archaeological, historic, cultural, educational or scientific value.

## OPEN SPACE AND RECREATION

### *Introduction*

GMA requires that the Land Use Element designate the general distribution, location and extent of a variety of land uses, including open space. Specifically, it should identify open space corridors which include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. The policies for open space and recreation are intended to enhance the sense of open space within the Friday Harbor area and the need to provide for public recreation facilities.

Open space in the Friday Harbor area has two components; natural areas and rural lands, and more formal developed parks and trails. A detailed discussion of park and recreation facilities is contained in Chapter 6 - CAPITAL FACILITIES ELEMENT. This section contains goals and policies for the natural and undeveloped areas of Friday Harbor's open space system.

The open space system includes marine shorelines, fields and pastures, agricultural lands, woodlands and hillsides. It also includes critical areas such as steep slopes, wetlands, and stream corridors where development will be constrained. Together, these elements contribute to a scenic character which is integral to the quality of life in the Friday Harbor area and a primary factor in the choice of most residents to live there.



Baseball field on Spring St.

### *Goals*

**OSR-1** Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

**OSR-2** Provide park and recreation areas as needed by the people.

**OSR-3** Provide for facilities where community activities and events can occur for the benefit of all Friday Harbor residents.

**OSR-4** Provide bicycle and pedestrian facilities.

**OSR-5** Provide parks and other public access areas on or near the Friday Harbor waterfront.

**OSR-6** Create and protect small parks and open spaces within the Town limits.

### *Policies*

**OSR-7** Within its budget resources, and in cooperation with the Port of Friday Harbor, the San Juan Island Park and Recreation District and San Juan County Parks Board, the Town should strive to acquire and develop parks and recreation areas to serve the needs of the Friday Harbor community.

**OSR-8** In conjunction with stated objectives in the San Juan Island Park and Recreation District's Comprehensive Park and Recreation Comprehensive Plan, and within its budget resources, the Town should:

- Promote the retention, conservation, and acquisition of open space and environmentally sensitive areas with unique or fragile features to maintain

scenic, educational, and natural resource values.

- Encourage volunteer citizen participation in the planning, design, development, and implementation of recreation lands, facilities, and programs.
- Strive for the most efficient use of public and private funds to ensure appropriate development, maintenance, and operation of public parks and recreation facilities and programs.
- Encourage recreation programs that address the needs of a diverse population through coordination and sharing of resources among existing providers and by sponsoring new programs.
- Improve existing parks to meet current and projected demand.
- Encourage the development and maintenance of attractive areas that enhance the beautification of the Friday Harbor community.

**OSR-11** The Town should continue to require protection of the open spaces provided by environmentally sensitive areas within new developments.

**OSR-12** The Town should encourage developers to incorporate public open space and recreation facilities within development proposals.

**OSR-13** The Town should encourage the use of excess rights-of-way, road ends and similar areas for open space or recreation purposes.

**OSR-14** The Town and Port of Friday Harbor should coordinate their efforts to

improve recreational access to saltwater shorelines.

**OSR-15** The Town should coordinate its efforts with the San Juan Island School District, San Juan County and the San Juan Island Park and Recreation District to establish agreed levels of service for park and recreation facilities.

## ENVIRONMENT

### *Introduction*

GMA requires the protection of "critical areas" and other environmentally sensitive areas. Critical areas, as defined in GMA, include wetlands, aquifer recharge areas, fish and wildlife habitat, flood hazard areas, and geologically hazardous areas.

### **Geologically Hazardous Areas**

These include areas susceptible to landslide, erosion, earthquake or other geological events. Because of their susceptibility, these areas may not be suitable for new development. In many cases, hazards can be reduced or mitigated by engineering, design or modified construction practices.

### **Wetlands**

Wetlands are natural ecosystems that serve a number of important beneficial functions. They assist in reducing erosion, siltation, flooding, and ground and surface water pollution. Wetlands provide habitat for wildlife, plants, and fisheries. They may also assist in recharging groundwater supplies. In addition, wetlands provide opportunities for recreation and education.



Daffodils in tree trunk

### Habitat

San Juan County and the Friday Harbor area contain an abundance of marine, freshwater and upland habitat for fish and wildlife. Preservation of fish and wildlife habitat is critical to protecting suitable environments for animal species, and in providing an important part of the local quality of life for Friday Harbor residents and visitors. Fish and wildlife habitat includes five categories:

- Upland Category I include areas having a primary association with Bald Eagles which are protected under the Washington State Bald Eagle Protection Rules.
- Upland Category II includes Priority Habitat for threatened or endangered species and habitat areas for rare plant species and plant communities.
- Upland Category III includes habitat areas which are not based on use by a specific species but are protected by virtue of their conservation ownership or management status:
- Category IV - Freshwater Habitat includes streams and riparian areas, and lakes or ponds 20 acres or larger.

- Category V - Marine Habitat includes kelp and eelgrass beds, priority shellfish areas, and smelt spawning areas.

### Aquifer Recharge Areas

Groundwater is contained in underground layers of porous rock or soil called aquifers. Water stored in aquifers reaches the ground surface through springs, wells, or by seepage into surface water features, including wetlands. Aquifers are replenished (recharged) from the ground surface by seepage from surface water bodies (streams, lakes, wetlands), and precipitation that percolates through soil or rock.

The State of Washington's definition of aquifer recharge areas for GMA planning purposes focuses on existing areas of supply which are vulnerable to contamination: *Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water.*

### Flood Hazard Areas

Flood hazard areas are lands subject to a one percent or greater chance of flooding in any given year. In the Friday Harbor area they include areas identified as potential or historic flood areas in the Department of Ecology's Coastal Zone Atlas or areas identified as "Zone A" flood areas on the National Flood Insurance Program Flood Insurance Rate Maps for San Juan County.

Flooding of marine shorelines is caused by a number of factors which can occur individually or in combination. They include extreme high tides, waves generated by winds, tsunamis of distant origin, and locally generated seismic waves or boils. By far the most common form of coastal flooding in Washington, and San Juan County, is by wind-driven waves superimposed on extreme high tides.

### Water Quality and Runoff

In addition to the protection of Critical Areas, GMA also requires the Land Use Element to include policies that address water quality and runoff. Urban development often results in the clearing of vegetated areas; increases in impervious surfaces and resulting runoff; increased soil erosion and sedimentation during and after clearing; encroachment into streams and wetlands; alteration of stream courses; and loss of habitat. All of these activities result in nonpoint pollution of surface waters. Increased runoff may also increase the incidence of downstream flooding and erosion.

#### Goals

**ENV-1** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

**ENV-2** Protect Friday Harbor's rural and marine character, clean air, and clean water.

**ENV-3** Work with state and regional agencies for enforcement of air pollution regulations.



Quiet morning in Friday Harbor

**ENV-4** Maintain water quality through an adequate storm water management program and system.

**ENV-5** Preserve public views and vistas from the downtown to the harbor and other surrounding areas as an important part of the local quality of life.

**ENV-6** Preserve the close proximity of surrounding rural areas as an important element in the Town's character.

#### Policies

**ENV-7** New development should be required to protect and preserve critical areas.

**ENV-8** The Town should promote a land use pattern which will protect critical areas and minimize hazardous conditions.

**ENV-9** The Town should promote innovative design and planning which ensures protection of critical areas while allowing for reasonable use and development of property.

**ENV-10** The Town should adopt regulations to protect "critical areas" which provide for:

- Restrictions on clearing, grading and filling;
- Stormwater runoff controls;
- Construction practices that are compatible with environmental concerns;
- Sufficient buffers to sustain environmental functions; and
- Mitigation and/or restoration.

**ENV-11** Within potential aquifer recharge areas, the Town should identify and regulate land uses which could have a potential

significant impact on ground water quality and/or quantity.

## HISTORIC AND CULTURAL RESOURCES

### *Introduction*

Friday Harbor has a rich and diverse heritage dating back to the Town's founding in 1872. Numerous historic buildings and sites have been identified in the Friday Harbor area. Protection of these resources contributes to the character of the Town and maintains the community's links with the past. Additional economic benefits include enhanced property values, savings in structure replacement costs, tourism, and strengthened retail sales in commercial areas.

Historic properties are endangered by demolition, rehabilitation and remodeling that compromises authentic historic qualities, neglect, and destruction of historic context.

**Demolition** Demolition is the most serious threat to any historic property.

### **Rehabilitation and Remodeling**

Rehabilitation or remodeling often result in alterations that remove or destroy architectural features and details that determine historic character and authenticity. More often than not, they employ design features and materials that compromise a property's architectural and historic integrity.

**Neglect** Failure to provide on-going care, repair, and maintenance may result in the irretrievable loss of historic buildings.

**Destruction of Historic Context** The historic character of Friday Harbor has been eroded by construction of new buildings that are incompatible and/or out of scale with surrounding architecture and heritage. Additional impacts result from amenities such as street lighting, fencing, road repair and widening, and landscaping.

This Plan hereby references the documents that have been adopted or referenced by the Town of Friday Harbor concerning Historic Preservation. The documents are: the *Inventory of Historic Structures* and the *Historic Preservation Manual*.

### *Goals*

**HCR-1** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

**HCR-2** Preserve Friday Harbor's historic and cultural resources and the aspects that have helped to define its culture and heritage as sources of community pride, tradition, and legacy.

**HCR-3** Identify the historic structures and features in Friday Harbor and record their history.

**HCR-4** Celebrate Friday Harbor's heritage in festivals and other community events.

**HCR-5** Encourage land uses to retain or enhance the historic or scenic value of historic buildings, landmarks, or sites.

**HCR-6** Explore a variety of measures to preserve Friday Harbor's cultural heritage features.



San Juan Historical Museum

**HCR-12** The Town should continue to encourage developers to rehabilitate historic buildings with established incentives, as well as developing new incentives.

### *Policies*

**HCR-7** The Town should coordinate with San Juan County to identify historic and cultural sites, resources, buildings, and structures within the Urban Growth Area.

**HCR-8** The Town should continue its use of a Historic Preservation Review Board whose primary role is to review development projects and to prioritize, protect, and preserve historic and cultural resources.

**HCR-9** The Town should consider obtaining status as a Certified Local Government through the State Office of Archeology and Historic Preservation to enable it to obtain special grants, expertise, technical assistance and training from state and federal agencies and to participate in nominations to the National Register of Historic Places

**HCR-10** The Town should encourage the preservation of significant historical and cultural resources which contribute to community identity and character.

**HCR-11** The Town should encourage revitalization strategies for the downtown that recognize and capitalize on the historic traditions of Friday Harbor.