

**ORCAS VILLAGE PLAN – MEETING #3
MEETING NOTES – SEPTEMBER 12, 2007**

Attendees:

Mamie Forbes, Francine Shaw, Annette Mazzarella, Guillermo Chocano, Patrick Kirby, Henry Parsons, Dick Griot, John Mazzarella, Barbara Brown, Dixie Walmsley, Elizabeth (sp? on last name), Dan Vekved, Claudia Bradley, Bob Gamble, Savvy Sanders, Clyde Teague, Phil Branch, Lisa Byers, Teresa Chocano, Barbara Jamieson, and Sean DeMeritt.

Staff and Consultant Present:

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

Time and Location:

5:08 p.m. – 6:50 p.m.; West Sound Community Club, Orcas Island

Next Meeting(s):

September 26, 2007, October 17, 2007, and October 29, 2007; 5 p.m. – 7 p.m.; West Sound Community Club, Orcas Island

Meeting:

Colin Maycock laid out that the day's discussion was going to center on Development Standards. He explained that that was the reason the audience had been divided into five different working tables. Whatever development standard did not have consensus, then each table would come up with a solution and present it to the group. The information derived from the exercise will hopefully help in coming up with something that the public can compromise on. He then went on to address the issue of traffic that had been of major concern at the previous meeting. Referencing the Orcas Village Traffic study, Colin explained the numbers currently effecting Orcas Road and that the road could have more capacity. He also presented information regarding traffic accidents on Orcas Road along the first half mile which could be attributed to the ferry. That number was five. In figuring out the amount of trips on that road, he came up with 13 million, thus it was five accidents in 13 million trips.

The public comment regarding the traffic information was:

1. How does that compare with other roads?

Colin – He didn't have that information but will try and get it.

2. Postmaster has to pull off the road as trucks cut over the centerline of the road due to width issues.

3. Congestion is still an issue.

Colin – Circulation of traffic may be an answer to these problems.

Colin then started the group into the discussion of development standards using the handout for the day titled Development Standards - Comparisons. He explained how the document was laid out, UDC (Unified Development Code) Village Regulations compared to Interim Regulations compared to Proposed Regulations, under columns for Village Residential (VR) and Village Commercial (VC). He went through the list of standards and then asked for public comment. It was noted that Colin had switched the numbers in between VR and VC and that those should be changed as they go through the document.

Public Comment:

1. Under Building Height, how is height measured?

Colin – Referred them to page 8 of the ordinance.

2. Under Lot Coverage in UDC Village 50%, how can they build 2000 sq. ft if split in half?

Colin – They can't, this is for small lots. Colin explained what the N.A. was for and what was meant by Floor Area.

3. I have no second story on my property, I don't have a 10 ft. setback, the 2000 sq. ft. is okay, and I'm already over 50%. It's impossible to do business with these regulations, they are unrealistic.

Colin – You have larger problem, a non-conforming use in the shoreline, any change you would need a permit for.

4. I am what I am unless I have a change in use. I do need a foundation.

Colin – It is an exhaustive permit process.

5. There are legal non-conforming uses.
6. What is the average height of buildings in Orcas Village now, because 2,000 sq. ft. per 2 acres, and 20 foot height is ridiculous. Very restrictive.

Colin – This proposed regulation was not of his doing but was part of past process in which a group had come up with this height.

7. No where else in the County is there this height limitation.

Colin – This restriction is only on Commercial, not on Residential.

8. Pictures of building heights might be a good idea. Explaining how building process works and how small 20 feet is. We need pictures.
9. Different building codes in each Activity Center?

Colin – Not different building codes, but how the buildings are placed on the lot.

10. Slat board siding only, no stone siding, is too restrictive.

Colin – That’s the reason for being divided into five tables this evening, to make proposals and present them to the whole group.

Development Standard Table Work.

1. Minimum Set Backs Front/Road – Consensus okay with 10 feet in both.

Colin explained footnote 15.

2. Rear and Side Set Backs – Consensus okay with 10 feet and 0 (5).

3. Building Height**

Public Comment:

1. Building heights different for each parcel?

Colin – Can get into legal issues.

2. Clarification.

Colin – Explained differences in code for the Shoreline Master Program and upland areas.

3. 20 feet is not about view or aesthetics?

Colin – No, it’s about traffic.

4. It is somewhat aesthetics.
5. Orcas Store is going up?

Colin – Not a whole floor up.

6. A second floor in a Commercial designation?

Colin – Yes, it is under the regulations in effect now.

7. 4x12 roof pitch makes for a short building, should have 22 to 24 foot building height.

**Consensus for a 30 foot height in Village Residential.

Table Work on Village Commercial Building Height.

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| Table 1. | 26 foot height, agrees with page 9 on roof pitch, new buildings should not block view of existing buildings. |
| Table 2. | No height proposal. Goals – 1. Pleasing visual on approach to ferry and looking at water. 2. No generation of more parking. 3. Commercial viability. 4. Desire for two stories. |
| Table 3. | 24 foot height if pitch stated holds up. |
| Table 4. | For undeveloped land, 30 foot height, 4x12 pitch, and two stories. |
| Table 5. | AGE length not greater than 20 foot – minimum, 4x12 to maximum 12x12 pitch, that allows for two stories. |

4. Building Coverage

Colin explained terminology.

Public Comment:

1. Includes roads?

Colin – No.

2. Should be consistent with UDC.

Colin – Then should use lot coverage that was decided on in previous years.

3. Confusion, perhaps go to lot coverage instead.

Colin – Clarification of numbers in UDC, Interim Regs, and Proposed Regs. Can just use building size.

5. Floor area of Nonresidential Structures

Table Work:

- Table 1. Commercial 3,000 sq. ft. footprint – 40% of existing. Residential 2,500 sq. ft. footprint – 40% of existing.
- Table 2. Adopting Deer Harbor building size in Commercial 3,000 sq. ft. and 5,000 sq. ft. Smaller Residential than Deer Harbor 3,500 sq. ft. Establish view corridors keeping in mind building size, and increase density in Commercial.
- Table 3. Residential 2,000 sq. ft. footprint, maximum 3,000 sq. ft. floor area. Commercial split on half 2,000 sq. ft. and the other half 2,000 sq. ft. footprint and 4,000 sq. ft. floor area.
- Table 4. Stick with 2,000 sq. ft. in Commercial
- Table 5. 2 people liked numbers for Deer Harbor in Residential, 3,000 sq. ft. footprint and 5,000 sq. ft. floor area in Commercial. 1 person was for 2,000 sq. ft. in Residential.

5. Minimum Required Open Space

Public Comment:

1. How does lot coverage different than open space?

Colin and public explained that in Open Space the driveway does not count, the parking lots do not count. There is no built on area.

2. 10% of lot open space – most restrictive.

**Consensus okay with 30% in Village Residential and 10% in Village Commercial.

6. Land Use Districts

Public Comment:

1. Does Residential allow for Bed and Breakfasts (B&Bs)?

Colin – No.

2. Where do B&Bs go?

Colin – In Commercial.

**Consensus okay with how table reads.

Land Use will be discussed at the next meeting, September 26, 2007. Density will also be discussed.