Eastsound Planning and Review Committee (EPRC)
Eastsound Fire Station
May 5, 2016

Meeting Called to Order: 3:01 pm

In attendance: Greg Ayers, Chair, Bob Maynard, Fred Klein, Clyde Duke, Dan Vekved, Jeff Otis, Martha Fuller, Colin Maycock, and Committee Secretary Patricia Ayers.
Guests: Liz LeRoy, Colin Huntemer, John Campbell, Margie Doyle, Lance Evans, Paul Kamin, members of the EWUA, Department of Health (DOH) representatives, and other members of the community.

APPROVALS AND RESOLUTIONS
• Minutes from April 7, 2016 Regular Meeting were approved by all members with one abstaining.

ADDITIONS/MODIFICATIONS TO THE AGENDA
• None.

PUBLIC COMMENTS #1:
• None at this time.

Recognition of EWUA by WA-DOH – Paul Kamin, General Manager for Eastsound Water Users Association (EWUA) was awarded the Commitment to Excellence Award from the Department of Health. Bob James and Steve Deem, Washington Department of Health, presented the award to Paul. EWUA was also awarded the Silver Certificate for optimization of safe drinking water for five years in a row (in actuality it has been since 2007).

MAIN TOPIC #1
Update on Subarea Plan & County Comprehensive Plan – Colin Maycock
• Council’s final changes to Subarea Plan at adoption –
  o Colin presented a binder with materials to EPRC that encompass the information on the County website
  o May 20, 2016 will be a meeting with the planning department & county council to discuss plans for moving forward with the approved changes.
• Comprehensive Plan & timing for Subarea Plan updates
  o Greg Ayers recommended a motion to recommend that DCD add to the work plan a full update of the goals and policies of the subarea plan, along with associated maps and drawings for the subarea plan. Motion was carried forth by Bob Maynard, seconded by Jeff Otis and was unanimously approved by members present.
  o Fred Klein will hand-carry the recommended materials to the meeting in Friday Harbor on 5/20.
  o EPRC will hold a brief workshop on 5/9 at 09:00 am in the public meeting room to discuss and review the subarea plan with respect to the goals, policies, and elements.
  o On June 13 (time to be determined) EPRC will meet in a workshop to review and make the final recommendations to
Council on the potential UDC changes. This will include an update to the maps that were left alone until the comp plan update was completed and any associated changes to the land use regulations that would be driven by changes to the goals and policies.

Main Topic #2
SJCDPW Update – Colin Huntemer

- Prune Alley project is going forward (with or without Fern Street). Colin discussed the right of way off Prune Alley, stating that the property owners along the road will be approached to request a right of way to use a portion of their property for developing streetscapes.
- Library Streetscape & other Rose Street properties sidewalks were discussed. EPRC informed Colin that they are in favor of the Library proposal and had sent this information to DCD.
- EPRC members discussed Rose Street/Crescent Beach Roads with Colin as a potential solution to the continued degradation and possible eventual removal of parts or nearly all of Crescent Beach Road. Paul Kamin from EWUA also mentioned that they would need to replace their main at some point in the future, so having this defined would be useful.

CORRESPONDENCE
None.

OLD BUSINESS
1. Eastsound Visioning Project Status – Bob Maynard & Jim Jonassen
   - Jim Jonassen presented a comprehensive draft report from the Eastsound Visioning project, which included seven proposals for the use of Fern Street right of way.
   - EPRC was requested to review the document and provide feedback to the Vision Group at June’s meeting.

2. Response from Port District on Meeting – Greg Ayers
   - EPRC was invited to attend the next public meeting for the Port District. The Port passed a resolution to deny the EPRC’s request to meet in a private meeting.

3. Crescent Beach/Rose Street Community Discussion – Fred Klein & Jeff Otis
   - Fred presented a draft letter that will be sent to a core group of county agencies and property owners along Crescent Beach and Rose Streets. This letter will include an invitation to a meeting for discuss perspectives and explore issues for an alternative of Crescent Beach Road in light of increasing vulnerability during high winds and tides.

4. Lighting Project Update – Dan Vekved
   - No updates to report.

NEW BUSINESS
1. 18 Urner Street – Liz LeRoy
   - Liz LeRoy proposed that the zoning on 18 Urner Street be changed from a split zone [commercial and residential] to be combined into a commercial zone.
• EPRC agrees with Liz that this property should be changed from split zoning to become universally commercial zoning.

• Due to time constraints, this topic was not discussed.

COUNTY COUNCIL UPDATE: Councilman Rick Hughes was not able to provide EPRC with updates due to time constraints.

PROJECTS FOR REVIEW
1. Building-16-0056 – Orcas Island Library Expansion
   a. See Dan’s email – will be forwarded to DCD by chair.

2. Building-16-0052 – 105 Echo Bay Drive
   a. EPRC recommended approval as presented.

3. Building-16-0065 – 131 Crescent Beach Road
   a. EPRC recommended approval as presented.

4. PSEPA0-16-0005 – Prune Alley, DeMeritt
   a. EPRC finds the SEPA permit acceptable.
   b. EPRC will recommend to DCD that they carefully consider the parking in light of the subarea standards. EPRC feels that having parking spaces dedicated to a specific parcel is inconsistent with the subarea parking plan.
   c. EPRC would like to see the full streetscape of the plot plan, including streetscape transition to the properties on either side.
   d. EPRC feels the plot plan should show clearly the required landscaping to screen this residential use from the surrounding properties, which are commercial in nature.

Future Main Topics
• None discussed at this time.

PUBLIC COMMENTS #2:
• There are terrible potholes on Fern Street. Will you please ask Public Works to fix them as soon as possible?
• There was a request to be sure that Mr. Hughes is able to give county updates in the future.

ADJOURNMENT
Meeting was adjourned at 5:22 pm.

ADDITIONAL ACTION ITEMS AND NOTES:
• None at this time.

Respectfully submitted,

Patricia Ayers