

by changes in state or federal regulations. If, for example, salmon recovery efforts result in more stringent stormwater management requirements or stream or shoreline setbacks, these would supersede the Development Agreement.

It is ORM's objective to adopt the Development Agreement before the end of the year. The process will include a full review of the proposed DA by county staff and the county prosecuting attorney's office, as well as a public hearing. The Board of Commissioners ultimately adopts or rejects the DA—and it is requesting that the new Port Ludlow Village Council play a key role in its implementation.

### Role of Village Council

The County enters into the Development Agreement, but it does not want to be the primary regulatory agency for management of issues beyond typical County-enforced codes. The County wants a local authority, the Village Council, to say if an architectural submission for construction on ORM-controlled property is in compliance with the approved standards and guidelines. They will require this approval before they will accept a permit application for further review. The Village Council may, according to its Articles of Incorporation, "engage in architectural control in areas not under the architectural control of SBCA, LMC or other entities." One of its first tasks is to determine and put into place a mechanism for the architectural review the County desires. Architectural control over single-family development continues to reside with the respective community associations.

### Construction When?

The passage of zoning regulations means that ORM may apply to the County for building and development permits. Some permits are likely to be easier to receive than others. Construction in the commercial center, or up at the golf course pro shop, for example, is encompassed by the 1993 EIS unless the scope of proposed development changes from what was then reviewed. The resort area requires a new project Supplemental Environmental Impact Statement, a very public process in which physical specifics such as building appearance, placement, lighting, parking, colors, landscaping and noise are considered. Arriving at a final, approved SEIS will probably take a year or more, estimates ORM consultant Mike Derrig, and must precede building permits and construction contracts.

## Storm Water District Moves Forward

At a Special Meeting of the Ludlow Maintenance Commission, the Board of Trustees endorsed the formation of a Storm Water Control District for the north side. This issue is one that has concerned residents of the north side of the Village for some time. The Ludlow Maintenance Commission approved the posting of a bond that is required by the County to start the process toward a vote of the residents of the proposed district. If this vote passes, a Board of three Commissioners will be appointed for three months. An election will then be held to elect the Commissioners.

One of the first tasks of the District will be to have an engineering study completed that hopefully will show the extent of the problem of storm water control. The storm water issue finds the major associations of the north side in agreement. The Ludlow Maintenance Commission, the Lot Owners Association and the North Bay Coalition all agree that a District is in the best interests of the community.

LMC Trustee Bob Linrothe stated that while he personally does not have a storm water problem, he recognizes the problem is a community issue that requires we get together and resolve the problem. "We should all support the District just like we have supported the Fire District in the past," he said. It was also pointed out that one of the advantages of a local District is that all of the money collected would have to be spent in Port Ludlow unlike a County-wide District where the funds collected could be spent anywhere in the County.

The final map of the district is still under consideration but it will encompass all of the north side and possibly some portions of the commercial area. Meanwhile a new 30-inch pipe has been installed in the Montgomery area that should resolve some of the problems for those residents living nearby.

Vaughn Hubbard, a north side resident, suggested that the south side of the Village might want to join the District. The Board of Trustees indicated that the south would be welcome but that they most likely would not be interested at this time since their system is relatively new unlike the system on the north side.