

Mazama Business Owner Meeting May 15, 2008

***Action Items**

Business Owners Attending: Bob & Delene Monetta, Art Gresh with architect Pierre Mare, Rick LeDuc with the Mazama Store, Steve Devin with Mazama Ranch House, Anne Eckmann on behalf of Perchich/Anderson, Bill Pope with Mazama Country Inn

Others Attending: Jay Lucas for MVSTA, Larry McWhirter for Mazama Community Club, and John Hayes

Mazama Advisory Committee (MAC): Jim Gregg, Karen Reneau, Doug Devin, Phil Heitman.

Jim Gregg led introductions and clarified MAC's role in calling business owners together. MAC's intention is to facilitate and support business owner's in getting to know one another and developing a cohesive plan for Mazama's commercial core area. The business owners are in the driver's seat. MAC's job is to listen, give support, facilitate, organize meetings, give background information and guidance where needed. Those in attendance supported this approach and suggested that the MAC continue in that role.

There are several commercial core development plans in process. Okanogan County is in the process of updating the comprehensive plan, and while the upper valley's plan might change in form, the content will remain the same. The upper valley comp plan is more restrictive than the county's. Mazama's vision statement has been revised slightly and consolidated somewhat.

MAC members are appointed by the county as a land use advisory committee. Perry Hutson, the county planner, has been made aware of the Mazama Center planning effort and is supportive. MAC will keep the county posted.

Art Gresh was first to summarize his project which is located across from the Mazama Community Club. Plans call for 3 commercial units at the junction of Lost River / Goat Creek Road and 8 clustered residential units. The county asked that the plan be submitted as a long plat instead of a PD because of a zoning conflict. The plan calls for a curving road crossing the ski trail in one location winding back to the residential units. The owner's home is being built first. Natural colors and materials will be used. Parking for units will be consolidated. Pierre Mare illustrated the concepts and also had suggestions for "pod parking" along the roadway to slow traffic and give the core intersection more of a pedestrian feel and to enhance safety. The current signing needs to be made more effective. **Pierre will bring some preliminary drawings for next meeting in July.**

Bob Monetta gave a summary of the Fawn Peak Plat which is land adjacent to the community center and takes in the present corral parking lot. Reconfiguring the parking lot and working with adjacent land owners for the best benefits for all owners makes sense. Using the parking lot as a grant match may be an opportunity. Also, moving the 3 commercial lots to be adjacent Goat Creek Road also makes more sense than presently configured. Suggestion of a land swap and give and take between different interests followed. Land that could be used for employee housing followed. **Bob Monetta / John Hayes to get a big perimeter map for next meeting.**

Larry McWhirter will work with the Mazama Community Club Board and will **arrange for MAC to make a presentation to their board.**

Anne Eckmann spoke on behalf of Percich / Anderson development across from the Mazama Store. There is 8 acres on this corner lot and the factor limiting development is water. Plans call for seven 2 bedroom cabins plus a commercial building. Water is limited to 5,000 gallons per day.

Jay Lucas spoke next about how the trail system fits into the mix. Jay desires a parking lot that is easy and efficient to plow and operate. There was discussion on how access might be re-aligned.

Steve Devin asked how the trail heads, which now go in all four directions, could be made more attractive and unique to Mazama.

Rick Luc emphasized the need for efficient snow plowing and snow storage. Rick plans expansion at the store and wants the concept to include the store area.

The group discussed speed and speed limit for Goat Creek / Lost River Roads. Most felt it presently too high. It was agreed that the intersection is a key priority and a major safety issue especially in winter with pedestrians.

A variety of discussion followed. The general consensus of the group was to continue to explore planning opportunities for the Mazama center area. Funding would be the responsibility of each ownership but any grant possibilities should be explored. John Hayes commented that the Mazama Community Club's drainfield / septic system would eventually need to be expanded or re-done.

Next Meeting Monday July 7, 2008 / 9:00 a.m.