



EASTSOUND PLANNING REVIEW COMMITTEE MINUTES

July 1, 2021

3:00 PM-5:00PM

Due to COVID-19, and restrictions on gatherings of more than 5 people, public access is limited to online only

Committee members present by Zoom were Leith Templin, Terry Gillespie, Charles Toxey, Brian Wiese, and Scott Lancaster. Adam Zack from CDMP and the public by zoom.

Meeting was called to order by Leith Templin, Chair at 3:00 pm

Approval of Minutes/Agenda

Scott moved to accept minutes of the June 3, Terry seconded and then there was a discussion about the clarity of the buoy statement in Leith's Chair report. Brian agreed to let Leith modify the statement and Scott amended the motion to accept the changes concerning the buoys in Eastsound, Terry seconded, motion carried.

Scott moved to accept the agenda as presented, Charles seconded, motion carried.

Chair Report

Leith clarified the conversation about the buoys in Fishing Bay. There is a reference in the Comprehensive Plan under the SMP 18.50.600 as a footnote referencing the Eastsound Subarea Plan.

Adam Zack noted that County Code 18.50.600 SMP, table of allowed shoreline uses, shows there is a footnote that says the Eastsound Subarea plan prohibits boating facilities and the current Subarea does not say that. So, the request is to have the County remove that footnote from the 18.50.600 SMP table of shoreline uses. Adam noted that to get a permit for a buoy the applicant needs to get a shoreline exemption from the county and a lease from DNR for the installation. Two-part process.

Talked briefly about wanting a discussion with Colin Huntemer at Public Works about streetscapes. He was not available today so hopefully we can start that conversation next month.

Cindy Wolf is not present, and we do not have any information from her at this time.

Public Comment

Ryan Page, housing program coordinator for San Juan County for Health and Community Services, introduced himself. He spoke to us concerning the Klein Property in the North Shore area that now belongs to OPAL. Two to three months ago he and RJ Meyers (fire dept), Cindy Wolf, Colin Huntemer and Lisa Byers walked the property to discuss the future use of this property. He wanted to let EPRC know that he will be advocating for the inclusion of this property in the UGA. He talked about the need to address the road issue with Bartel Road. Wants to change the zoning to maximize the density of the parcel.

Comprehensive Plan Update with Adam Zack, Planner III

Adam Zack, Planner III, and also our EPRC staff liaison, introduced himself. He gave an update on the Comprehensive of Plan update. Progress is being made with the Planning Commission. Working on the Land Use element and official maps county wide and will be getting to the Urban Growth Areas in August. Looking to getting through the preliminary changes and then it will go through the public process. Public workshops are to be held in October and November and hopefully they will be in person and held on each island because each island has some land use designation changes. Public workshop on Climate Change policies particularly on land use where the county has the most direct impact. Docket requests are still being studied by the Planning Commission hopefully will go to council in August. Our lightning request will go into the comprehensive plan update.

Permits Review

This is the Washington Federal Sign resubmitted

- **BUILD-21-0220 141 Meyer Sign – Commercial Remodel TPN 271451024000**

Application: <https://www.sanjuanco.com/DocumentCenter/View/23388/>

Site Plan: <https://www.sanjuanco.com/DocumentCenter/View/23389/>

We were very happy that Washington Federal listened to our suggestions about their new sign and did incorporate our suggestions in their applications. We are very thankful to the staff and the people involved in this redesign.

Erika Shook, Planning Director on Parking Credit Program

Charles gave Erika a summary of our report concerning the parking credit program. Erika thought our recommendations were well thought out and that she was going to make sure that she would provide the information to the County Council when they discuss the program. She was not going to weigh in on the proposal. She is going to check with the prosecuting attorney to see if the program can be suspended or that since a program has not been established that people cannot buy parking credits for \$5,000.

Erika Shook, Planning Director on Eastsound Streetscapes

Currently there are a couple places where there are some issues, but Erika wanted to give us an overview about the code for streetscapes. In the code, the drawings that are there were put it there a long time ago and the width of the streets do not necessarily represent the actual street width for the ROA.

In some cases, there is not enough room for sidewalks, landscaping, and parking or in some other cases there is not enough room for even sidewalks and landscaping. The code states there must be sidewalks and landscaping. Parking is optional. Some people ask to have sidewalks and parking. Also, some dedicate property for parking but sometimes they don't.

What she feels needs to happen is we need to adjust the current code and the standards need to be not prescriptive and they need to give Public Works some flexibility to decide if everything cannot be accommodated what is most important for a particular street. The current code has no flexibility for public works to make adjustments that would benefit all of us. We need to look at each street and decide what is most important when everything cannot be accommodated.

Meeting Adjourned at 5:15pm

Respectfully submitted

Leith Templin