

**COUNTRY CORNER LAMIRD – MEETING #1
MEETING NOTES – JANUARY 26, 2009**

Attendees:

Shawn Alexander, Theron Soderlund, Meris Bartlett, Debra Guilford, Katie Curlett, John Curlett, Kyle Jepsen, Cari Darner, George White, David Mowrey, Harlow Carpenter, Drew Vandenberg, Stephen Guildford, Ginny Hawker, Dorothy Austin, Chris Butler, and Patty Miller.

Staff Present:

Colin Maycock, Senior Planner, San Juan County Community Development and Planning Dept.
Lynda Guernsey, DAII, San Juan County Community Development and Planning Dept.

Time and Location:

7:00 p.m. – 9:00 p.m.; District #2 Fire Station, 45 Lavender Lane, Orcas Island

Next Meeting(s):

February 9, 2009; 7 p.m. – 9 p.m.; District #2 Fire Station, 45 Lavender Lane, Orcas Island

Meeting:

Colin Maycock introduced himself and Lynda Guernsey to the public. He then went on to explain the hearings coming up before the County Council on January 27th and how they do or do not relate to the Country Corner LAMIRD study area. One of the hearings was in regards to rezoning the parcels outside the Eastsound UGA to Eastsound Rural Residential 1 in 5, and the other was to consider repealing Ordinance 3-2004 and consider an ordinance establishing a moratorium on subdivisions within the Country Corner LAMIRD.

There was discussion regarding meeting dates and times and it was by consensus to continue having meetings from 7 to 9 p.m. and for now, Mondays are good with most of the people.

Colin then followed the agenda by explaining:

1. What a LAMIRD is (RCW 26.70A.070 5 (d))
2. What future meetings will concentrate on: Land Uses, Zoning and Development Standards
 - i. Public Process elements: Public Meetings, Planning Commission Public Hearings and County Council Public Hearings
3. What the results of these meetings will be: Plan and Development Standards
4. Relationship of Plan with Shoreline Master Program

Public comment was taken and the following is a list of items that were brought forward:

- Shoreline vs. upland zoning on a particular property.
- How long will this process take?
- Where is the area that is affected?
- Is it a LAMIRD area or not and how was that decision made.
- Will other areas that are not LAMIRDs now, but have the same make-up as this one, be eligible to become a LAMIRD?
- How long will it take for the study being done regarding the boundary of this LAMIRD?
- What is the boundary process?
- There may be mapping errors.
- Copies of Ordinance 13-2005 will be made available to the group at the next meeting or it can be found on the County's website.
- In case of conflict, which plan would control, the Eastsound Subarea Plan or the LAMIRD plan?
- Sewer/Septic concerns relating to can you have both or will sewer hook up be mandated?
- Nitrate concerns in regards to water pollution.
- If Development standards and Design standards with in the LAMIRD are less restrictive than the Eastsound Subarea Plan, then the Eastsound Subarea Plan would prevail.
- Would like to see a look of cohesiveness and appeal in the community, no sprawl.
- Can Rural Residential be Rural Residential 1 and Rural Residential 2?
- November 1991 is when the County adopted the Growth Management Act and is the basis for how the LAMIRD boundaries will be decided, what was built or subdivided prior to that date. The boundary that is decided upon for the LAMIRD must be defensible by the County.

Work was done on the following agenda items:

1. Vision for the Future of Country Corner
 - i. 20 years from now:
 - a. How does it look? – Public comment:
 - Pleasant and attractive with old buildings (traditional style appearance).
 - Residential in Montgomery Land area. Circa Montgomery area: Clear distinction between residential and other uses.
 - Buffered Light Industrial zones.
 - Continued historic uses (past uses), accommodation for the future, adaptability.
 - Density Bonus for vegetation.
 - Tree retention/code.
 - Preserve vegetation.
 - No streetlights.
 - Neighborhoods quiet/density control.
 - b. What kinds of business are present? – Public comment:
 - Light Industrial – Nursery, Veterinarian, Lumber Yard, Storage.
 - Commercial/Businesses.

- Retail/Pottery Store/Art Gallery.
- c. Are there sidewalks? Paths? – Public comment:
- Formal sidewalk – Terrill Beach Road.
 - Path similar to N. Beach Road.
- d. How tall are the buildings? Where are they on their lots? – Public comment:
- No two story buildings – Height restriction.
 - View corridors.
 - No buildings more than 10 stories.
 - Provision for cluster housing.
- e. Anything else? – Public comment:
- Park.
 - Green space.
 - Recreational – public and private.
 - Underground utilities.
 - Infrastructure.
 - Utilities.

Public Comment

- What are Activity Centers – Hamlets, Villages, MPRs, etc.?
- I bought my property about many years ago with the intention of subdividing it later in life as a means of enhancing my retirement funds. Since then the regulations have changed and now my choices are more limited. I am concerned that the development of this plan will place further constraints on my ability to use my property as I wish to.

In closing, Colin stated that in the next two weeks he would be looking at the definitions of Hamlets and Villages and see which the LAMIRD might best fit in. For the next meeting he will have proposed boundaries for the LAMIRD and the justification for them, existing development within the LAMIRD and its history, and work with the group on setting zones.