

Eastsound Planning Review Committee Minutes

May 6, 2021

Meeting held by Zoom due to COVID-19 Restrictions

3:00-6:00pm

Committee members present by Zoom were Leith Templin, Terry Gillespie, Charles Toxey, Brian Wiese and Scott Lancaster. County members present by Zoom (Council) Cindy Wolf, Jesse Douglas-Sietz (PW) plus public members

Meeting was called to order by Leith Templin, Chair at 3:05
Leith had committee introduce themselves to the public

Approval of Minutes

Charles moved to accept the April 1, 2021 minutes as presented and Scott seconded
April 8, 2021 a special meeting was held as a workshop to discuss the parking credit program and no minutes were taken for the workshop.

Election of Chair and Vice Chair

Charles moved to appoint Leith to be chair for the coming year and Terry seconded the motion and the motion was carried.
Leith made a motion to appoint Charles as Vice Chair for the coming year and Terry seconded, motion carried.

Council Update

Cindy - Tree work by Children's House will start tomorrow. Prune Alley is postponed until next Spring and Jesse will give us an update later in the meeting.
Covid shots are available in the county. We are no longer waiting for supplies just looking for people to use them.

Christine Cory has asked us to resubmit our letter that we approved in a prior meeting to Rick Larson who did not choose our Prune Alley funding request to Senator Murry to request the same funding source for funds to help with the Prune Alley Project. Everybody agreed to resubmit the letter. Jesse pointed out that Lance at the Orcas Chamber will also be sending in a support letter.

Public Comment

Korissa Fernandez lives at April's Grove and works at the Senior Center. She had a complaint/concern about the ferry schedule.

Parking Credits

Erika is ill today and was not able to be presented. We continued to discuss the document that we have created and decided to reduce the size of the document. Charles will edit and resend to all.
Scott wants a time frame when things will go into effect. Questions to Erika about the two people in process.
Conversation about LID and or bonds to finance land for parking lot.

Prune Alley Update with Jessie Sietz-Douglas

Been postponed until Spring. Will go to bid soon and it will be awarded this Summer. Just the timeline has been amended. Everything else is still going as planned.

Kurt Hunt possibility on TPN 271442001000 and TPN 271455215000

Kurt Hunt residential planner in Eastsound with two projects in town. One with the Our House building and the Mijitas garage building. Kurt was asking if we had any suggestions or concerns Our House Mall building. The other is a plan to with what he was designing. One is an addition of roof overhangs on the north east side of the add a second story to the garage structure behind Mijita's restaurant for an employee apartment.

Inga Orcas Island Artist called Cindy Wolff and had a conversation about an organization with CPI to design communities. Inga sent an invitation for a Zoom meeting in the future to Cindy so Leith is hoping that we will get an invitation to attend.

Permit review

See attached report we sent to Adam regarding all the permits

Meeting adjourned at 5:45

NEXT MEETING JUNE 3, 2021,

Respectfully submitted,

Leith Templin

Responses to permit applications and pre-permit discussions

BUILD-21-0129 Victory Hill ADU TPN 271414019000

- There is a discrepancy with what the permit asking for and the drawing. Listed in the permit as a 2.5 bedroom SFR and also as a 1 bedroom ADU with a loft and an office. Please confirm that this is an ADU – not a primary residence and that the second floor “office loft space” is for the use of the ADU inhabitants and not a separately occupied or rented space.
- Parking: At least one additional off-street parking space shall be provided for the accessory dwelling unit in addition to the parking required for the principal residence. This is not shown in the application. Please ask the applicant to identify the parking spaces for the primary residence and the detached ADU 271414019000. Important note: Back out parking onto the street is not allowed, especially on this semi-blind curve. A 3-point turn or hammerhead space in the driveway is required for vehicles entering North Beach Road so that vehicles can exit front-first, not having to back out into the flow of traffic.

- Driveway and Utilities: An accessory dwelling unit shall use the same driveway, septic/sewer system, and water system as the principal residence. With the proposed ADU being downhill from the primary residence, how will this be accomplished? If they can't share septic, utilities and driveway, this should be a second residence, not an ADU.
- Should the 10' wide driveway serving these two lots and multiple residences be widened to accommodate all the new uses being added to them?

BUILD-21-0132 Colgan Road SFR TPN 271350015000

- We don't understand why the boundary line modification done in 2019 was allowed to leave 2 non-conforming lots. Lots a minimum of 2 acres in size should be required to result from any boundary line modification according to each Land Use Designation's minimum lot size. New non-conforming lots should not be allowed.
- Please check whether or not they were intending to use the water well. They need an Eastsound Water Users Association permit. They have not secured a water membership at this time. Our understanding is that they would need to have the membership & hook-up and use Eastsound Water as the exclusive potable water source before occupying this structure.

BUILD-21-0146 Salmonberry School Classroom TPN 271412021000

- Cory Carrington was present at our May meeting and answered most of our questions. Please double check that the parking place in front of the new classroom building will have room make a three-point turn (hammerhead) and exit without having to back onto North Beach Road.
- We did not receive a link to the parking plan for this application. Cory said that new parking spaces will be created from the current parking area on the north side of the lot extending Eastward right up to but not crossing over onto the public right of way. Please confirm that the plan for requisite ingress and egress, turn around space, etc. are outside the public right of way. On the surface this appears to make a 95-100' driveway for ingress and egress from Henry Road which is significantly wider than standard. Is Henry Road a private road or public? If public, what provisions for the required road standard/streetscape will be made here? Is a planting strip or path required?

BUILD-21-0133 310 Main Street Change of Use TPN 271460050000

- Everything looks fine for this change of use. We think there needs to be clarification on what parking is currently assigned to this parcel. Originally parcel 271460050000 and parcel 271460052000 shared 29 parking spaces. 271460052000 had 8 spaces and 271460050000 had 21 spaces. This document [2006-0706004](#) lays out how many spaces

were designated for parcel 271460050000 before parcel 271460047000 was created/developed. When 271460047000 was built out, supposedly the 21 spaces allotted to 271460050000 were shared. We don't see a document to that effect. Please examine the parking on these parcels carefully and assess that the correct amount of parking is allotted to the many existing and soon to exist uses on these properties. If is possible to let EPRC know the state of parking on these parcels we would be very appreciative. Thank you.

LANDUSE-21-0079 Wild Turkey Run Land Division TPN 271424003000

- No issues

LANDUSE-21-0077 Fossil Bay Drive Dock Repair TPN 271253030000

- No issues

Pre-permit Discussion

We had a discussion with designer Kurt Hunt about two proposed projects **TPNs 271442001000 and 271455215000**. One was for adding a 4:12 pent roof overhang on the North West corner of the Our House Mall. As a secondary roof structure to the house's gable roof, a 4:12 pent roof meets the Eastsound Design Standards. We see no problem with adding the roof below the house.

The second project was for adding an employee apartment above the Mijita's garage. We applaud and encourage the owner's initiative to supply employee housing and not a vacation rental. The garage is a non-conforming structure in terms of proximity to the street and lack of required setbacks. We recommended Kurt explore making the second story compliant with the required setbacks, leaving the lower story of the garage building in its current non-conforming location. The following questions should also be answered: What parking is required for the current restaurant use? How will an additional use affect parking? If a parking space is added outside the footprint of the building, it appears that would encroach on the required 30% open space? Could the garage below to be used for the employee residential unit parking?