

**COUNTRY CORNER LAMIRD – MEETING #4**  
**MEETING NOTES – May 11, 2009**

**Attendees:**

Jerry Davidson, Mel Shapiro, Rebecca Shapiro, Theron Soderlund, Meris Bartlett, Katie Curlett, John Curlett, Chips Carpenter, Harlow Cameron, Linda Cameron, Ginny Hawker, Chris Butler, Patty Miller, Mike Stolmeier, Carl Yurdin, Shan Morrison, Colleen Armstrong, April Duke, Gene Knapp, David Selwyn, Clyde Duke, John Heath, Faith Heath, Mike Hayworth, Stephen Guilford, Debbie Guilford, Rollie Sauer, Rich Madan, George White, and Ed Sutton.

**Staff Present:**

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

**Time and Location:**

7:00 p.m. – 9:00 p.m.; District #2 Fire Station, 45 Lavender Lane, Orcas Island

**Next Meeting(s):**

June 15, 2009; 7 p.m. – 9 p.m.; District #2 Fire Station, 45 Lavender Lane, Orcas Island

**Meeting:**

Colin Maycock started with the Brief Introduction portion of the agenda:

1. Colin Maycock, Senior Planner
  - i. Overview of Public Process: Public Meetings, Planning Commission Public Hearings and County Council Public Hearings.
    - i. Role of Planner – to make recommendations to Planning Commission and Elected Officials
    - ii. Public Meetings-develop standards and allowable uses
    - iii. Public Hearings- with Planning Commission and Council-PC listens to the different perspectives – makes a recommendation to Council. County Council the final decision makers and no decision is taken without a public hearing and providing the opportunity for the public voice it's concerns directly to the (Any action is also subject to appeal to the Growth Board).
2. Reiteration of How the Proposed Boundaries Were Determined
  - i. GMA requirements-1990 built environment, more intense uses, logical outer boundary, protection of neighborhoods

ii. Defensibility

3. Probable Zoning for Land Outside the LAMIRD: Eastsound Rural Residential 1 unit in 5 and Service Park with Residential Limits (1 in 5).

Public comment was taken:

- Why was my parcel taken out of service park?
- Difference between this proposal and the three proposals shown at the last meeting.
- Can't you designate Service Light Industrial on the Service Park designation with maybe a lower density than the standard Service Light Industrial?
- No one wants their house next to industrial uses.
- Traffic impacts if change of Service Park to Service Light Industrial would be worse. That's just one issue.
- Colin will review Guildford parcel again to see what designation would work.
- Infrastructure being limited, will keep commercial development from increasing.
- Sewer discussion.
- General public of Orcas Island has an interest in Country Corner area, not just residents of Country Corner.
- Leave commercial that's here already and don't create more.
- Differences between Service Park, Service Light Industrial, and Commercial.
- Colin explained Activity Centers/LAMIRDs.
- If no LAMIRD, then what would Service Park look like.
- What conditions did other Activity Centers put in their Commercial designations?
- History of LAMIRD Study area. How was Commercial boundary decided?
- Stormwater from Buck Mountain a concern for this area?
- Check the Rasmussen report (Public Works) and see if it has a stormwater report including this area.
- You can limit development through Development Standards and regulations.
- Some people that are not necessarily opposed to growth, would just like it carefully managed.
- Business owners have anxiety also about growth or lack of, they need to be able to have some flexibility.
- Ed Sutton addressed sewer questions.
- Background was given as to why the property was not included in the Eastsound UGA now.
- Explanation of EPRC's role and involvement.
- Legal non-conforming uses outside of Activity Centers.
- Legal non-conforming uses an option for controlling commercial growth.
- Colin agreed to come up with a vision statement and Development Standards concept to give the public an idea of what could be done. He will have EPRC review it.