



Eastsound Planning Review Committee Minutes
January 7, 2021
Meeting held by Zoom due to COVID-19
3:00pm-6:00pm

Committee members present by Zoom were Leith Templin, Terry Gillespie, Charles Toxey, Brian Wiese, Scott Lancaster and Sara Farish. County members present by Zoom were (PW)Jesse Douglas-Sietz, Colin Huntemer and (Council) Cindy Wolf other member of the public were also present.

The meeting was called to order by Leith Templin, chair at 3:05. Leith introduced and welcomed our new members Scott Lancaster and Sara Farish.

Approval of Minutes

Terry moved to accept the minutes of the December meeting as amended and Charles seconded, motion passed.

Chair report:

Leith reported that the annual report of EPRC was sent to Council and that she is still working on the seven points about VR that we were thinking of adding to our original report to Planning and Council.

Formalize EPRC Lighting Regulations

Charles moved to send our recommendations for the Eastsound exterior lightening plan to the San Juan County Planning Commission and County Council. Brian Seconded motion passed.

Additions/Modifications to agenda

Brian asked for an update on the North Beach Prune Alley tree situation. North Beach Rd in front of Children's House

Public Comment

Lisa Byers asked for the trees subject to moved up on the agenda.
John Campbell will speak during the comprehensive plan update.

North Beach Road section in front of Children's House.

Leith gave an update on the current concerns about the trees in front of Children's House and Salmonberry School and the request by them to ask the county to assess all the trees next to the road for safety of the children and their properties. A brief history was given about the road and trees along that stretch of the road that the EPRC has been apart of.

Ady responded with her concerns about safety for the Children's House buildings, children and pedestrians and would like to work with EPRC to come up with a plan concerning the trees.

Leith said she would be in touch to schedule a zoom meeting with Children's House, April Grove's representatives, Salmonberry School, three EPRC members and county members to discuss a plan about the future of the trees along the

stretch of North Beach Road in front of Children's House and Salmonberry. She is hoping that we can come up with a plan that will satisfy all. Cory Harington asked for background information and to be included in the Zoom meeting.

Jesse Douglas-Seitz Prune Alley Update

Jesse gave an update of the 90% plans that have been completed by KPG Design group. There was a special meeting that involved discussing more vegetation and trees and the possibility to add more trees. There were two updates that were also discussed. 1) changing from the multi three year time line completion plan to a one year plan. It seemed to be well received. Jesse explained the advantages and disadvantages. 2) if the one year plan is approved then the surface of the road would have to be asphalt (HMA) because chip seal can not be done in the Fall. Jesse also spoke to the location of potential trees at the Fern street parcel and the north end of the street with some bigger trees. Also, there are some new property owners that are interested in allowing some planting of trees. Also, the sewer district's new placement of their line makes it possible to plant more trees where their original line was to go. We had a discussion about the ramp up to the intersection and if it is not possible for it to be asphalt that we wanted it to be as dyed as dark as possible to mimic the road color. Also, Scott knew from the Main Street/North Beach project that the dye color for the sidewalks was Davis "San Diego Buff". Also, it was mentioned that the intersection is the same brick at the entrance to the Village Green and a Mutual Material color that was a mixed of colors with red in it and thought to be called Cascade Blend. Jesse will check on that. The crosswalk and the center will be different. The driveway entrances and the intersection center will be the same brick as what is at the Village Green and the crosswalk will be the Cascade Blend. We talked about the potential of putting bigger trees at the northwest and southwest side of the intersection at Prune Alley and High School Rd. and create a nice entrance and exit of the downtown area. Sara wants to encourage the county to work with business owners in a thoughtful way to work with them about signage, traffic control, noise and dust. This is a difficult time for those business and this will be another added stress. Parking will be another issue and maybe the Community Church might be of help. EPRC thanks Jesse and Public Works are doing such a great job and we appreciate them working so closely with us.

Adam Zack Comprehensive Update, Orcas Island Airport Overlay Regulations

Adam is one of the planners with the county and is our staff contact helps Leith with the agenda and other questions that the committee has for the county.

Adam did a power point presentation of his Staff report: <https://www.sanjuanco.com/DocumentCenter/View/21618/> Staff's goal, directed by council, was to simplify the Orcas Island airport overlay regulations and to be more inline with the state regulations. This overlay when created was very complicated and restrictive compared to others. The zones maybe the same but our restrictions are greater.

He explained the location of the five zones at our airport. He spoke about uses, safety and compatibility around these areas. Washington State has guidelines for airports and is a guide for developing airport regulations. Adam will present to the Airport in the near future the changes that the staff is recommending to council.

1.49 Action

Terry made a motion to accept the staff report on the Orcas Island Airport Overlay Regulations as presented. Charles seconded passed with one abstention.

1.50 Comprehensive Plan Update

Comp plan that has to do with density and land use designations we should add to our response to Adam's staff report. Any regulation change that regarding regulation that effect land use we need to include in that response. Then the lightening document needs to be added to all our regulatory changes to the chart and to be sent to the council by the docket process which has to be presented by March 1, 2021.. This is a more formalize process and since it is on the docket it will stay on the calendar and not put aside and get lost in requests.

Mostly our changes are around Village Commercial. They are 1) the single family home designation, (2) lot size, (3) 4 to 16 units per acre minimum setbackrequiring parking in the rear and side 4)and 5???

Adam says all are within the scope of work that staff has been charged to do in the comprehensive plan update

Charles adu in VRI where are we with this

Allowable number of adu's per resident of allowable use instead of per lot.

John's comment it increase development capacity page 12 table 5

One unit per allowed use 12-24 and limit to 1000 sq feet Would make substantiation housing for affordable housing RI

Adam agreed with it within VRI

Charles proposal submit document plus amendment and add recommend allowing 1 adu per res in VRI not be used for vacation rental or long term rental (under 30 days)

Adam says Vacation Rental subject will come up soon. That part will change relatively soon.

2:39

Charles: I move that EPRC send a recommendation to county council and staff that we amend our response to staff on land use designation with these six amendments added

In Village Commercial land use designation—

1. We recommend establishing a minimum setback of 5 feet from the right of way, granting up to a 20 feet setback only if area for public gathering/use is allowed in front of the building.
2. We recommend requiring parking in the rear or side of the lot - or in the middle third of the lot if the lot faces two public rights of way in between two streets. No private parking in front of buildings.
3. We recommend establishing a minimum lot size of 1/8th acre. This is to prevent the miniscule lots such as have been created recently which prevent changes in use over time, relegating those tiny lots to be residential forever.
4. We recommend removing single family residence as an allowable use. Duplexes, multi-use, multi-family and commercial would remain as allowable uses. This would prevent the trend of new single family homes occupying the most valuable and usable commercial lots in the very center of town.
5. We recommend increasing the minimum density from 4 to 16. This means that on a typical 1/8th acre lot in VC, 2 dwellings or a duplex would be the minimum density.

Village Residential Institutional Density and Affordable Housing-

1. We recommend allowing one ADU per residence in Village Residential Institutional land use designation only with the stipulation that they should not be used as vacation rentals.

Scott seconded the motion and it was passed unanimously.

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Land use density/land capacity needs to be in our report to

Docket annual changes formalize process window is the first three months (JFM)

Lighting document needs to be sent in by March

Public Comment

PERMIT REVIEW

Banner Bank sign

We had the same comments as we had for the WAFED Sign which was that it is not very Orcas Island and very urban. Discussion about logo colors and that we need to look at our sign ordinance. We all prefer the old Islander's Bank wooden carved. We don't have the problem with illumination as with the WAFED sign.

Brian wants to add next agenda items to all agenda's.

Leith wanted to schedule a special meeting to continue to work on the regulations and it was decided on January 18th from 3:30-5:30pm

Adjourned 6:33

Tree discussion. Terry will join with Leith and Charles in a zoom meeting with all board members, county partners and April's Grove. Sara reached out to Ady to recommend a goodbye tree ceremony.

NEXT REGULAR MEETING FEBRUARY 4, 2021