



Eastsound Planning Review Committee Minutes

March 4, 2021

Meeting held by Zoom due to COVID-19

3:00-6:00pm

Committee members present by Zoom with Leith Templin, Terry Gillespie, Charles Toxey, Brian Wiese, Scott Lancaster, Sara Farish was not present.

The meeting was called to order by chair, Leith at 3:05. She welcomed County Council member Cindy Wolf, Public Works Director, Colin Huntemer, and County project manager, Jesse Douglas-Sitz and members of the public.

Approval of Minutes

Charles moved to accept the minutes of the February 4, 2021 as presented and Brian seconded, motion passed. Leith mentioned that EPRC held a special meeting on February 8 as a workshop meeting to continue work on the update for the comprehensive plan. There was no action so no minutes were taken.

Leith read the proposed amendment to our January 7, 2021 meeting.

Amendment

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.

Charles moved to accept an amendment to the January 7th 2021, as presented, Brian seconded, motion passed.

Chair Report

Last Monday our Comprehensive Plan Text/SJC Code Amendment Request was submitted (Docket request) which was the deadline of March 1, 2021.

Council Update with Cindy Wolf

Said that the council meeting concerning vacation rentals was continued until next Tuesday. Updated the vaccine roll out and that Johnson and Johnson vaccine will be available soon. We will get a minimum amount of a delivery. We will now have a base line to plan around. Dr James is recommending continuing the use of masks/hand washing and social distancing.

Public Comment

John Campbell made several comments about his concerns about GMA and concerns about UGA and the possible need to expand the UGA to keep up with the 50% growth issue. He read a letter he sent to Adam Zach at CDMP. His concern about the lack of vacant land and continuing growth.

Prune Alley Project Update

Jessie Douglas-Sietz, project manager for the project, reported that the 100% plans have been received and are being studied. He spoke to the timeline of the project, receiving right of ways and signage. Also he talked about the potential delay of laying the asphalt because the paving window is from March to October, so depending on when construction can start and how well things go it could be possible that the paving of the road itself will happen in the spring. All the raised intersections, curb, gutter and sidewalks will be finished, just the actual road bed would have to wait. He spoke to how the traffic control will be handled and to the new signage that is being ordered. There will be two large banners (2 1/2ft x 8ft) placed in the Fern Street Park area next week that shows the illustrative design of the street. He reported that, with the construction happening, last week by OPALCO on Prune Alley, that they learned how people chose to find alternate routes and that it seemed to go well. Cindy spoke to the idea that some of the restaurants might use the Village Green this summer. She spoke to a restaurant owner being pleased about how the county employees have worked with them.

Leith spoke about an art committee to be thinking about benches and art work. We still don't know what spaces we will have until the 100% drawing are decided.

North Beach Road Trees by Children's House and Salmonberry

The county had Urban Forestry Services/Barlett Consulting from Mt. Vernon do a tree assessment for the trees in front of Children's House and Salmonberry. We showed the pictures from EPRC's suggested tree plan and compared it with the consulting firm. There were some suggestions and Charles will modify our report and send it out to all EPRC members, Children House's director and boardmembers and Salmonberry's teacher and boardmembers for their approval.

BULK FUEL STORAGE

We wrote a letter that is attached asking the council to address the definition and code for bulk storage in Eastsound and address not only propane but other flammable materials. Also, to take into consideration that there is not very much service light industrial space left in the sub-area.

Parking credits discussion

A discussion of the history of how the parking credits came to be. Originally it was developed on Orcas by the Waterfront Properties Owner's group. This was to ensure that if any of those buildings were to burn down that they were assured that they could rebuild as is in exchange for public access to the beach, view corridors and easements to provide for curb, gutter and sidewalks on Main Street.

Parking credits are to be discussed at council meeting next week

We need to talk more about our lack of parkinglot space and what to do about it.

Signs discussion

How can EPRC remind community that the sandwich signs are only allowed to three areas in Eastsound Sub-Area and that they are only for non-profits and community events and only for a limited time? Cindy suggested asking the chamber to put into the blast and maybe in the paper. Should or could EPRC request council for some direction about asking the road crew to monitor sign more often? In the past, EPRC members asked the ES waterfront owners to open up the view corridors and it worked for all owner except one which went to code enforcement. We want to be helpful to the business owners about lightening, signs ect. so how do we do it?

March 15th Port meeting at 5:00pm.

Adjourned at 6:00pm
Respectfully submitted
Leith Templin



To: San Juan County Council

February 25, 2021

CC: San Juan County Planning Commission, San Juan County Department of Community Development

Regarding: Bulk Fuel Storage in Eastsound

Dear County Council,

In the last few years at EPRC meetings, members of the Eastsound community have expressed concern about the size, appearance, and proximity of large bulk fuel storage facilities to residences, and residential streets. Bulk storage facilities are getting bigger than they used to be. We have contacted the Orcas Island Fire Department and the San Juan County Fire Marshal to discuss addressing these concerns. They informed us that the most recent 30,000-gallon propane installation in Eastsound Service and Light Industrial land use designation does meet fire code, but officials and community members hope the County could place *future* large bulk fuel storage farther away from the airport and from more densely populated areas in Eastsound, and/or create more distance, better exit access as well as landscape buffers between smaller facilities and people within the Eastsound Urban Growth Area.

Bulk fuel storage is also allowed outside of Eastsound in Rural Industrial land use designation on Orcas Road and in the Island Center LAMIRD at the intersection of Crow Valley and West Beach roads. County Staff have indicated possible alternatives to outright prohibition from a certain area might be to establish performance standards that continue to allow the use but also establish requirements that mitigate some of the concerns the community has about the use. Having storage in the UGA SLI designation in Eastsound with access to sewer and water service and close to a fire station is a benefit and has less impact on rural or resource lands. But, being near the airport, residential areas & homeowners who are concerned about safety and property value are significant negatives.

County Staff have suggested that “stronger, use-specific performance standards like size limits and setbacks from neighboring residential properties could address some of the safety concerns.” Requiring increased distance from homes, fencing and denser vegetative screening could offset some of the community’s worry and the visual presence of this use. “These kinds of standards could balance out the positives and negatives of having this use in the SLI designation, without prohibiting the use altogether.”

We ask County Council to direct County Staff to investigate use specific performance standards for Bulk storage in Eastsound.

Thank you,

EPRC Members

Leith Templin, Chair

Charles Toxey, Terry Gillespie, Brian Wiese, Scott Lancaster, and Sara Farish