

September 2010 CAO Workshops
Lopez Island
September 23, 2010

NOTES

Comments:

Non-conforming Use and Structures

- 24 months to replace may not be long enough – 24 months after approved?
- Disagreement that existing structures/uses can be phased out.
- Question whether elected representatives are appropriately representing public views.

Reasonable Use Exception (RUE)

- Concern about State requirements (*e.g.*, County code allows activities not allowed by State regulations).
- State doesn't have reasonable use exceptions – their requirements can be difficult to meet; causing problems for property owners.
- County staff should let people know about State and Federal requirements.
- County regs should be consistent with State and federal requirements.
- County staff should be trained on State and Federal requirements.
- Codes need to be clear.

Urban Growth Areas (UGA)

- How to balance less impervious surface with parking requirements?
- How do we define “less intensive use?”
- Encourage mitigation as a tool in urban areas.
- Consider larger UGA rather than intense development by critical areas.