



“The purpose of the Eastsound Planning Review Committee is to advise the planning department, the planning commission and the County Council on land use and development matters affecting Eastsound.”

EASTSOUND PLANNING AND REVIEW COMMITTEE MINUTES

Orcas Island Senior Center Multipurpose Room

December 8, 2023

3:00 pm

The meeting had originally been scheduled for December 7th. Due to an agenda posting issue, it was rescheduled to be held in person at the Orcas Island Senior Center Lundeen Room and online through Teams and recorded through the SJC website.

The meeting was called to order by Charles Toxey, Chair at 3:03 pm.

Committee Members present at the Senior Center Jason Bradshaw and Charles Toxey. Scott Lancaster was present online. Brian Weise had a conflict with the rescheduled date and time. Cindy Wolf, SJCC Chair and Liaison joined online. Sophia Cassam, DCD Planner III and DCD Liaison was present online and recorded the meeting. Community members were present online.

Approval of Agenda – All approved – no changes

Approval of Minutes – All approved – no changes besides the ones Brian requested prior to the meeting.

Charles urged EPRC members to try to find new candidates interested in joining EPRC and expressed his wish to stay on until the completion of the 2024 Comp Plan update. Charles will direct his request to Cindy Wolf.

Public Comment – none

Review of EPRC 2023 Year End Report

This report must be voted on at the January 4, 2024 EPRC Meeting and sent to Council.

- We asked for and received Staff support at EPRC meetings and have been happy to receive excellent monthly meeting attendance and pre and post-meeting support from Sophia Cassam, Planner III. Thank you.
- Proposed and recommended site-specific streetscape standards to Public Works Director and San Juan County Council two sections in Eastsound, 1) for North Beach Road Victory Hill bend to School Road and 2) for North Beach Road between School Road and Mount Baker Road.

- Had 2 separate work sessions with members of the public to update the woefully antiquated and out of date Eastsound Sub Area Plan Goals and Policies document.
- EPRC proposed an updated Goals and Policies document to David Williams, Director as specified in the current Eastsound Sub Area Plan.
- Re-proposed Eastsound Exterior Lighting Regulation changes and list of Eastsound Subarea Plan code docket changes to David Williams since he was hired after their submission.
- Edited the updated Goals and Policies document per David Williams' request. We were told by David DCD would engage EPRC to update both the Goals and Policies document and the Regulations document prior to the 2024 Comprehensive Plan update.
- After David Williams' departure, Sophia Cassam and Cindy Wolf confirmed these updated documents and the specific docket requests are on DCD's Work Plan.
- Recommended a re-prioritization of public trails within Eastsound.
- Spoke with community members, April Duke, Clyde Duke, and Joe Cohen about commemorating right of way easements on their properties for public paths and access to County land from their properties 271413015000, 271413016000, and 271413024000. Asked Public Works to move forward on commemorating these easements.
- Created new desired public trail map and new public road map for Public Works Director, Colin Huntemer, to update the Eastsound Subarea Plan maps.
- Sent a prioritized list of public trails priorities to San Juan County Council.
- Hosted a community discussion on Eastsound Parking issues with Cindy Wolf.
- Made 3 proposals regarding Eastsound Parking Issues – 1) Recommendations to County Council on parking ordinance, proposed new parking locations, redressing waived parking, and developing new parking creation also to be shared with a parking consultant. 2) Recommendations to DCD to address parking requirements as part of permitting, parking audits and enforcement, and 3) Recommendations for EPRC to work with the Chamber of Commerce to address Village Commercial Employee Parking Behavior.
- Shared parking recommendations with the public who attended.
- Recommended to County Council that they ask for LTAC funds for a parking consultant be rolled over to 2024 since a consultant was not hired in 2023 as planned.
- Recommended to County Council that they accept the offer of the Driftwood Condominium Owners Association to buy their swale and trail parcel in the center of Eastsound at a discount.
- Submitted many comments on land and building use permits.

Sophia confirmed that the DCD has placed the Eastsound Subarea Plan and the Lopez Subarea Plan on the workplan for the 2024 Comp Plan Update. County Council must ultimately approve that work plan which will happen nearer to the start of the update.

Sophia also suggested that we submit what we intend to work on in 2024 in the 2023 report and that we include a need to find new EPRC members to jog Cindy's memory that we need recruitment.

Charles suggests we add completion of commemoration of trail easements in the center of town on April Duke's, Clyde Duke's and Joe Cohen's properties as a work plan priority for 2024.

Permit Review -

Comments on REVISION-23-0054 - Description: A revision to BUILD-21-0181, adding a 3rd story to the proposed SFR
on Tax Parcel 271453105000

The writers of the Eastsound Subarea Plan's Design Standards were architects Fred Klein and John Campbell who have told us repeatedly that they intended the standards to keep the vast majority of roofs in Eastsound relatively similar to the existing residential and commercial buildings in Eastsound. The exemption was written to allow an individual to build something different for their own home, which would be a tiny percentage of buildings constructed. They meant single family residences to mean one dwelling on one lot. But, recent trends have upended their intentions. Instead of an exempted home here and there, developers are building 3, 4, 7 units at a time and using the exemption meant for one home to exempt all their units. The effect is that the steeper pitched roofs characteristic of Eastsound are being eclipsed by multi dwelling sites. We implore the planners at DCD to make a stand and establish a precedent now of applying the only exemptions to the Eastsound Design Standards to parcels with one single family residence on them and not multiple dwelling units on one parcel.

EPRC's comments on these three dwelling units:

Roof Pitch - These units have roof pitches of 4:12. As stated previously, the Eastsound Design Standards call for a minimum roof pitch of 6:12 except for single-family residences. More than one unit on one parcel should not be eligible for exemption. If this applicant wants to divide these into 3 parcels, that should be allowed. But, otherwise, multiple units should comply with the 6:12 minimum requirements.

Parking – 5 spaces are required. It has always been EPRC's preference to have all required parking on the parcel to free up street parking for the public. It appears that there is plenty of room for all five spaces on this parcel. However, if DCD determines that it is appropriate to allow non-exclusive parking on the street for 2 of the 5 required spaces, please make sure the non-exclusivity of those two spaces is clearly stated on the deed and in the permit and occupancy documents.

Exterior Lighting – Please have it recorded that to meet Eastsound Subarea Plan code, exterior lighting on this parcel(s) shall be downward facing so that light does not shine beyond the

boundaries of the parcel. Absence of documentation has resulted in non-compliant lighting to be installed and difficulty enforcing compliance after occupancy has been issued.

County Council Update with Cindy Wolf – County Council is finishing up budget season. No news on a DCD Director. Interim Plan is that Peter Harrison will be the lead point of contact for the Planning Team. Kyle Dodd will be handling the more difficult and complicated permitting issues. Mark Thompkins will be doing higher level paperwork and administrative matters. Kyle also heads up the Environmental Health Department. Peter Harrison had asked what Tiny Homes code was in Eastsound. Sophia shared an RV and Tiny Homes Policy document, which can be found here:

<https://www.sanjuancountywa.gov/DocumentCenter/View/26720/Recreational-Vehicles-and-Tiny-Homes>

Cindy shared that the Housing Advisory Committee also worked on a document with suggested ordinance changes to make it easier to construct them if or when updated in the next Comp Plan or possibly earlier if approved by Council.

Without having the code in front of her, Sophia recalled that if the tiny home is on wheels it's considered an RV and allowed where RVs are allowed. And, if it's on a foundation it is considered as a dwelling unit would be and where those are allowed.

The sea level rise maps have not been posted. The Environmental Stewardship department decided not to post the limited 13 point measured areas because they feared if the public saw no issues in their areas they might assume incorrectly that their area had been measured and was fine which is not necessarily the case. Cindy has asked the results to be sent to Jason Bradshaw.

Funding is in place for the wildfire plan to be updated in conjunction with the County and various state agencies.

Mia Kartiganer expressed an interest in becoming an EPRC member. Cindy said we will need to do our due diligence to find new members, but that if we can't find enough new members the County has previously and could moving forward consider allowing existing members to continue to serve on the committee.

Meeting adjourned at 3:49pm

Respectfully submitted,

Charles Toxey, Chair

NEXT REGULAR MEETING January 4th, 2023, at the Orcas Senior Center Multipurpose Room