

**ORCAS VILLAGE PLAN – MEETING #8
MEETING NOTES – MARCH 18, 2008**

Attendees:

Michael ?, ?, Mamie Forbes, Jake and Dana Jacobus, Mike Krieger, Ted ?, Jim Clark, Henry Parsons, Patty Pirnack-Hamilton, Pierrette Guimond, Wanda Evans, Candance Drew, John Evans, Barbara L. Brown, Mike Powell, C. Carter, Faith Heath, Jim Forbes, John Wachter, Gene ?, ? Baker, Stephen G. Kyle, Lisa Byers, Jean Hingson, Leslie Seaman, Edward A. LeCocq Jr., Reed Goodrich, Sean DeMeritt, Ron Rebman, Rick Rebman, Ralph Gutschmidt, D. Kinsey, Teresa Chocano, and Mary Macksey.

? = Could not make out first, last, or whole name.

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. – 6:10 p.m.; Meeting Room, Fire District 2, 45 Lavender Lane, Orcas Island

Meeting:

Colin update:

1. The documents that will be going forward to the Planning Commission will be available to the public hopefully by April 3rd.
2. Background of plan process to-date.
3. Explained the Planning Commission and County Council public processes.
4. The issue had arisen at the last meeting regarding the ability of Bob Gamble, Planning Commission Chair, to sit on the hearing of the Orcas Village Plan as he has owned land in Orcas Village and been a part of the process of the Orcas Village Plan for many years. There was an idea presented that he should recuse himself due to a conflict of interest or appearance of fairness. Colin did not believe there was a conflict but checked with the Prosecuting Attorney's office. The word from the PA's office was that this issue was an legislative one, not quasi-judicial, so the issues of conflict of interest or appearance of fairness do not apply.

Public Comment:

Pierrette Guimond – For the record, Bob Gamble has not voted at any of the meetings, only explained or clarified items.

Mamie Forbes – Could Bob Gamble recuse himself if he wanted to?

Colin – Yes he could but again he is not required to.

Patricia Pirnack – The documents she's been receiving are not clear, they have lines through them.

Colin – We will try to send them to her in a different format.

Colin gave the reasoning behind the draft March 18, 2008 documents for today's meeting. He started with the Development Standards. He explained the terminology under Permitted Uses of Provisional, Conditional, and Discretionary and explained how to find the definitions within the document.

Public Comment:

- On page 5, under Transportation, Residential, change no to yes.
- Under footnote 16, add Rural Cluster in residential development clarification.
- Last week the building height was 30' why is it 28' now? Colin answered that in previous meetings the height suggested was 26' so 28' was a middle ground decision.
- In regards to LAMIRDs, are the building sizes the same as in 1990? Colin answered that The GMA regulation states that there should be consistency of building size, scale, use or intensity. So you could choose "consistency" in regards to the largest buildings in Orcas Village or the smallest buildings, he chose to compromise between the two.
- Need basis for decisions, not just anything – what is basis, for example, regarding Bed and Breakfasts? Colin answered that it is part of the process that he look at all the comments taken in at the meetings and use the consensus items as he can in the standards but he is also charged with the task of using his own decisions if when looking at the recommendations, they don't meet the county, state and legal requirements. Community Development and Planning is ultimately responsible for the plan that goes forward to the Planning Commission.

Colin asked the audience that whom ever wanted B & B Residences in Village Residential please raise your hands. Of those that raised their hands, 24 were in favor, 3 were not, and 7 abstained.

Colin asked the audience that whom ever wanted Day Care 1-6 in Commercial and Residential please raise your hands. Of those that raised their hands, 30 were in favor, 0 were not, and 7 abstained.

Public Comment:

- Retail Services should be allowed outright.
- Think about growth in future – not just based on 1990. Colin stated that he was.
- There was a moratorium suggested at a meeting in February. Colin stated that the Interim Regs apply.
- Table 3, Page 6, In Transportation District should be yes for Ferry.
- Think that's because of potential growth that would lead to Ferry passenger bridge.
- At some time voted unanimously not to have a passenger bridge.
- Ferry expressed interest in eateries, shops, etc. – Should be conditional.
- The State should be conditioned, locals should be okay.
- People that own property here should be able to do what they want.
- There should be a permitting process that's not too convoluted but still feel it should be yes.
- The Ferry should not be allowed to do whatever they want.

- If Ferry sells property, what happens to their designation? Colin stated that a designation would have to be assigned.
- What if you want to open a restaurant? Colin stated that the use of the property of the person asking the question is a non-conforming one in the shoreline. But someone could buy a new piece of property and have that use.
- In Village Commercial, Parking Lots, Ferry Commuter should be yes.
- In OV Transportation Related and Village Commercial, Transient Moorage, Public should be yes.
- Should send out blank Development Standards form to public and get their answers.
- Put them on the web site and let people work on it from there.
- Table 3., Page 5, Religious Facility, why no in Village Commercial discussion.

Colin asked the audience that whom ever wanted Religious Facilities in Village Commercial please raise your hands. Of those that raised their hands, 26 were in favor, 0 were not, and 7 abstained.

- What are PUDs and Rural Residential Cluster Developments? Colin explained.
- Have you seen Margaret's history of Orcas Landing? Colin said he had.
- History worked into formula for what has been here before and should still be here. Colin explained that history is good for background but things have changed since the original history was written.
- In regards to Table 4. Building Floor, OV Residential, Should the County be in the business of limiting the size of people's homes (in Residential)? Seemed that's the way the vote was going at the last meeting and nothing has changed for today's meeting. Colin stated that the information taken in at all the meetings is taken into consideration.
- Orcas Village part of total community, it is so important what happens in this small area.

John Evans asked the audience, should the County regulate the size of people's homes specifically in regards to the 4,000 sq. ft. building size referred to in today's Development Standards under OV Residential? Of those that raised their hands, 4 were in favor, 24 were not, 2 abstained.

- In Table 4. Building Floor, OV Commercial, why 3,000 sq. ft. when 5,000 sq. ft. previously? Colin explained that the 5,000 sq. ft. was in the Interim Regs and the 3,000 sq. ft. was based on the size of the buildings there now.
- Discussion of who attended meetings and when meetings were held. A mail out was brought up again also.
- Question was asked to audience if they liked the village as it is now? Most raised their hands. More screws will be put on with regulations and they will change the village.
- You will still put out blank development standards on web page with today's regulations for comparison, with comments back by April 3. Colin stated that the comments would have to be completed and back to him prior to April 3. A date to be determined.
- We don't all have to live in the Village to be impacted by regulations.

Colin asked the audience if they would like to see bigger commercial buildings? Of those that raised their hands, 19 were in favor, 0 were not, 3 abstained.

