
Olga Hamlet Plan



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SAN JUAN COUNTY
WASHINGTON

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Introduction

This document provides guidance for land use, land development, community design and public facilities in the Olga Hamlet rural activity center of San Juan County. The Olga Hamlet Plan supplements the County's Comprehensive Plan and Unified Development Code within the boundaries of the Olga Hamlet established in the county's Comprehensive Plan.

The Olga Community

Olga is an historic, established community on the east side of Orcas Island. It is about 20 minutes drive from Eastsound through Moran State Park. It is the site of the Art Works, a restaurant and gallery open nearly all year; a post office; and the Olga Store, which after years as a seasonal retail store has recently opened as a restaurant. Olga has a community dock and a beautiful waterfront free of commercial or industrial development.

Olga is an important social and cultural center for the east side community. Olga was platted as a town in 1892, but never grew beyond the small residential core. The hamlet boundary encompasses approximately 60 acres with 54 existing residential units.

Why a hamlet plan?

People adopt plans for their communities for a number of reasons. First, there are things that a community finds difficult to achieve together unless they are planned in advance. These include such things as a pattern of streets and buildings that responds to terrain and environmental conditions, an open space network that provides appropriately located public trails and access to shorelines, a well-located public park, preservation of the fabric of historic buildings, and placement of buildings to protect views. Second, many activities, particularly if intense or at a large scale, are not compatible with residential use next door. Anticipating how much of these uses are needed and setting aside suitable locations and conditions for them can prevent problems in the future.

Olga was not planned in advance considering the factors one would take into account in planning a community today. The Olga town plat clearly did not consider terrain or environment – it was created primarily so that the owner could sell lots to people who never saw the property. The lots do not accommodate the terrain or the shoreline; they were not designed to accommodate views, runoff, or septic systems. Because there are structures throughout Olga that were built based on the old town plat, there is little that can be done today about the basic layout of the hamlet. However, there is still the potential for substantial development in Olga, and there are opportunities to provide for community needs as that development takes place.

The Olga Hamlet Plan is intended to make Olga a better place to live as it changes over time. The plan establishes land use districts where commercial development is permitted and lists the uses permitted in each district established in the hamlet. It includes design guidelines for the hamlet core as a way to preserve the scale and texture of buildings along Olga Road that have developed in the more than 100 years of Olga's history. It provides ways to deal with traffic and parking in anticipation of a somewhat higher level of activity in Olga as it and the east side of Orcas Island grow in the future. It looks forward to providing a park as an additional center for community life, and accessible trails using the old street pattern that will provide a chance for people to take pleasant walks within their neighborhood.

The plan also suggests some public actions that could be taken by the County or the Olga community to take advantage of opportunities to provide amenities or help retain the qualities that people want to keep in Olga.

In community workshops on the Olga plan, “keep it like it is” was a common theme. Change was seen as disruptive, only working in a direction to make Olga busier, more intensively developed. Residents attending the meetings like the quiet small community, near but off the main road, and infrequently visited by tourists.

Residents feared that new development including development encouraged by density bonuses for affordable housing would crowd the area, tax the limited water supply, and cause septic system problems. They also expressed the concern that an increasing number of wealthy people new to the islands would buy up properties and build trophy homes that would be out of scale and character with the modest-sized, simple and traditional houses that make up Olga’s residential area today.

Change in the physical and social character of communities results primarily when the owners of private property act under the influence of economic forces and changes in their lives. They may choose to buy property as an investment, as a place to live, or as a place to retire to later; to build or expand a home; or to build or expand a business. Preventing all change would require strict regulation of all sorts of activity by property owners, and compensation to owners of undeveloped property which could no longer be put to use. Preventing all change would mean creating a sort of “Museum of Olga, [insert ideal year].” However, inducing property owners to maintain their properties in an area where new development or replacement and expansion of existing structures were no longer permitted could be a challenge.

The County’s vision statement emphasizes maximizing the flexibility of property owners to make decisions about how their property is used, within the constraints imposed by the broader vision of the islands as primarily a rural and natural place.

Existing and Potential Development

Under the County’s current Comprehensive Plan, backed up by Washington’s Growth Management Act, Olga is unlikely to face extreme changes such as those that would result from rapid conversion of land in Olga or the east end of Orcas Island. The ability to develop rural lands is greatly restricted by the Growth Management Act, and the County’s Comprehensive Plan must be consistent with those restrictions. Even under the special rural classification of “limited areas of more restrictive rural development” that applies to Olga, development is substantially restricted to retain rural character. The total potential growth of Olga permitted by the Hamlet Plan is approximately double the current number of dwelling units and population. At the county’s current projected growth rate of 2.2% per year, growth of approximately 55% is estimated for the next 20 years, which would mean approximately 30 additional dwelling units in Olga over a 20-year period, an average of one or two new dwelling units per year.

**Table 1. Existing and Potential Development and Population
Olga Hamlet and Market and Service Area**

Statistical Area	Existing Primary Dwelling Units ¹	Estimated Existing Population ²	Potential Additional Primary Units	Potential Additional Population ²	Total Potential Primary Units	Total Potential Population ²
Olga Hamlet	54	91	51	86	105	177
Olga Primary Market/Service Area (Includes Olga Hamlet)	141	238	118	199	259	438
Olga Extended Market/Service Area	257	434	383	647	640	1082
Total Primary and Extended	398	673	501	847	899	1519

1. Primary dwelling units. Does not include internal or separate accessory dwelling units. Potential units include 15 potential bonus units within Olga Hamlet. Potential units in market/service area assumes no rural residential clusters in this area.
2. Population estimated at 2.15 people per occupied dwelling unit, 30% average vacancy for all units, and 12% additional units in accessory dwelling units, for an average occupancy per primary dwelling unit of 1.69 people.

In most rural areas of the County, with a maximum density of one dwelling unit per five acres of land, residences are widely separated from one another, and most of the area of each parcel has no man-made structures. While human influence is obvious, the natural or agricultural character of the land dominates the scene. At such low densities, how one owner develops is likely to have a minimal impact on adjacent property.

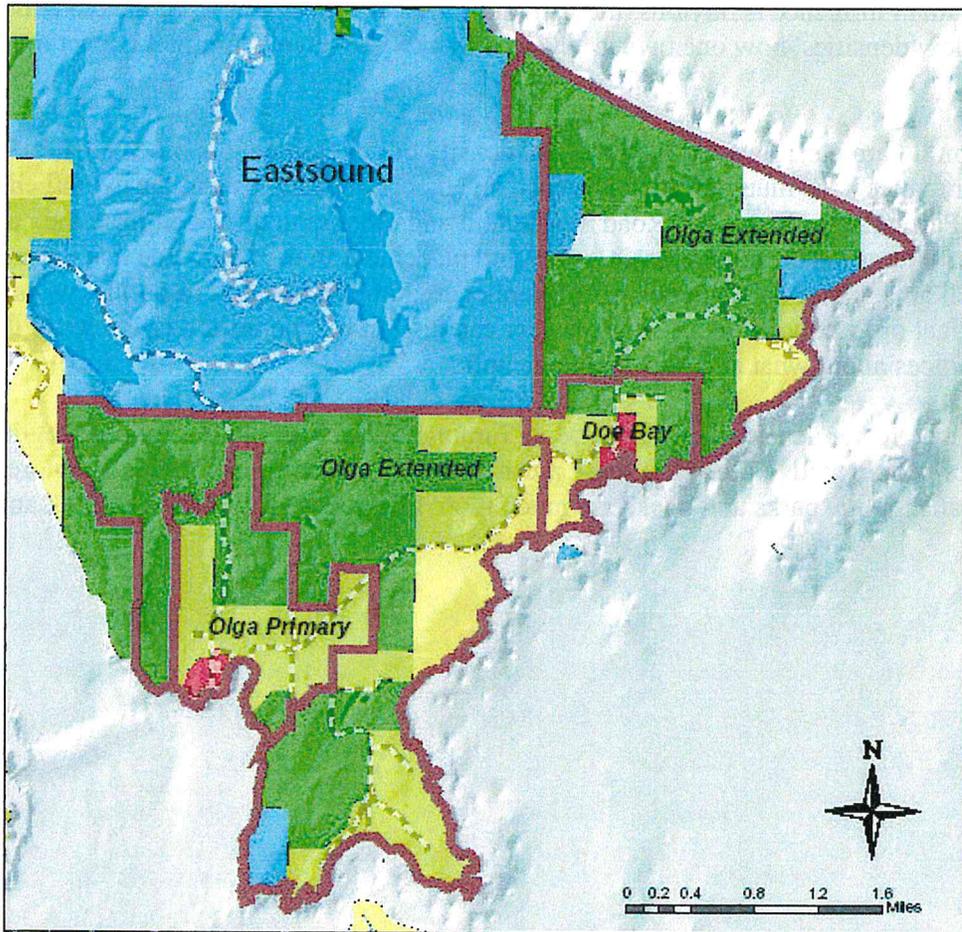
In Olga and other rural hamlets, however, the potential density of development is much greater. The choices each owner makes have much greater influence on adjacent properties and the overall character of the community. Particularly along Olga Road, residential and other structures dominate the near landscape. These structures have a similar scale, style, and placement in the landscape that define Olga visually. The overall appearance and function of the hamlet could be changed in important ways by decisions of individual property owners. A single owner can disrupt the theme and character of the entire hamlet by choices about what and how he or she builds.

Because hamlets have greater density than surrounding rural lands, facilities and activities that depend on concentrations of people tend to cluster in these areas of higher density. Post offices and stores, fire stations, meeting halls, public parks and docks are much more likely to be found in or near a hamlet.

Olga

Hamlet Plan

The Olga Group, PLLC



San Juan County Comprehensive Plan
Land Use Designation



Figure 1
Comprehensive Plan Showing
Olga Area of Influence



0 0.02 0.04 0.08 0.12 0.16
Miles

Figure 2
Aerial Photo

Community Participation



Community meetings were important to development of the concepts and standards of the Olga Hamlet Plan. Meetings dealt in depth and involved hearing the comments of all participants before the group reached consensus. Key items like the land use table and discussion of building size and setback guidelines took many meetings and walks around the neighborhood to test concepts.

The community participation program for the Olga Hamlet Plan began in 1998. It was suspended in 1999 through 2001 while the County dealt with challenges to the 1998 Comprehensive Plan and amendments adopted in October, 2000. Meetings resumed in earnest again in January, 2002. Meetings were held at least monthly and often more frequently, with a final draft plan prepared by the Planning Department in early 2003 for community review before issuing the February 2004 draft for general public review and comment.

Although work was again suspended by the county until late in 2005, interim regulations based on the 2004 draft were adopted in February, 2005. Meetings resumed in November, 2005, for public review and comments on final updates and refinements to the plan before public hearings for adoption in February, 2006.

Participants in these meetings determined that a hamlet plan has a number of important potential benefits:

1. **Avoid negative impacts that may result from development next door.** Because of the small size of parcels and the proximity of people to each other in the hamlet, an unusually large structure or intense use of one parcel has the potential to significantly change the character of its immediate

surroundings. Parking, visual effects, and traffic impacts that might be minimized by distance in rural development have immediate effects on neighbors when structures are 25 or 50 feet apart.

The County does not impose many restrictions on rural development compared to the number of restrictions typically imposed on development in urban areas. These restrictions in urban areas are there for a reason – at the density of compact settlements like Olga, neighbors can have much greater adverse impacts on each other. In rural lands, a use that generated a demand for ten parking spaces could easily be accommodated within the 5-acre rural parcel. In Olga, a continuing demand for ten parking spaces on a single parcel would probably overflow onto adjacent properties, clog narrow streets and create considerable annoyance. Two or three such uses could turn Olga Road into a parking lot.

2. **Preserve what we like about Olga.** “Keep it like it is” was a theme that ran through all the public planning meetings held in Olga. By defining the characteristics that people like about Olga, and using these characteristics to guide future development, the key features and the visual character of the community will be retained.
3. **Provide for common facilities, services and systems** that are needed in compact settlements. As more and more properties are developed in compact settlements, pathways and open spaces that were public benefits of vacant properties are lost. By reserving land for parks and open spaces, public paths, future roadways, water and sewer facilities, and other public needs, potential conflicts and loss of these common benefits that may result at full development can be avoided.



Issues, Problems and Opportunities

1. Olga has a strong visual identity and a strong village character made up of a fine texture of small residential structures and small scale open spaces in a setting of forested hills, rocky shores and water views. Its core is well defined by the important physical features at the intersection of Olga Road and First Street, by the Post Office, and by the now-vacant Olga Store building. Olga is well separated from through traffic to and from the east end of Orcas Island by a low rise in terrain and its location on a spur road, an ideal setting to maintain a modest level of activity within the community.
2. The Post Office, which is important to the community identity of Olga, generates substantial traffic on Olga Road from outside the hamlet boundary. This traffic disrupts the quiet setting of the hamlet and causes traffic and parking problems for brief periods around noon.
3. Old walking paths through the community are being closed by owners.
4. Hookups to the Olga water supply are at capacity and cannot be increased by more than 15 dwelling units without approval of the Department of Health. Five of these hookups are subject to a right of first refusal. Additional storage capacity and additional hookups may be available in the future.
5. Olga is adjacent to commercial oyster beds in Buck Bay which are sensitive to pollution by nutrients, toxins or pathogens that may enter the bay from surface or ground waters.
6. There are a number of small lots in Olga that have not yet been developed. Once these remaining vacant parcels in Olga are developed much of the remaining green space in the hamlet will be lost. Development of these lots for the type of housing that is in demand in the current development market could result in structures and site plans that are substantially out of character with Olga's traditional development.
7. Olga Road in its current configuration is a key element of the physical character of Olga and a defining factor in relationships between the human and built environments.
8. Potential future development of private moorages along the Olga shoreline is likely to cumulatively introduce significant adverse effects to the natural conditions and visual qualities of the adjacent nearshore and marine environments.

Goals and Policies

The goal of the Olga Hamlet Plan is to preserve the rural village character of Olga.

The rural village of Olga is characterized by small residential structures and small scale open spaces. It retains a view to the water along central Olga Road. While Olga has commercial activity, this activity is very limited in scale, traffic volume and parking demand. Retaining Olga's rural character means maintaining these characteristics as the remaining undeveloped properties are developed and existing structures and landscaping are modified.

Land Use Plan

The land use plan on the following page establishes separate districts within the planning area. Each district is defined by its purpose below and the list of permitted uses found in Table 1 following the land use plan.

Regulatory Setting – Growth Management Act and Comprehensive Plan

Olga Hamlet is an Activity Center in the San Juan County Comprehensive Plan. Activity Centers are designated under the Growth Management Act provisions for limited areas of more intensive rural development (RCW 36.70A.070 (5) (d)).

Limited areas of more intensive rural development are intended to provide for the infill of existing areas that have been developed at high rural densities but are not proposed for urban growth. Under the Growth Management Act, such areas are to be limited and contained. Boundaries are to be established that contain the area to logical boundaries around existing development to prevent expansion of low-density sprawl.

Land Use Districts

Commercial Uses. Olga has two distinctly different commercial areas. The area at the intersection of Olga Road and Point Lawrence Road has a significant volume of through traffic. Point Lawrence Road is the only access to the southeastern part of Orcas Island, and will always serve substantial traffic. This location is appropriate for commercial uses that are substantial trip generators or have a market area that extends significantly beyond Olga to the rest of the southeastern part of Orcas Island. This market and service area has the potential to develop from a current population of approximately 600 to 700 people to a maximum population of approximately 1500 people in the long-term future. In addition, recreational uses, lodgings, and recreational boating bring a substantial summer visitor population to add to this basic commercial demand.

The area south of Point Lawrence Road along Olga Road near the Olga Store and Post Office is separated from this intersection by a low rise that cuts the noise of the road and makes the rest of Olga a quiet residential area. South of Point Lawrence Road, substantial intensification of residential uses, or new commercial uses with significant trip generation or parking demand, would substantially change the character of the community.

Because of this distinct separation in character, two separate commercial districts are established. First, the **Olga Hamlet Commercial** designation is applied to the northeast corner of the intersection of Olga Road and Point Lawrence Road. This designation permits a variety of commercial uses that serve a market area extending from Moran State Park to Obstruction Pass and the southeastern tip of Orcas Island.

The **Olga Community Center** designation is applied to specific historie buildings and their current uses, within the quiet residential area of Olga. These buildings include the Community Club, the Olga Store, Barfoot's Blockhouse and the Post Office. The primary reason for establishing this district is to preserve these four historie buildings and their current uses. Nonresidential uses consistent with the current use of these buildings are considered compatible with the rural residential character of Olga Hamlet. The intent of permitting nonresidential use of these buildings is to provide an economic use of the structure that will result in its preservation.

The ability to use the structure for nonresidential use is predicated on maintaining the structure in its present configuration. Limited improvements that do not change the floor area or use but are intended to provide for the protection of the structure and the continued economic use of the structure are permitted. Increases in floor area from that currently existing in these structures are not permitted. Accessory residential uses are permitted within the limitations of the design guidelines for the Olga Road Historic District.

The **Olga Hamlet Residential** designation is applied to the remainder of the hamlet.

Within the Olga Hamlet Residential district, two density districts are established that reflect the existing character of development. The old core of Olga along Olga Road and the shoreline properties along Olga Park Lane are designated for two dwelling units per acre. Two existing parcels would be divisible into two parcels within this district. The remainder of the hamlet is designated for one dwelling unit per two acres. Two existing parcels would be divisible into two parcels under this designation.

Density Bonus for Affordable Housing. In order to provide for the potential to develop additional dwellings specifically for the purpose of providing affordable housing, up to 15 affordable housing bonus units may be developed within the boundary of Olga Hamlet.

Affordable housing bonus units may be developed on an existing parcel, or additional parcels may be created for affordable housing bonus units subject to the following limitations:

1. The maximum density on an existing parcel resulting from the addition of affordable housing density bonus units or division for affordable housing density bonus units may not exceed two dwelling units per acre. Parcels created under these provisions shall be deed restricted to prevent further division that would exceed this density within the boundary of the original parcel.
2. The maximum parcel size for a separate parcel created specifically for affordable housing density bonus units may not exceed one quarter acre per dwelling unit.
3. Any parcel created for the purpose of constructing affordable housing density bonus units shall be subject to a restrictive use easement to San Juan County limiting the use of the parcel to affordable housing under such terms as the County may require.
4. Any parcel on which an affordable housing density bonus unit is created shall be subject to a restrictive use easement to San Juan County for that portion of the parcel on which the affordable housing unit is located and including any exterior areas designated for use as yard area or area for accessory structures for the affordable housing unit, under such terms as the County may require.

Other Plan Elements

Community Park. In 2005 the Olga Community Club acquired .38 acres adjoining Olga Road and the Olga Community Club building, as a public park. This park, as it is improved over time, will provide a central public gathering place within the core of Olga. This property is subject to the terms of a conservation easement held by the San Juan County Land Bank. The easement identifies its purpose as follows:

- a. To preserve the Property in perpetuity in its predominantly open space condition to protect the Conservation Values of the Property; and
- b. To provide for public access to the Property in perpetuity; and
- c. To assure that, under the Grantee's perpetual stewardship, any use of, or activity on, the Property that will impair or interfere with the Conservation Values of the Property is prevented.

Development of structures, development of pedestrian trails, and temporary commercial uses are allowed subject to the easement terms. All land uses other than low-intensity recreation are prohibited or strictly controlled by the easement. The total footprint of all allowable structures may not exceed 850 square feet, including porches or decks, and no structures may exceed one story and a maximum height of 18 feet. [Note: the above description is a summary only; full details regarding the park's use and development limitations are found in the 2005 easement agreement.]

Shorelines. Use and development of the Olga shoreline is subject to the San Juan County Shoreline Master Program (SMP) policies and regulations. The SMP designates most of the hamlet shorelines as "Rural". Approximately 500 lineal feet of waterfront along Buck Bay, from the hamlet boundary south, is designated as "Conservancy." The specific meaning of these designations may be found in the SMP. The shoreline is addressed here to describe existing conditions and features and to identify how these are among the key features of Olga's rural village character which this plan is intended to protect.

The "Conservancy" portion of the waterfront is in public and conservation ownerships, and is undeveloped. A road near this shoreline, Gray's Avenue, was created on paper with the original plat of the Town of Olga but was never built. It should be vacated and the full public right-of-way attached to the county-owned waterfront parcel as a single tract, reserved for nonvehicular public access and restricted from future boundary line changes between public and private properties.

In the portion designated as "Rural" most of the 22 lots are already developed with houses or cabins leaving little potential for new shoreline development except for that which may provide boating facilities. Two private docks currently exist within the hamlet, and there are several privately-owned mooring buoys in the vicinity.

The focal point of the hamlet is the triangle formed at the end of Olga Road, its three ends formed by the Post Office, Olga Store, and the miniature waterfront park. This park and the public dock extending from the road end are owned by WA State Parks, and managed by the Olga Community Club.

The dock is used by the visiting public for overnight moorage and day moorage (for which a two-hour tie-up limit is encouraged). According to the management agreement the use of the dock is limited to recreational access and regular stops by commercial boat operators are not allowed.

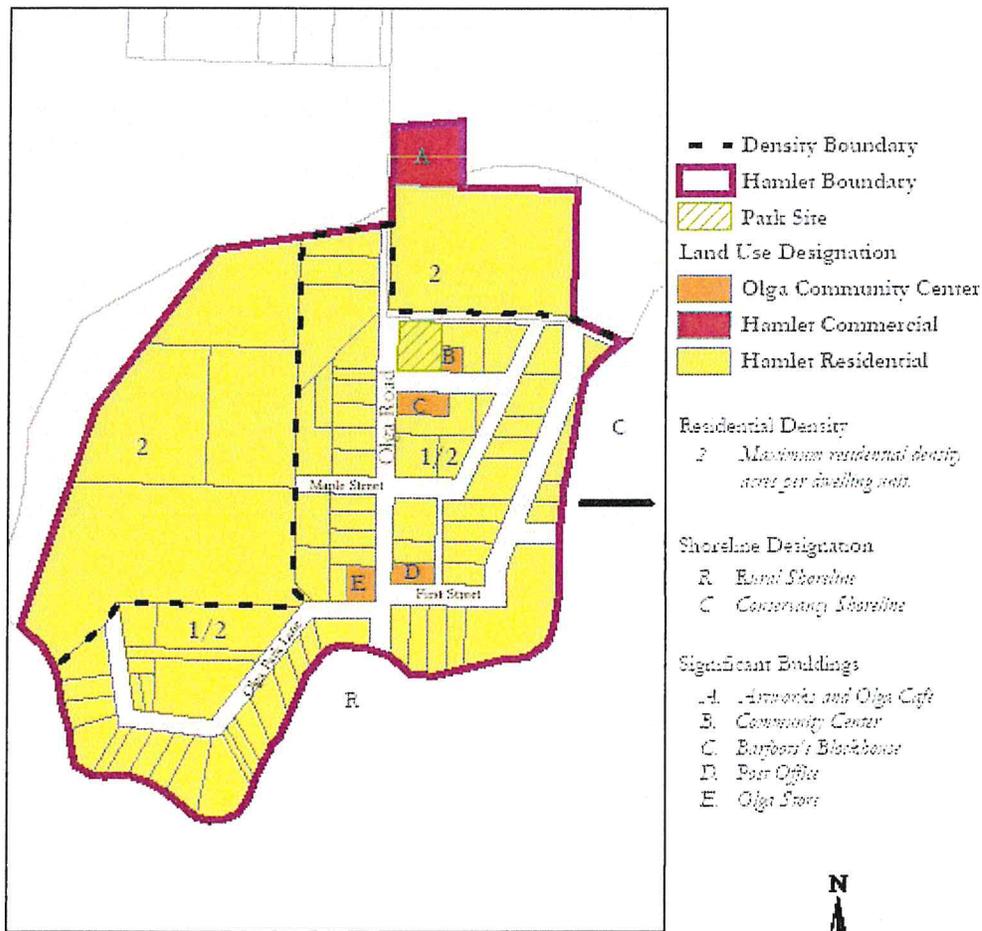
The dock is exposed to wind and wave action in winter so the 80 foot float is removed and stored from October to May. No breakwater to enable year-round use is contemplated or desired. Physical expansion of the overwater portion of the structure shall be allowed only if it will not result in a material intensification of the historic use. No change of use or expansion of the dock shall generate vehicular traffic or the need for new parking spaces.

The beach below the pier is a documented spawning area for surf smelt, and important forage species in the marine food chain. The beach and the eelgrass that extends from Buck Bay to the east edge of the pier are protected as critical habitat areas under state and county laws.

Any future moorage development within the hamlet boundaries should exclude commercial facilities of any scale and also exclude the commercial use of any other moorage facility. Moorages associated with private residences are subject to the County Shoreline Master Program policies, regulations and permit requirements.

Because the area is unsuited to year-round moorage facilities, private residential docks should be discouraged. The community should be encouraged to engage in a public process to consider further restrictions on dock development within three years of the adoption of this plan.

Olga
Hamlet Plan
Updated March 2016



15 Additional affordable dwelling units are permitted in Olga. Parcels may be divided to construct affordable dwelling units to a maximum density of two dwelling units per acre. Maximum parcel size for additional parcels created for affordable dwelling units is 1/2 acre per dwelling unit.

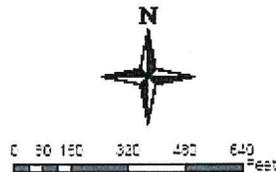


Figure 3
Olga Hamlet Plan

Olga Hamlet Permitted Land Uses

Categories of Uses:

- Yes** = Uses allowed outright (*i.e.*, without a project permit), subject to the applicable development standards (SJCC 18.60); if a building or other construction permit is required, this use is subject to administrative consistency review; *see* SJCC 18.80.070.
- Prov** = Provisional Use. Subject to administrative consistency review for compliance with SJCC 18.60 Development Standards and SJCC 18.40 performance standards specific to the use; *see* SJCC 18.80.080.
- D** = Discretionary Use. A discretionary use subject to administrative permit approval and consistency with SJCC 18.60 Development Standards. The Administrator may require a conditional use permit based on project impacts; *see* SJCC 18.80.090 and Table 8.2.
- C** = Conditional Use. Subject to public notice and permit hearing procedure; *see* SJCC 18.80.100.
- No** = Prohibited use.

Land Use OLGA HAMLET (As defined and used in the County Unified Development Code)	Olga Hamlet Designation		
	OHC Commercial	OHCC Com- munity	HR Residential
Commercial Uses			
Animal Shelters and Kennels	No	No	No
Automotive Service and Repair	No	No	No
Bed & Breakfast Inn	No	No	No
Bed & Breakfast Residence	Prov	Prov	Prov (6)
Camping Facilities	No	No	No
Day Care with 1-6 children	No	Prov	Prov (6)
Day Care with 7+ children	No	No	No
Drinking Establishment	No	No	No
Eating Establishment	C	C	No
Hotel/Motel	No	No	No
Indoor Entertainment Facility	No	No	No
Nursing Homes	No	No	No
Personal and Professional Services	Yes	C	No
Residential Care Facilities with up to 4 persons	Prov (7)	Prov (7)	Prov (6), (7)
Residential Care Facilities with 5–15 persons	No	No	No
Resorts and Camps, new	No	No	No
Retail Sales and Services	C	C	No
Vacation Rental of Residence or Guest House (accessory dwelling unit) (4)	No	No	C(4), (6)
Warehouse, Mini-storage, and Moving Storage Facilities	C	C	N
Unnamed Commercial Uses (9)	No	No	No
Industrial Uses			
Bulk Fuel Storage Facilities	No	No	No
Concrete and Concrete Batch Plants	No	No	No
Construction Yards	No	No	No
Feedlots	No	No	No
Garbage and Solid Waste Transfer Stations	No	No	No
Heavy Equipment Rental Services	No	No	No

Heavy Industrial	No	No	No
Light Industrial	No	No	No
Light Manufacturing	No	No	No
Lumber Mills, Stationary	No	No	No
Outdoor Storage Yards	No	No	No
Reclamation of Mineral Extraction Sites	No	No	No
Recycling Center	No	No	No
Recycling Collection Point	No	No	No
Resource Processing Accessory to Extraction Operations	No	No	No
Mining and Mineral Extraction Activities	No	No	No
Wholesale Distribution Outlet	No	No	No
Wrecking and Salvage Yards	No	No	No
Storage and Treatment of Sewerage, Sludge and Septage— Lagoon Systems?	No	No	No
Unnamed Industrial Uses	No	No	No
Public and Institutional Uses			
College or Technical School/Adult Education Facility	C	C	No
Community Club or Community Organization	C	C	No
Emergency Services	C	C	No
Government Offices	No	No	No
Institutional Camps	No	No	No
Library	Yes	C	No
Museum	Yes	Yes	No
Post Office	Yes	Yes	No
Religious Assembly Facility	C	C	No
School, primary and secondary	C	C	No
Unnamed Institutional Uses	No	No	No
Recreational Uses			
Camping Facilities in public parks	No	No	No
Indoor Recreation Facilities	No	No	No
Outdoor Recreation Developments	No	No	No
Parks	C	C	C
Playing Fields	No	No	No
Recreational Vehicle Parks	No	No	No
Outdoor Shooting Ranges	No	No	No
Unnamed Recreational Uses	No	No	No
Residential Uses			
Cottage Enterprise	Prov	Prov	D
Farm Labor Accommodations for persons employed in agricultural production on the premises	No	No	No
Farm Stay	No	No	No
Home Occupation	Yes	Yes	Yes
Mobile Home Parks	No	No	No
Multi-family Residential Units (3+ units)	Yes	C	No
Rural Residential Cluster Development	No	No	C
Single-Family Residential (1 unit only), or Accessory Apartment (1 unit only) accessory to an allow-able nonresidential use	Yes	Yes	Yes

Single-Family Residential Unit	Yes	Yes	Yes
Two-Family Residential (duplex) (10)	Yes	Yes	Yes
<u>Vacation Rental of Residence or Guest House (accessory dwelling unit (4)</u>	No	No	C (4), (6)
Unnamed Residential Uses	No	No	No
Transportation Uses			
Airfields	No	No	No
Airports	No	No	No
Airstrips	No	No	No
Hangars	No	No	No
Helipads	No	No	No
Ferry Terminal	No	No	No
Parking Lots, commercial	No	No	No
Parking Structures	No	No	No
Streets, public	Yes (8)	Yes (8)	Yes (8)
Trails and Paths, public	Yes	Yes	Yes
Unnamed Transportation Uses	C	C	C
Utilities Uses			
Commercial Communication Towers	No	No	No
Commercial Power-Generation Facilities	No	No	No
Community Sewerage Treatment Facilities	No	No	No
Storage and Treatment of Sewerage, Sludge and Septage Systems other than Lagoons	No	No	No
Utility Distribution Lines	Yes	Yes	Yes
Utility Facilities	No	No	No
Utility Substations	No	No	No
Utility Transmission Lines	D	D	D
Water Storage Tanks, community	C	C	C
Water Treatment Facilities	C	C	C
Stormwater Conveyance and Treatment Facilities	C	C	C
Unnamed Utility Uses	No	No	No
Agriculture and Forestry Uses			
Agricultural Processing, retail, and Visitor-serving Facilities for Products	No	No	No
Agricultural Uses and Activities	No	No	D
Forest Practices(5), no processing	No	No	Yes
Lumber Mills, Portable	No	No	No
Nurseries	Yes	C	C
Retail Sales of agricultural products	Prov	Prov	C
Small-Scale Slaughterhouses	No	No	No
Unnamed Agricultural and Forestry Uses	No	No	No

Notes:

1. All uses must be consistent with the purpose of the land-use district in which they are proposed to occur. All land uses in all districts must meet the general regulations in SJCC 18.30.030 unless otherwise stated therein.
2. A land use or development proposed to be located entirely or partly within 200 feet of the ordinary high water mark of a regulated shoreline is within the jurisdiction of the Shoreline Master Program, and is

subject to the applicable provisions of Section 3 of the *Comprehensive Plan* and of SJCC 18.50 as well as the applicable provisions and permit requirements indicated in this table. Please refer to SJCC 18.50 for specific use regulations and regulations by shoreline environment; *see also* SJCC 18.80.110 for shoreline permit requirements.

3. The assignment of allowed and prohibited uses may not directly or indirectly preclude the siting of "essential public facilities" (as designated in the *Comprehensive Plan*; *see also* the definition in SJCC 18.20.050) within the County. *See* SJCC 18.30.050 E.
4. The transient rental of a residence or guest house may be allowed by provisional ("**Prov**") permit only if the owner or lessee demonstrates that the residence or guest house in question was used for transient rental on or before June 1, 1997; otherwise, a conditional use ("**C**") permit is required.
5. Forest Practices (including timber harvesting), except for Class IV General (*see* SJCC 18.40.120), are regulated by the Washington Department of Natural Resources.
6. Commercial uses in the Hamlet Residential district are allowable only as accessories to existing residential use on the same parcel.
7. Residential Care Facilities shall not exceed four occupants other than the operator(s).
8. The surface of Olga Road should not be widened beyond 2005 conditions except upon demonstration that the work is necessary for public safety.
9. For purposes of this Plan, unnamed commercial use includes commercial moorage facilities and the commercial use of any other moorage facility.
10. Four on-site parking spaces shall be provided for duplex units and these spaces shall be identified on a site plan with submittal of a building permit application.

Development Regulations

This plan supersedes the Unified Development Code with respect to items listed. If there is a question, the more restrictive applies.

These design and development standards are intended to define and retain the specific community character that is unique to Olga. This character results from the combination of uses that have developed in Olga over the years, the natural and built environment, and the people who have settled there and made it their home.

There is a definite established character to Olga that has existed for many years. Many of the structures that exist along Olga Road in Olga have been little changed since they were built in the first decades of the 20th Century.

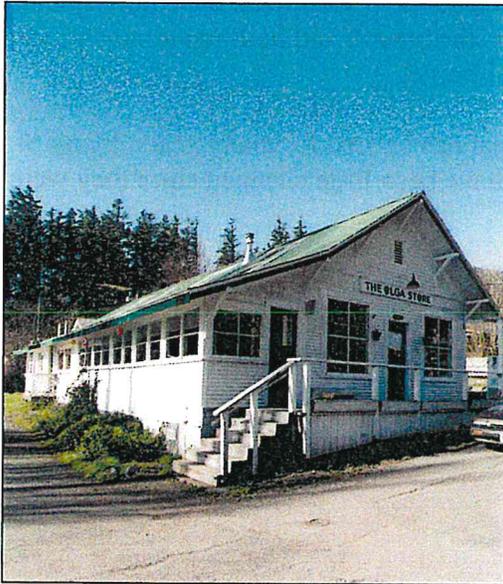
While Olga has seen larger structures over its history, the largest structure south of Pt. Lawrence Road is currently Barfoot's Blockhouse, constructed in 1948, with a floor area a little under 3000 square feet and a footprint of about 1600 square feet.



Barfoot's Blockhouse is the largest structure in Olga south of Point Lawrence Road, with a floor area of approximately 3,000 square feet and a footprint of about 1,600 square feet. The structure was built in 1949 with concrete blocks made on site.

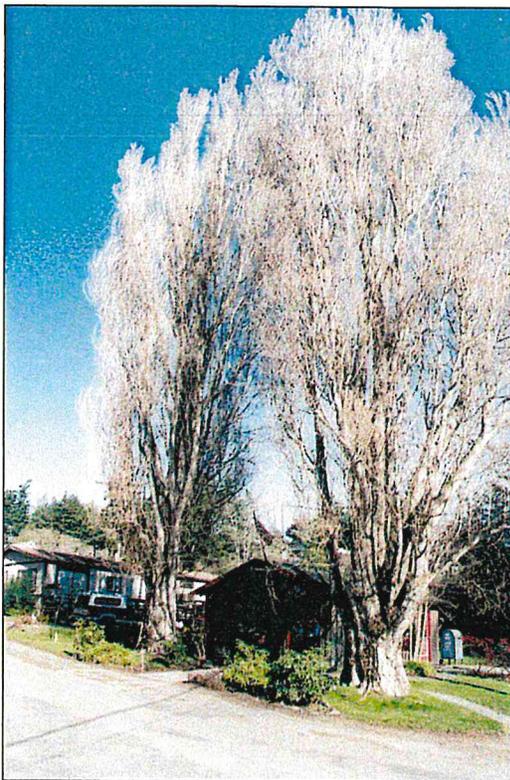
The character of small structures with substantial small-scale open spaces between them is threatened by two trends and one undesirable possibility. First, increasingly high land values mean that vacant properties or existing homes are likely to be purchased and developed by wealthier owners who may be interested in constructing much larger homes than are traditional in Olga. Second, improved septic system technology allows structures

to be placed closer together and permits existing vacant lots to be developed. Third, the existing width of Olga Road and the physical and visual corridor provided by building setbacks along it are critical elements of the scale of Olga and its scenic character. Widening the road surface within the existing right-of-way would irrevocably compromise this character.

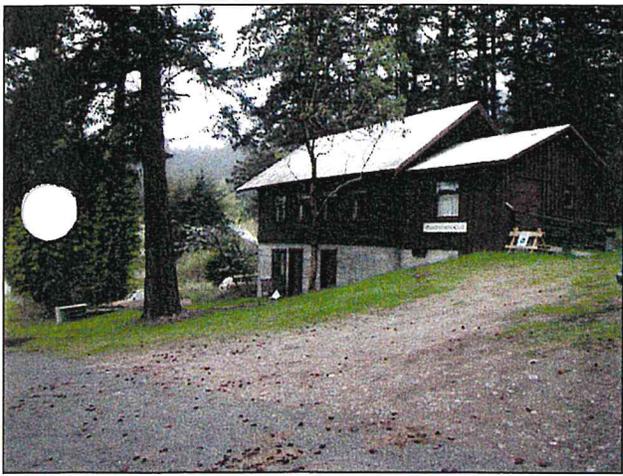


The Olga Store is a picturesque single-story structure at the lower end of Olga Road near the Olga Dock and across Olga Road from the Post Office. The Olga Store is a landmark visible from the water approach to Olga. The store was originally built in the early 1900s and moved to the present site in 1937. Before it was reopened as a restaurant, the store had declined to the status of a peak-season convenience market and snack shop. The building is not currently occupied or used for commercial activity.

The current owner had invested substantially in improvements to the septic system for the restaurant use, but the now vacant building still needs maintenance work on the foundation to protect it in the long term.



The tiny Olga Post Office, also located at the south end of Olga Road, serves the entire east end of Orcas Island with mail boxes and a place to post notices and community information. Although the Post Office generates much more traffic than any other single use in Olga other than the Art Works, the traffic and minor parking disruption are considered a necessary cost to provide this important facility. Rural post offices provide an important identity to rural areas and serve an important social function as a common place to meet one's neighbors and catch up on the latest happenings. Preservation of the Post Office function in Olga was seen by the community as an important way to maintain the community character. Locating the post office at Pt. Lawrence Road in the commercial district would be acceptable, but preservation of the old Post Office structure with a suitable alternate use would be desirable.



The Olga Community Club has been around from the early days of the community as well. It has been the site of many community get-togethers and important local decisions.

Property between this building and Olga Road was acquired for public park use in 2005.



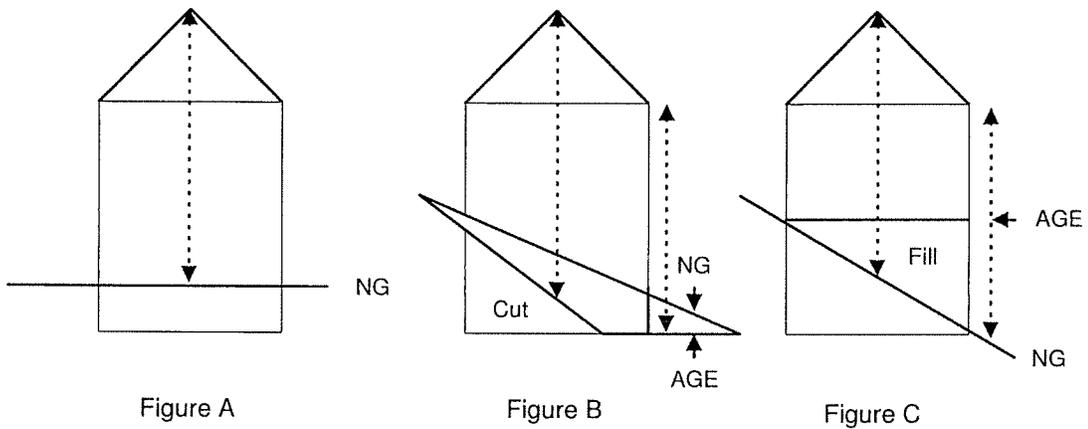
The Artworks and Olga Cafe, popular tourist destinations on Orcas, are housed in the old strawberry processing plant built by Glen Rodenberger in 1936. Its high pitched roof and functional open interior space echo the vernacular architecture of traditional Olga structures.

Design Standards

The following design standards are adopted in order to preserve the traditional community character of Olga. The districts in which these standards apply are mapped in Figure 4, below.

1. Structure height limits - measurement methods:
 - A. Where the natural grade remains unchanged the structure height shall be measured as by a plumb line from every point on the roof to the natural grade (NG). Natural grade shall mean the existing grade prior to any human modification. See Figure A, below.
 - B. Where the natural grade has been cut at any point around the structure footprint, the structure height shall be measured as by a plumb line from every point on the roof to the altered grade elevation (AGE). See Figure B, below.

- C. Where fill material has been added to the natural grade, the structure height shall be measured as by a plumb line from every point on the roof to the natural grade. Artificially created grades shall be included in computing the structure height above natural grade. See Figure C, below.



2. Setbacks and Height Limits for the Olga Road Historic District:

The purpose of height and setback limits is to retain the feeling of small units within the open space along Olga Road, with most units having substantial setbacks and front yards. The lower height limit in front is intended in part to maximize the view of all parcels up and down Olga Road and to keep a relatively wide view corridor down Olga Road from Point Lawrence Road to Olga Park Lane.

- 47-foot front yard setback from the Olga Road centerline
- 10-foot front yard setback from other rights-of-way
- 16 foot height limit within 47 feet to 57 feet from the Olga Road centerline
- 22-foot height limit on the rest of each parcel

Combined with the 45-foot right-of-way width, these setback standards provide for a 115-foot width to the open view corridor down Olga Road.

3. Setback and Height Limits for Olga Park Lane Historic District

The purpose of height and setback limits on Olga Park Lane is to retain the character of small structures along an intimate wooded lane. Contrasting with the character of Olga Road, Olga Park Lane is characterized by small, closely spaced structures on the water side of the road, with very little development on the land side. The natural landscape is heavily wooded, in contrast to the open lawns and with scattered remnant orchard trees and occasional large trees found along Olga Road. In order to prevent potential future land-side structures from dramatically changing this character, and to

preserve the views from land-side parcels over the water-side structures, the following height and setback limits are adopted:

22-foot front yard setback from the Olga Park Lane centerline.

22-foot height limit from existing natural grade on water-side properties on their Olga Park Lane frontage.

25-foot height limit from natural grade on other frontages and on land-side parcels.

3. Setback and height limits in the remainder of Olga

10-foot front yard setback from right-of-way

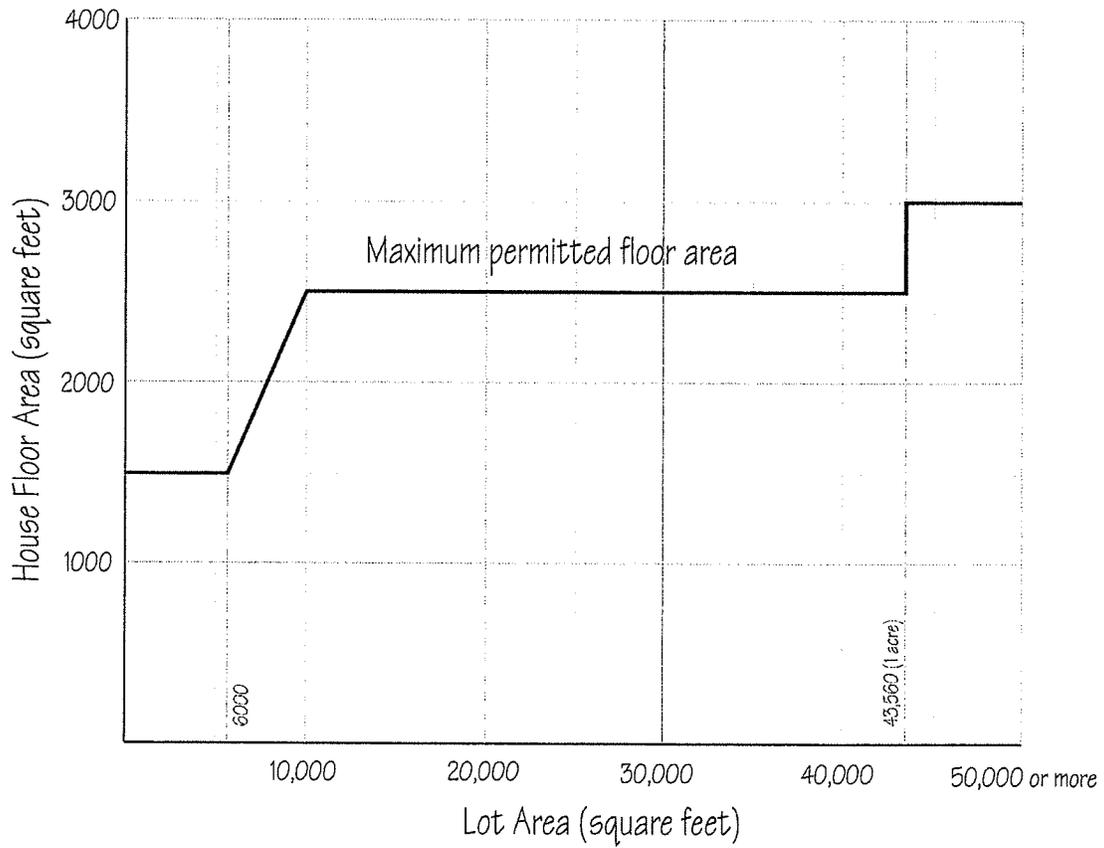
25-foot height limit from natural grade

4. Building floor area and lot coverage.

The purpose of the building floor area and lot coverage limits is to retain the appearance and feeling of small structures in open space that is the current character of Olga along Olga Road, and to prevent infill structures from substantially changing this appearance. Larger structures are permitted on larger lots. These limits apply to the entire hamlet in order to prevent unusually large structures from being introduced which would dramatically change the character of the community:

Lot Area:	Permitted Floor Area of Residential Structures	Maximum Lot coverage (all structures)
Up to 6000 sq ft	1500 sq ft	1500 sq ft
6,000-10,000 sq ft	25% of parcel area	25%
10,001 to 43,560 sq ft	2,500 square feet	25% to 4,000 sq ft
More than 1 acre	3,000 square feet + 500 square feet per additional dwelling unit including accessory dwelling units.	10%

In calculating lot coverage, the area enclosed by foundations, floors and frames of homes, garages, shops, carports and other outbuildings is considered. Roof overhang areas are not considered. The floor area of a residential structure includes the area of an attached garage.



5. Roof pitch. The primary roof pitch for structures in the Olga Road Historic District must be gabled with a rise:run ratio of at least 5:12 and not greater than 12:12. Dormers within the primary roof pitch shall have a rise:run ratio of no less than 2:12 and be set back a minimum of 2 (two) feet from the end walls and 1 (one) from the drip edge.

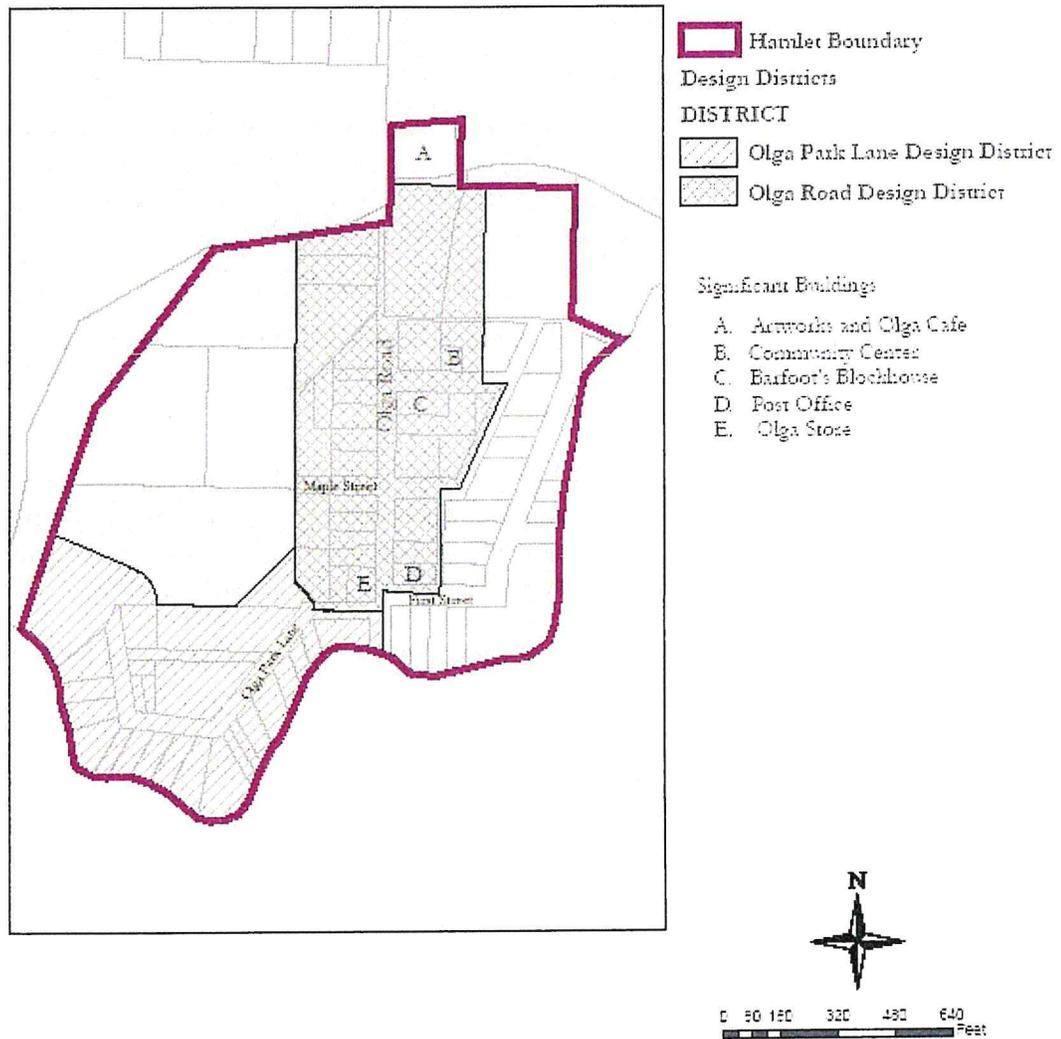


Figure 4
Design Standards Districts

A Thumbnail Sketch of Olga History by an Old-time Resident

By Jane Barfoot Hodde

J. H. Bowman homesteaded 160 acres between Olga Road and Obstruction Pass in 1872; he was active in all areas of the community and was the teacher of the first school. He built a sawmill on Cascade Creek at Stockade Bay, which he sold to Andrew and E. P. Newhall in 1876 when he was elected County Auditor and moved to Friday Harbor. The Newhalls had pre-empted squatters' rights at what is now Rosario.

On the west side of Olga Road, John Gray had homesteaded 160 acres about 1865. C. M. Cunningham, son-in-law of Gray, platted Cunningham's first addition to Olga in 1909, giving the village street names and numbers.

Mrs. Frank Dana (Effie) came in 1902 and was the driving force in securing a water system for Olga, after Mr. Moran offered free water if the people of Olga would put in a dam and the pipe. Olga Water Users came into existence in 1909, with Jack Snowden chairman, Rena Davis secretary, Si Davis treasurer, John Doke and Mr. Rice.

Olga Hotel (Rice Boarding House) was built in 1890 by Mr. Rice, who also built Olga dance hall and the store.

The Post Office was established in 1893. Prior to that time, mail came by boat to Doe Bay.

The hotel and dance hall were scenes of many gala parties and fund raisers for the numerous community projects (water, club house, etc.) that were being started. Large crowds would come by boat from Bellingham. Each year a community Thanksgiving pot-luck was held in the hall with a table (and dishes) long enough to seat 75 people. Summer picnics on Carlson's Beach, Cemetery clean-up and picnics in a grove below the cemetery, house parties were the main means of entertainment. Each village or county road ending had a dock maintained by the County with local men doing the work. Daily mail and freight service was furnished by whatever boat owner provided the lowest bid, giving us a new mail boat almost every year. Favorite boats were the San Juan, San Juan II, and Osage. The Mohawk was a larger passenger freight boat on the Seattle-Islands-Bellingham run. one of the favored pastimes of the summer residents was meeting the daily mail boat.

R.I. Morse, who founded Morse Hardware in Bellingham, built his cabin east of the hotel in 1890. A large influx of settlers came between 1890 and 1915. Olga Energetic Club House was built in 1914 when the ladies found there were more than most homes could

accommodate for their sewing group. It is still used for meetings. Church, Sunday school, school programs, and funerals were all held in the building.

A well-maintained tennis court was on the flat area of 2nd Street.

In 1910, the University of Washington Biological School from Friday Harbor held a summer camp in the area west of the Olga Store.

Residents of the area east of Olga toward Obstruction Pass and Doe Bay Road have been considered part of the community, and have been some of the most active in good works. The entire area has (almost) always been a close-knit old-fashioned community with the dock, Community Club and Cemetery being the binding forces. The story of Olga is not complete without these people.

An outstanding feature of our community is our flag pole, first erected in 1910, or before, and replaced several times as the need arose. It stands tall and straight at the head of the dock at the end of Olga Road, visible all the way down Olga Hill.







