

## EASTSOUND PLANNING REVIEW COMMITTEE MINUTES

March 5, 2020 Fire Department Meeting Room

3:00 p.m. – 6:00 p.m.

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**Committee Members Present:** Leith Templin Chair JoAn Mann, Brian Weise, Charles Toxey, Terry Gillespie

### **Call to order 3:00pm**

Welcome and Introductions

### **3:05 pm Approval of Minutes of February 6, 2020, meeting**

Brian Weiss made a motion to approve, Charles Toxey seconded. All in favor. Passed.

### **3:10 pm Additions or Agenda modifications**

Leith would like to add on a brief conversation about new members and vacation rental permits, if time allows. Brian announced that there are two vacant seats on the committee and invited the group to apply to join if they are interested.

### **3:15 pm Report from Rick Hughes**

Leith read an email written by Rick Hughes. Hughes was in DC to discuss ferries, transportation, and electric charging infrastructure. He met with Sen. Cantwell and discussed ferries, COVID-19, Canadian Border Patrol. He also met with Rick Larsen and discussed transportation, rural broadband, and COVID-19. Funding was passed this week to deal with COVID-19 outbreak. In Olympia, he's currently in session. He reported that OISA looks to be getting funds for increased oil spill response. The number one priority right now is to keep SJC safe during virus outbreak. He is also looking to start up small town meetings when he returns from Olympia.

### **3:25 pm Public Comment**

Ryan Page introduced himself in his new temporary role as a County COVID-19 response team member. Page reported there are currently no confirmed cases in SJC. County response is more in preparations rather than prevention with a focus on slowing transmission as much as possible. A 30-40 person team has formed to help with county health support. Page reported tests have been done on people in the county and so far no positives have been reported.

Cindy Wolf read a letter from Orcas resident Grace Grantham regarding wheelchair accessibility in Eastsound. Leith provided Cindy her email, so the letter can be put into the record. Charles noted that sidewalks are up to code, but not for new construction, and stated that if the county could be notified of where cracks are in sidewalks, they could get fixed.

### **3:30 pm DCD Eastsound Land Use**

Slides were presented by Adam Zack.

### **4:00 pm EPRC Recommendations to County Council regarding the Land Capacity Analysis - Discussion**

Comments and questions were opened up after the presentation, but decision making will be worked through at the next meeting, per Mr. Zack. Discussions ensued. Brian is pleased with the direction things are moving. He noted recreation home factor was changed by the committee to 37% from 35% based on Housing Needs Assessment. Recent growth in last two years in recreational housing has exploded. Adam pointed out that could be due to our economic boom that parallels the growth. Charles noted that if the council can limit vacation rentals, that would help slow these numbers.

Leith asked if next month questions should be asked about specific properties, or should they be asked now? Charles asked what everyone's opinions are on prioritizing infill. Charles noted that neighborhoods need to be protected. Should a complex be allowed in the middle of single family homes? Brian favors infill and increasing density, but doing so may take awhile, so he would consider modifying the urban growth limit line if it were made to include affordable housing. Charles noted that along Bartel Rd., according to Paul Kamin, there is infrastructure for water and sewer for residential housing. Pressure is not high enough there for commercial, but it could support residential growth, which is significant. Bartwood which connects to Terrill Beach Road could be taken by the county to open up access to this area. Due to time restraints, additional discussions will be held off until next month's meeting.

### **4:40 pm Update on Vacation Rentals**

Erica from the County was at a public meeting on Saturday. Council is still in considerations regarding vacation rentals. They are waiting on the current round of certificates of compliance. Once everything is entered, SJC will be able to make public all of the information including active and inactive vacation rentals. Of the 1100 vacation rentals, about 600 certificates have been returned. Over 80 permits were abandoned. Erica estimates about 200 permits will need code enforcement, as it is a code violation not to submit a certificate of compliance. Solid numbers will be made public next month. Erica stated Council feels there hasn't been enough time to see effects of regulations that were recently adopted. They seem supportive of making some changes, but they haven't come out and said what those changes might be. Orcas has more active vacation rental permits than any other island.

A public comment was asked by Matthew Gilbert. He asked Erica why the County is so hesitant to a moratorium and where the specific roadblocks and hesitancy comes from. Erica explained that if there is a legal moratorium in place, they are required to use staff and resources to work on moratorium reporting and enforcement, which takes away from other urban growth planning work, etc. She explained that realistically if there are new regulations adopted, it will take 12 +/- months for those regulations to take place and be enacted. The County is hesitant to change regulations at this point,

because of the realistic timeline of these changes happening, and they feel that the current regulations haven't been in place long enough to track accurate changes.

#### **5:15 pm Permit Review BUILD-19-0174: Terrill Beach Business Park**

[https://www.sanjuanco.com/DocumentCenter/View/19884/BUILD-19-0174\\_APPDOCS](https://www.sanjuanco.com/DocumentCenter/View/19884/BUILD-19-0174_APPDOCS)

[https://www.sanjuanco.com/DocumentCenter/View/19885/BUILD-19-0174\\_SITEPLAN](https://www.sanjuanco.com/DocumentCenter/View/19885/BUILD-19-0174_SITEPLAN) BUILD-19-0175:

Terrill Beach Business Park [https://www.sanjuanco.com/DocumentCenter/View/19886/BUILD-19-](https://www.sanjuanco.com/DocumentCenter/View/19886/BUILD-19-0175_APPDOCS)

[0175\\_APPDOCS https://www.sanjuanco.com/DocumentCenter/View/19887/BUILD-19-0175\\_SITEPLAN](https://www.sanjuanco.com/DocumentCenter/View/19887/BUILD-19-0175_SITEPLAN)

BUILD-19-0176: Terrill Beach Business Park

[https://www.sanjuanco.com/DocumentCenter/View/19888/BUILD-19-0176\\_APPDOCS](https://www.sanjuanco.com/DocumentCenter/View/19888/BUILD-19-0176_APPDOCS)

[https://www.sanjuanco.com/DocumentCenter/View/19889/BUILD-19-0176\\_SITEPLAN](https://www.sanjuanco.com/DocumentCenter/View/19889/BUILD-19-0176_SITEPLAN) BUILD-20-0008:

After the Fact permit [https://www.sanjuanco.com/DocumentCenter/View/19900/BUILD-20-0008\\_APPDOCS](https://www.sanjuanco.com/DocumentCenter/View/19900/BUILD-20-0008_APPDOCS)

Discussions took place regarding review of the permit applications. Question and Answer session took place with Erica regarding the applications. Brian will send comments about the permits to the committee for review, and then to Adam.

#### **5:15 pm Art Committee for the corner of Main St. and Prune Alley**

Leith proposed that at the Prune Alley Meeting next month there can be a sign-up sheet for anyone interested in being on the Art committee. She will post on Orcas Issues and Island Sounder for anyone interested in being on the Art Committee. Terry mentioned that he thinks he has Kimple bricks on his property, which would double the brick supply. Cindy Wolf offered to pass along information to the Orcas Women's Coalition, which has an art sub-group.

Leith mentioned that if someone would like to become an EPRC member that they need to attend several meetings and tell the current members what experience they have and why they would like to be considered for membership. Committee agrees any interested party should be required to attend several meetings before applying for a position on the committee.

JoAn met with Rick about heritage trees and he liked the idea. He was proactive and it was promising and offered several suggestions, including asking homeowners if they have trees on their property that would fit in with this, and also looking at Victory Hill trees to protect. John Campbell brought up the issue of appropriate trees. A tree that gets too big, or sheds branches or sap, is not an appropriate tree to plant. A "gateway" effect can be obtained by a variety of trees. There should be discussion on appropriate trees in appropriate places. Toby Cooper commented that we shouldn't be looking at "appropriate" but rather "succession" trees which are trees that are biologically inclined to survive and evolve in a particular ecosystem.

Brian suggested putting an announcement in the paper to advertise the Prune Alley meeting, because of the increased public interest in the topic. Leith will publish an advertisement.

Leith has concerns about the way the committee communicates. Brian pointed out that we aren't subject to open Meeting Law, so the law does not apply to this committee. Charles thinks we can accomplish more at the meetings by communicating in between meetings. Leith pointed out that Rick Hughes and other county employees need to be sent the final documents not our work in progress documents.

Discussions ensued regarding clarification of the Vision plan. It was suggested that the committee members review the Eastsound Vision before the next meeting. Brian thinks the Vision Plan should be the basis of everything the committee does, but it needs refining and regular review.

**5:50 pm Adjourn NEXT MEETING –April 2, 2020**

**Signed: Megan Neal; [megan@oicf.us](mailto:megan@oicf.us)**