



“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 Public Library Community Room

August 4, 2022

3:00 PM

Due to COVID-19 restrictions we are providing public access by zoom and in the Orcas Library Community Room

Committee Member present at the library were Leith Templin, Terry Gillespie, Scott Lancaster, Brian Wiese, Charles Toxey and Byrnna Byrd was absent. Guests, David Williams, SJC Public Works Director joined by Zoom and as well as many community members.

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

Approval of Agenda

Agenda was approved as presented

Minutes

Approval of the minutes of July 7 were approved as amended by consensus.

Chair Report

Planning Comm meeting tomorrow.

The Lover’s Lane trail grant was discussed. Charles will draft a letter to send to Colin requesting information about the grant monies and where we are in getting this project started.

The Dark Skies Lighting subject was raised. David Williams is wanting to do an all-county ordinance and we are concerned that a new ordinance will not address the needs of the UGA’s and the Eastsound Subarea and that because these are Urban Growth Area’s the need is different than in the rural areas. Charles mentioned that Light trespass onto other people’s property is an important element which is part of Eastsound’s current regulations, and which could be left out of County-wide ordinances.

David commented that stated EPRC could not discuss a subject which is not on the agenda. David also encouraged us not to bring this up to Council now because it would not be timely to do so. He said now is the time to work on affordable housing. Leith stated that lighting was on the docket. David said it was not or very far down the list. Not accepting that this subject could not be discussed if it were not on the agenda, Leith directed the committee to wait until the next meeting to discuss this topic.

Public Comment

Patty Miller 3 things

- 1 Parking – County Council did repeal the Payment in lieu of parking program. She asked if council has had any further discussion on parking in Eastsound, Concerned about the lack of parking with the opening of Prune Alley
- 2 Concerning the subarea, Patty thought she heard council member Wolf state that she had some concern that maybe we need to go back and revisit with more public comment issues for Eastsound because Cindy thinks that

the level of participation wasn't as large as she would like. So Patty suggested that maybe it would be a good idea for EPRC to review at a future meeting for Cindy Wolf and David Williams a review of the many hours and years (people here at this meeting, several past council members, past and present Planning Commission members, past EPRC members and several other key people) that were spent in public meetings, surveys, town halls, the diversity of those groups and the community pop up meetings held in the village green to discuss the subarea plan.

- 3 Would like EPRC's support in helping the property owners, especially on the west side of Prune Alley where the transitions from the street to their properties have become more difficult than expected, to encourage thoughtful discussion and outcome for the property owners with public works.

Council walkabout, nobody at the meeting knew what the date was for the council walk of the Prune Alley Project. David did remark that if all EPRC members participated that we would need to call a special meeting.

Vickie Leimback stated again how important the parking problem is. It was a problem before the Prune Alley Project and will still be problem after it is finished. Wants to know what the council is doing about the parking program. What action is happening.

Jim Nelson spoke about that he was involved with creating the Parking in Lieu program. Ask for an accounting of the monies spent how many in lieu credits were paid for over the years. Where was the money spent?

David said the county accepted zero money. – Over the life of the program there has never been a credit that was ever accepted

Program only on paper, and no subcommittee was ever formed.

If the program had issued parking spaces, it would have created a financial deficit to the county to the tune of Million and a half, just in the past 120 days.

David says that direction from the council is going ahead prior to the comp plan that parking is a priority and they are ahead of it. They are looking at a consultant to identify need, property availability and provide a recommendation.

David says 60 days to move something forward from council for approval.

Council Update with Cindy Wolf

Cindy Wolf was absent from the meeting,

David said Councilperson Wolf was not able to make this meeting stating that EPRC did not send out the minutes or agenda to her in advance and did not know a meeting was being held today. And because of not knowing there was a meeting being held today, she had other commitments that came up as a result of not knowing a meeting was being held. Leith apologized about the minutes, but she was only able to send them to the committee an hour before the meeting and was working on getting the technical problems solved to be able to start of the meeting on time. Leith said the agenda was posted on the website and the meeting has always been the first Thursday of the month for the past 25 years and offered her apologies. David said Councilperson Wolf had requested it be sent out to her. Leith said that Councilperson Wolf had requested the advance copy of the minutes, apologized again, and said that draft minutes have only ever been sent out to committee members prior to approval. Leith apologized again for not sending the minutes.

Prune Alley

There will be a walking path from Main Street on the new sidewalk in front of the tavern to the first driveway of Island Market. The Tavern parking lot will be open. Access on the north side will be open from High School Road to the Liquor Store. Leith showed pictures of the intersections, driveways, brickwork, and planters. Showed the drawings of the bronze plaques that will be placed at the intersections.

Permits

https://www.sanjuanco.com/DocumentCenter/View/26493/LANDUSE-22-0150_Pugh_BLM_App

Charles suggests we ask Staff what constitutes a 5-foot setback when the boundary line goes around a non-building improvement?

New boundary lines seem to be less than 5 feet from improvements as they trace around existing equipment. Is a variance needed?

Next month agenda items

Enchanted forest, Orion Lane to Lover's Lane trail grant. Charles and Leith will send a letter to Colin asking about the grant for the Enchanted Forest Rd project.

Lighting- David urged us not to address Eastsound Lighting at this time because Council has not given direction on the work plan to know whether lighting will be included or not. David stated it seems that EPRC is getting ahead of the legislative body. However, EPRC presented it to council 18 months ago with the guidance and recommendation of planning staff.

Agenda item for October affordable housing

Technology for hybrid meetings

Public Comment was reopened

Ryan Page, Housing Director, said that they have received \$6 million in requests from nonprofit developers, and they have lots of projects.

Housing Advisory Committee will meet next Wednesday normal meeting time to review presentations from those nonprofit projects. OPAL on Orcas is one of those projects.

Spoke to the Tiny Homes report. There will need to be changes in the comprehensive plan.

Brian asked about the rural clusters and protentional changes and if Ryan could come and talk to us about affordable housing opportunities that would apply to the UGA.

Ryan looking to this body as an idea generator for UGA and Subarea

Meeting adjourned at 4:50

Respectfully submitted,

Leith Templin

Charles Toxey

NEXT REGULAR MEETING SEPTEMBER 1, 2022