



EASTSOUND PLANNING REVIEW COMMITTEE MINUTES

October 7, 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, Charles Toxey, Brian Wiese, and Scott Lancaster. Cindy Wolf, County Council member, Jesse Seitz-Douglas, PW, and the public joined by Zoom.

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

Brian moved to accept the September 2, 2021, minutes as amended and Scott seconded, motion carried.

Chair Report

Sent email to Colin asking about the new pathway on North Beach in front of The Fun House and if a crosswalk/stop sign is going to be installed and has not heard back. Jesse said he would try to get a hold of him during this meeting. He also reported that Prune Alley bid opening is next Wednesday the 13th. Adam has informed me that the dates we were given for the upcoming informational meetings for the Comprehensive Plan update have all been changed. The pop-up and open houses will most likely be October 27th not the 20th. The consultant that is planning all the pop-ups, open houses and Town Halls will let us know when they are decided. It looks like the Town Halls will take place next year.

Cindy Wolf, County Council Member

Adam Zach has resigned and will be leaving the end of the month

Spoke about the crosswalk and stop sign on North Beach Road

Discussion about minute taker for EPRC and new emails

Public Comments

No public comments

Permit Review

BUILD-21-0353 16 Commercial Park Rd – Prefabricated Storage TPN 271142005000

Application Narrative: <https://www.sanjuanco.com/DocumentCenter/View/24458/>

Site Plan: <https://www.sanjuanco.com/DocumentCenter/View/24457/>

Building Profile: <https://www.sanjuanco.com/DocumentCenter/View/24456/>

Our response to this review is attached

NEXT REGULAR MEETING-NOVEMBER 4, 2021

Next Meeting Agenda items.

Statement about tree planting from Colin, tree trimming and grading in front of Children's House
Pop ups and Open House, Town Hall meetings and what are they presenting and maybe EPRC could participate

Meeting adjourned at 5:02

NEXT REGULAR MEETING-NOVEMBER 4, 2021

EPRC Response to Staff about Building Permit Application

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Our response

Re: BUILD-21-0353 16 Commercial Park Rd – Prefabricated Storage TPN 271142005000

SLI allows 60% lot coverage. The application states that the existing and proposed lot coverage are less than 60%. Those site coverage numbers calculate approximately a 15' driveway on either side of each storage building. This is not accurate. Continuous graveled vehicular area extends between the buildings edge to edge, half again or wider than shown and is wider than 15' along the western edge. See the blue/grey areas in the site plan. Accounting for the actual developed driveway area results in more than 60% lot coverage. Attached is the site plan and an aerial image from Polaris for comparison.

The application proposes buildings 10 feet from the north property line. Although existing buildings are closer than 20' from the residential property line to the north and were probably built before the screening and buffer regulations were in place, any new construction should be located behind a minimum 5' tall/deep 80% opacity screening (SJCC [18.30.670\(D.1.a\)](#)), and a 20' landscaping strip/buffer including evergreen trees (SJCC [18.30.670\(D.1.b\)](#)), as required in SLI and should be set back 20' from the existing residential/mixed use Marina land use designation property to the north. The site plan shows landscaping to be in place which is not accurate aside from brambles. Landscaping directly north of the proposed building site is on the adjacent parcel. A site visit would confirm this.

If other portions of this site could be restored to a natural or landscaped state in order to get the lot coverage below 60% so that new construction were allowed in this location, the building sites appear to be proposed at the edge of an incline down to a drainage ditch. The incline starts out less steep by the road to the south and slopes steeply at the north end to quite a drop off. We don't know what might be needed to secure buildings in such a location, but no mention of site stabilization or adding material over the drainage area, pipe or culvert was included in the application and bears clarification.

We recommend a site visit to determine eligibility for lot coverage, boundary lines, setbacks and site prep.

Service and Light Industrial and Eastsound Subarea Plan regulations for reference:

18.30.500 Service and light industrial district.

Table 12 – Service and Light Industrial District†

Minimum Lot Size	20,000 square feet.	
Building Height	Maximum 35 feet.	See SJCC 18.30.600 for the method of measuring height.
Building Front Setback	No structure shall be built within 40 feet of the centerline of public ROW.	
Side and Rear Setback	Side yards = 10 feet from property line. Rear yards = 10 feet from property line.	Architectural appendages (i.e., roof overhangs, chimneys, bay windows, and decks not over 30 inches above grade) may extend 2 feet into required setbacks.
Utilities	Underground.	Except when enhancing, repairing, replacing, or relocating existing facilities.
Outdoor Storage	Storage area must be	Screening must be no less than 8 feet high

(including recreational vehicles associated with residential uses)	screened from view from adjoining properties, roads and shoreline.	consisting of fencing, evergreen vegetation or other similar materials. Outdoor storage related to allowed nonresidential use must be screened before occupancy permit is issued.
Open Space (area not occupied by buildings, parking and driveways)	5 percent of lot.	Maintained in natural condition or landscaped. Applications to specify open space and identify landscape features.
Lot Coverage (area covered by buildings, parking and driveways)	60 percent of lot.	
Landscaping	New development must be designed to conserve natural site features to the extent possible. Landscaped buffers are required along public street frontage in all new development, and screening is required between existing residential uses and new nonresidential developments. In addition to the landscaping requirements listed in SJCC 18.30.670(D), a landscaping strip with a minimum width of 20 feet must be provided along the entire primary road frontage of the site and along any property line abutting any land use designation which allows residential use.. The landscaping strip must include evergreen trees.	
Ground Vibration	No approved use may generate ground vibration perceptible without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.	
FAA Recommended Restrictions	All development in this district must comply with the Federal Aviation Regulations Part 77, relating to heights of land uses proximate to airports and protection of airspaces critical to airport operations.	
Noise, Glare and Flashing Lights	Any use, which is allowable under a conditional use permit, on a lot adjacent to or across the street from a residential dwelling (except nonconforming residences), a lot in a platted subdivision, or a residential designation in the subarea plan must not emit continuous and/or uninterrupted noise, glare, flashing lights, or similar disturbances perceptible without instruments more than 200 feet in the direction of the affected residential use or lot.	
Air Emissions	No approved use may generate or cause any visible smoke, gases, dust, steam, heat or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of buildings, and the operation of motor vehicles on the site. Air emissions are allowed for emergency power generation.	
Personal Wireless Service Facilities (PWSF)	PWSFs are subject to the provisions of SJCC 18.40.590, 18.40.600, and 18.40.610.	
Additional Conditions Applicable to All Service Light Industrial District Lots		
New developments (other than new accessory residential structures) with primary access from the Mount Baker Road Bypass are required to obtain or provide for shared access with at least 1 adjoining lot by establishing common driveway easements and/or locating access at property lines. No use permitted in this district shall be designed in a manner that would result in traffic backing onto a public or private street or road right-of-way.		

Retail sales are allowed in the service light industrial district provided either 1 or more of the following conditions are met:

1. Retail sales are related to 1 or more allowable uses;
2. Retail sales are part of a business that requires substantial storage; and
3. Products sold are manufactured at the same facility.

“Cottage enterprise” and “home occupation” describe the intensity of a use instead of a specific type of use. Uses that are prohibited in the land use table may be allowed as a cottage industry or home occupation; provided, that the use meets the requirements in SJCC [18.40.190](#) and [18.60.180](#).

Construction of/or improvements to streets, pedestrian paths and off-site parking areas are subject to provisional permit requirements. Additional required parking spaces, driveways and paths are considered and permitted as part of any change of use application.

Limited areas of land use districts marked with an “†” are subject to the airport overlay requirements in SJCC [18.40.031](#) through [18.40.032](#).

(Ord. 21-2015 § 6)

D. Landscaping. Landscaping required by the Eastsound subarea plan shall be designed, installed and maintained in conformance with the following provisions:

1. Types. Landscaping required by this plan is one of the following three types.

a. Screening. Screening is to provide a visual barrier at least five feet high. When screening is specified, landscaping shall generally consist of a mix of evergreen groundcovers, trees and shrubs. Shrubs shall be at least two feet tall at the time of planting and, if shrubs (or hedges) are to provide the majority of the screen, shall have a minimum height of five feet at maturity. Trees shall be at least four feet tall at the time of planting and all plants shall be spaced so as to grow together within three years of planting to achieve a sight-obscuring screen of at least 80 percent opacity. Required screening shall be at least five feet deep. Existing vegetation, walls, fences or grading (maximum slope three to one) may be incorporated into the design of the screen if they contribute to the intent of this requirement.

b. Landscaped Buffers. A buffer is a separation, but not necessarily a visual barrier. When landscaped buffers are specified, landscaping shall generally consist of a mix of evergreen and deciduous groundcovers, trees and shrubs, chosen and spaced to cover the buffer area within three years of planting. However, buffers required along public streets shall consist of walkways, groundcovers, shrubs and deciduous trees only. Buffers shall be at least eight feet wide for the length required unless specified

otherwise in the Eastsound subarea plan. Deciduous trees shall have a minimum trunk diameter of one and one-half inches at planting and be spaced so that branches will touch after 10 years of normal growth. Along public streets such buffers shall include at least one tree for every 30 feet of lineal street frontage. Existing vegetation, walls, fences or grading (maximum slope three to one) may be incorporated into the design of the buffer if they contribute to the intent of this requirement.

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