

**ORCAS VILLAGE PLAN – MEETING #6
MEETING NOTES – JANUARY 14, 2008**

Attendees:

Patrick Kirby, Mike Krieger, Francine Shaw, Dick Griot, Paula M. Capitano, Barbara Brown, Bob Gamble, Henry Parsons, Mamie Forbes, Maria Nutt, Lisa Byers, Jimmy Forbes, Pierrette Guimond, Annette Mozzarella, Edward A. LeCocq, Jr., Doug Tidwell, Liz Waterman, Margaret Jonas, Bill Thompson, Mike Jonas, Mike and Louellen McCoy, John Mozzarella, Claudia Bradley, Eleanor Peterson, Phil Weatherspoon.

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:

4:10 p.m. – 6:20 p.m.; Lundeen Room, Orcas Senior Center, Orcas Island

Next Meeting(s):

TBA

Meeting:

The public was given a few minutes to read over the comment letters that had been received to date.

Colin Maycock explained that the new handout for today's meeting, Sewer system, Height measurement, Transportation Zoning, Slips - Meeting #6 – January 14, 2008, is a summary of the items requested to be on the agenda for this meeting from last week.

The public comment discussion items were:

1. Moorage at Jacobson's
2. The following motion was made by Henry Parsons and seconded by Richard Griot:
Motion to prohibit new commercial docks or moorage, in Orcas Village Plan.

“Table 3. Permitted and Prohibited Land Uses, as set forth in the Ordinance adopting land use and development regulations implementing the Orcas Village Plan, shall have Notes #10 (a footnote to Table 3) amended to read: ‘For the purposes of this table, the unnamed commercial uses include, without limitation, commercial aquaculture and commercial and industrial docks and marinas. New moorage facilities are prohibited. The existing Bay Head marina may expand within but not beyond the existing boat basin, subject to applicable regulations. ~~The existing Russell's Landing facility may be expanded to provide for no more than twenty moorage spaces.~~ The existing facility serving the Puddin' Head Park condominium development may not be expanded in moorage space. Existing commercial uses of existing facilities are not prohibited; future modification or expansion to these commercial uses shall be subject to the applicable provisions of the San Juan County Code and applicable state and federal law.’ “

Motion passed with 17 yes votes, 3 no votes, and 5 abstentions.

3. Moved by Barbara Brown, seconded by Bob Gamble to delete Note 10. (a footnote to Table 3). Motion passed unanimously.
4. Concept should be that docks can't go beyond X lineal feet unless available to the public.

Colin explained his ideas on the subdivision of Commercial property.

Public comment:

1. Concerns were expressed, explained, and discussed.
2. Visual problems.
3. Could end up with 3,000 sq. ft. building in a row.
4. Any new development must have parking.
5. Why contribute to problem (re: parking).
6. More businesses will only bring more people to the ferry landing.
7. Limit size of commercial district.
8. Sliding scales.
9. Property owner does not want to be prohibited from building another building on their property, and it is not allowed now.
10. Building size limits.
11. Lot coverage.
12. Site Specific Redesignations.
13. Footprint and floor space definitions are most important.

Development Standards

Maximum Building Dimensions

Building Footprint and Floor Coverage

Table 4. 4 for no Commercial development in Village
Moratorium on any building
1 is okay with more development and okay with table as is.

Table 3. In Commercial:
½ acre lot minimum
2 stories
26' height
1,500 sq. ft. footprint
1,500 sq. ft. 2nd story
3,000 sq. ft. first story if meets requirements

Table 2. 1 for reducing 5,000 – 4,000
1 for reducing 3,500 - 2,500

Table 1. Commercial:
Footprint (below 2 acres) 2,500, 3,000 maximum
Sliding scale 2-5 acres, can be slightly larger

Residential:

Footprint (below 2 acres) 2,500, 3,500 total size
Sliding scale 2-5 acres footprint maximum 6,000

Vehicle Transportation

Footprint for Ferry 3,500

Building Height

	Village Commercial	Village Transp.	Village Residential
Table 4	1 for 35 ft 4 for 28 ft		1 for 35 ft 4 for 28 ft
Table 3	26'	Depending on measurement	26'
Table 2	3 for 26 2 for 28 1 for 32		3 for 26 2 for 28 1 for 32
Table 1	26' With footnote 14.		26'

Public Comment:

1. Affordable Housing – How can we be sure it will remain affordable?
2. “Perpetual” should be used - 50 years from now.
3. Permanent vs. Perpetual – Density bonuses only allowed if permanently affordable. Right now can be sold at 49-50 yrs. Define Permanent. Private Developer vs. Non-profit.
4. No affordable housing density bonus unless OPAL or until County has permanently defined.
5. Colin proposed language that would read: Allow Density Bonus for Affordable Housing if:
 1. Better definition of Permanent.
 2. Tied to PUD or Rural Residential Cluster development requirements.
6. OPAL/Low Income Homes taxed on market value of comparable homes.
7. Utility requirements.

Colin asked for vote on how the public felt about:

Allow Density Bonus for Affordable Housing if:

1. Better definition of Permanent.
2. Tied to PUD or Rural Residential Cluster development requirements.

Vote: 8 yes – 12 no

Meeting adjourned at 6:20 p.m.