



**San Juan County
Community Development & Planning**

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DATE: JULY 9, 2009

MEMO

MEETING DATE: JULY 13, 2009

PURPOSE:

TO DISCUSS POTENTIAL DEVELOPMENT STANDARDS WITHIN THE COUNTRY CORNER COMMERCIAL LAMIRD

SUBJECT:

COMMERCIAL LAMIRD:

RCW 36.70A.070 (5) (d) (i) describes the authorized Limited Areas of More Intensive Development as "Rural development consisting of the infill, development, or redevelopment of existing *commercial*, industrial, residential, or mixed use areas, whether characterized as shoreline development, villages, hamlets, rural activity centers, or crossroads developments." The next section of the RCW (36.70A.070 (5) (d) i. A) states that "A commercial, industrial, residential, shoreline, or mixed use area shall be subject to the requirements of (d) (iv),¹ but shall not be subject to the requirements of (c) (ii) and (iii) of this subsection."²

Staff is recommending the creation of a Commercial LAMIRD that incorporates all those parcels that constituted the built commercial environment in 1990 at this location, (yellow area on Map 1). The built environment on the identified parcels meets the requirements of the GMA for a LAMIRD, the proposed boundary is logical and consistent with the GMA and the designation defines and limits the commercial neighborhood.

¹ Section (d) (iv) requires jurisdictions minimize and contain existing areas of more intensive development.

² Sections d (ii) and (iii) are the requirements for 'visual compatibility' and 'reducing the inappropriate conversion of undeveloped land into sprawling, low-density development and in the rural area.'

Table 1.

Commercial LAMIRD Parcels

PIN	Year Blt	FI 1	Deck	Bldg Area	Total	Acres	Comments
271352009000	1980 1988/	4046		4046		.74	Service Station Country Corner
271352007000	2004			11225		2.9	Mini mall
271352008000	1978	4046		4046		1.54	Am Leg Post
271352014000	1979	1428	289	1717		2.8	Retail/Processing
271350016000	1971	1582		116	1698	5.98	Barn/Storage
271352010000	1988	1600			1745	2.33	Quonset
						16.29	

A new zone, Country Corner Commercial, will be created to regulate development in the LAMIRD. Activities within the new zone will be based upon SJCC 18.30.030, Table 3.1 Allowable and Prohibited Uses in Activity Center Land Use Districts, existing uses and community input.

The designation of a Commercial LAMIRD provides a limited opportunity to increase the intensity of commercial development within its boundary, however, with the creation of locale specific development regulations, such as building footprint, height, setbacks, buffers etc, the offsite impacts of these commercial uses may be minimized.

DEVELOPMENT STANDARDS CURRENTLY IN PLACE

The table below details the development standards currently applicable specifically to the Service Park district. In addition to the standards detailed below, the Eastsound Subarea plan, 16.55.300 contains additional development regulations and standards. Staff suggests that when the discussion regarding allowable and prohibited uses is complete, the group should turn their attention to the question of development standards because the standards will effect the perception of the future development of the area.

Table 2.

Current Development Standards for Service Park					
Height	Setback	Lot Coverage ³	Open Space ⁴	Landscaping	Noise, Glare and Flashing Lights
32 ft	30 ft from ROW	25%	40%	Preserve natural features, 10 ft landscaped buffers ⁵ along public street frontage and between uses	Conditional uses are not permitted for the uninterrupted production of this within 200 ft of residence.
	10 ft from Property Lines				No Ground perceptible vibration may be caused (except motor vehicle operations)
					No uses may create smoke, gasses, dust etc
Within Service Park allowable uses need to have site plan approval when the total use area is between 4-10,000 square feet. Allowable uses become conditional uses when they exceed 10,000 square feet.					

Please see the table below for a comparison of Service Park development standards and the other Eastsound Zoning Districts.

³ Lot Coverage = total area covered by structures.

⁴ Open Space = area not occupied by buildings, driveways, parking.

⁵ Buffer should include evergreen trees.

Table 3

	Village Commercial	Village Residential	Service & Light Industrial	Eastsound Residential (4:acre, 2:acre, 1:acre, 1:5 acres, 4-12:acre)	Service Park	Marina	Airport use
Development Standards							
Building Height ⁱ	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft	Max 32 ft
Front Setback ⁱⁱ	30 ft to centerline of ROW	40 ft to centerline of ROW	40 ft to centerline of ROW	40 ft to centerline of ROW	30 ft of property lines abutting ROW	10 ft from Public ROW; 15 ft from 30 ft ROW	40 ft to centerline of ROW
Side & Rear Setback	Side min 5 ft ⁱⁱⁱ	Side Min of 5 ft ^{iv} Rear yards Min 20 ft ^v	Min 10 ft. ³	Side Min of 10 ft Rear yards Min 20 ft ³	Side and rear min 10 ft ³	Side and rear min 5 ft ^{3,4}	Side and rear min 10 ft ³
Outdoor Storage	Min 5 ft ^{vi}	Min 5 ft ^{vii}	Min 5 ft ⁷	Min 5 ft ⁷	Min 5 ft ⁷	Screened before Occupancy Permit Issued ^{viii}	Min 5 ft ⁶
Utilities	Underground	Underground	Underground	Underground	Underground	Underground	Underground
Open Space ^{ix} & Lot Coverage ^x	Buildings larger than 5,000 sq ft shall not exceed 65%. Min 10% open space. ^{xi}	Min 30% Open Space Max Lot Coverage 30%	Max Lot Coverage 60%	Min Open Space 30% Max Lot Coverage 30%		Min Open Space 30% Max Lot Coverage 30%	Max Floor Area Ratio 0.5
Landscaping	Screening required between residential and non residential uses.	Landscape buffers required for new, non residential development	Min 20 ft Landscaped buffers along frontage and between non residential and residential land uses	Buffers along frontage (except single family DUs), and property lines for Multifamily	Min 10 buffer along frontage, Screening between residential and non residential uses	Buffers along frontage (except single family DUs), and property lines between Non residential and	

						resident ial	
Parking		Driveway Width no more than 20 ft, only in front setback if screened					
Min Lot Size		7000 sq ft					
Mobile Homes		Skirting or decks in place before occupancy					
Required Clustering			20 or more units or 10 acres or more ^{xii}	5 or more units or 10 acres or more ¹²			
P*				Site Planning required to ensure that project will not preclude 4 units/acre			

Public Street Improvements:

The Eastsound Subarea Plan requires:

Property owners shall install, or agree to install at a future date under specific conditions, curbs, gutters, sidewalks and street trees when their property adjoining public streets is developed, when an existing use is substantially expanded, or when a change of use occurs or when improvements of a fair market value of at least \$25,000 are made to the property. The department of public works shall be responsible for establishing the grades at the street sufficient to determine the proper location of the improvements called for in this paragraph so that they will be in alignment with other future street improvements. If public works has not completed a design for the street or cannot furnish the necessary information, the improvements shall not be required until such time as public works has established the necessary grades and design standards for the required improvements. As a part of any agreement to install improvements at a future date the property owner shall agree to participate in a street improvement program for the entire street when it is implemented. (SJCC 16.55.130 C. 5.)

If an LAMIRD is established, then there is a question regarding the degree to which the Subarea's design standards should apply.

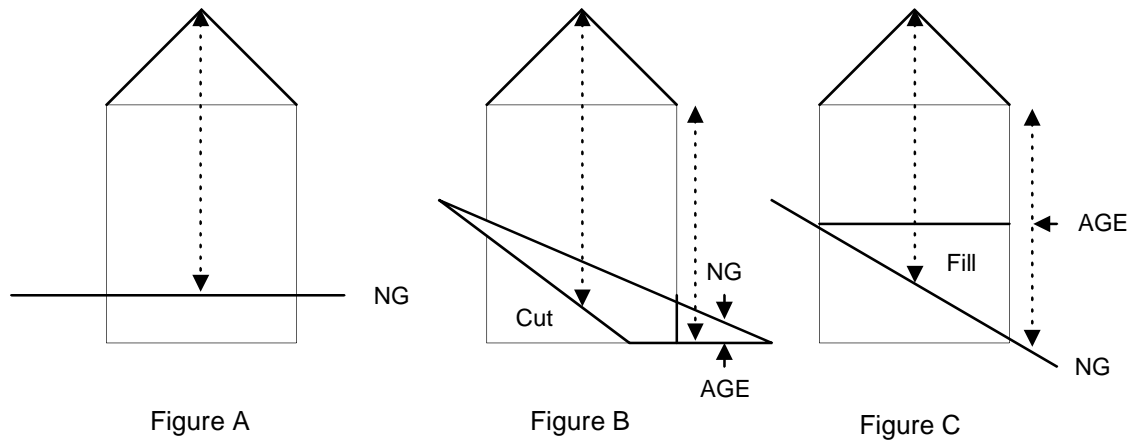
Proposed Height Measurement Method:

In other activity centers, a method for measuring the height of buildings that is different from the Unified Development Code has been adopted. Staff is recommending the adoption of the height measurement methodology shown below. The adoption of a single method for height measurement affects buildings within the shoreline zone more so than upland

construction, (currently the UDC allows two different methods for measuring the height of a shoreline building, the use of which is dependent on the proposed height of the building). The proposed height measurement below is intended to become uniform throughout the County in the future.

Building Height Measurement. No structure shall exceed 32 feet above grade, measured as described in the illustration below. Structure height limit measurement methods are as follows:

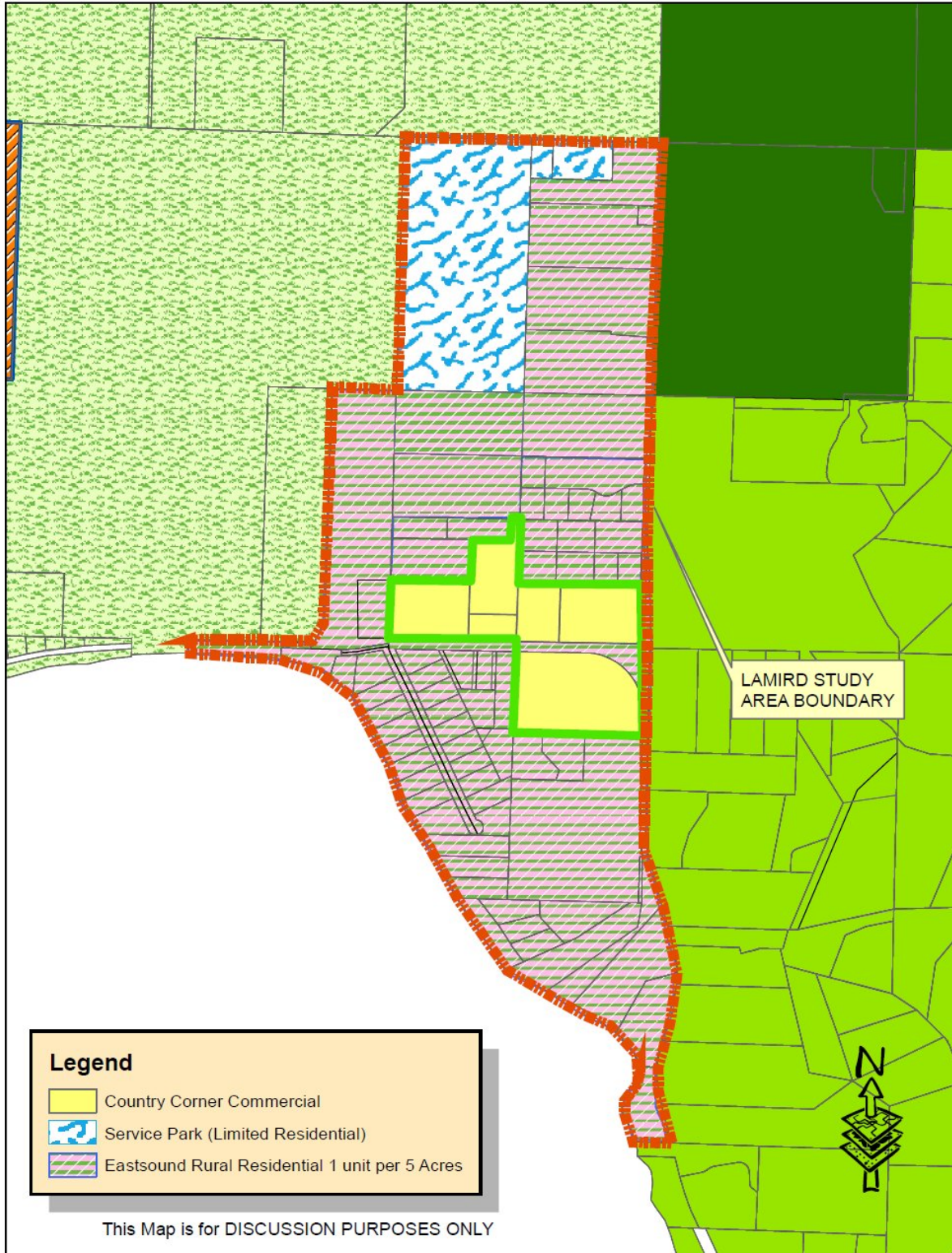
- a. Where the natural grade remains unchanged the structure height shall be measured as by a plumb line from every point on the roof to the natural grade (NG). Natural grade shall mean the existing grade prior to any human modification. See Figure A, below.
- b. Where the natural grade has been cut at any point around the structure footprint, the structure height shall be measured as by a plumb line from every point on the roof to the altered grade elevation (AGE). See Figure B, below.
- c. Where fill material has been added to the natural grade, the structure height shall be measured as by a plumb line from every point on the roof to the natural grade, regardless height of fill. See Figure C, below.



Storm water:

The San Juan County Comprehensive Plan Section B, Element 2 Land Use, 2.3.B Activity Centers, Policy 2.3.B. 12 states that, "In all activity centers storm drainage considerations should be addressed in the design of land development projects to control storm water runoff and erosion." Roughly translated, this means that, its County policy that storm water issues are meant to be addressed on a parcel by parcel basis within activity centers. The Long Range Drainage Plan for Eastsound Village Urban Growth Area, contains three distinct plans for addressing storm water issues in the LAMIRD Study Area in Ship's Bay, Montgomery Lane and Crescent Beach.

Commercial LAMIRD



ⁱ As measured from average grade to the highest point of the highest roof structure (excluding church spires if area at the base is no larger than 5% of the building floor area.)

ⁱⁱ Building setbacks from shorelines shall be subject to policies and regulations in Chapter 18.50 SJCC. And the SMP policies in Section B.3 of San Juan County Comprehensive Plan.

ⁱⁱⁱ Architectural appendages (i.e. roof overhangs, chimneys, bay windows and decks not over 30 inches above grade) may extend two feet into required yards.

^{iv} Aggregate width shall be at least 12 ft.

^v One story garages and storage sheds may be located not less than 3 ft from rear property lines.

^{vi} Any outdoor storage shall be screened from view from public roads, shoreline by fencing, vegetation or other means.

^{vii} Outdoor storage of recreational vehicles associated with residential use shall be screened from view of adjoining properties and from the shoreline by fencing, vegetation or other means. Other outdoor storage shall be screened from the public roads and from the shoreline. Any outdoor storage associated with a non residential use allowed in this district shall also be so screened before any occupancy permit is issued.

^{viii} Including dry boat storage.

^{ix} Area not occupied by buildings, parking or driveways. Open space shall be maintained in its natural condition or landscaped; applications for permits required by this plan or the SMP shall specify open space and identify existing or proposed landscaped features. Open space shall be provided in all new or expanded developments and shall be visible from public streets. Required open space shall be provided in a manner consistent with SJCC 16.55.300 (F) Landscaping.

^x Area covered by buildings.

^{xi} Percentage is exclusive of any street front pedestrian easement.

^{xii} A minimum of 30% of the site shall be maintained as open space. All cluster development to be connected to water and sewer systems. All projects developed in accordance with requirements shall be exempt for the Conditional Use permit requirements and will be processed under the site plan review procedures, unless other requirements of the SJC Land Division Ordinance, Chapter 18.70 also apply.