

September 2010 CAO Workshops
Orcas Island
September 22, 2010

NOTES

Comments:

Non-conforming uses and structures

- If structure destroyed, rebuild using Low-Impact Development (LID) practices?
Could be adopted locally.
- In some cases, replacement of structures that are destroyed should be allowed.
- 24 months to replace might not be enough time.
- State shouldn't be involved in regulating non-conforming uses/structures.
- Adopt local provisions for shoreline non-conforming uses/structures.
- Use Conditional Use Permits (CUP) for replacement of structures.
- Better to be conforming than non-conforming.
- A structure with a variance is legal and conforming.
- Lack of enforcement is a problem (*e.g.*, docks built bigger than allowed).
- In 1998 people in rural areas lost density while those in UGAs did not. It's unfair to have two different sets of regulations – Critical Area regulations in UGAs should be the same as other areas.
- Why develop new regulations if we don't enforce the ones we already have?
- County staff needs to provide consistent answers to questions on building and land use codes.

Reasonable Use Exception (RUE)

- Existing provisions don't work for larger parcels.
- Land Bank purchase high value properties.
- People are using Boundary Line Modifications (BLM) to create small lots with critical areas and then requesting a reasonable use exception.
- Many lots in Urban Growth Areas (UGA) are nearly or totally covered with critical areas.
- RUE is one of several tools available to land owners.