

Eastsound Planning and Review Committee Minutes  
September 3, 2020  
Meeting held by Zoom due to COVID-19  
3:00 pm to 6:00 pm

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In Attendance: Leith Templin, Charles Toxey, Terry Gillespie, Brian Wiese and JoAn Mann by Zoom: Rick Hughes, Rick Christmas, Jessie Seitz-Douglas, Colin Huntemer, Kathi Ciskowski, Chris Bean-Hearne, John Campbell and Fred Klein

3:00 pm Welcome and Introductions

Rick Hughes gave an update on COVID. Updated what is happening with the ferries. He stated that Justin Paulsen has been appointed to the Ferry Advisory Board. He suggested that we invite him to our next meeting. Talked about a discussion on road ends and a discussion with John Shannon on Shaw about road ends and marine facilities in the SJC. Planning Commission discussion on VR, he is hoping some modifications and possible new restrictions by the end of the year. Congratulations to the Land Bank for their new acquisition of Hyda Point (40 acres). Preservation of Massacre Bay. A great gift from a resident worth \$5m with not much money from the county. Great addition to Turtleback Preserve. Blanchard Rd and Mt Baker road look at putting up a bus stop sign to make it safer for children. Climate change resolution passed. Working towards having a zero footprint for all SJC buildings. Rick toured April's Grove and mentioned that the pathway along North Beach happened which EPRC had input on. Enchanted Forest Road trail improved and moving forward to finish the project EPRC received a grant for. The Orcas Landing project nearing final steps. Zack and Enia Leck's artwork at the ferry landing has been installed.

Adam Zack Comprehensive plan update process. Next month we need to look at some issues in Eastsound and possible amendments to the plan. Recently in August Public works briefed the Planning Commission on the second draft of the transportation element level. That briefing included an intersection level of service analysis. It looked at the level of service for specific intersections in the Urban Growth Area and also look at the projected growth in those areas that may impact the level of service going forward. Looks like most of those intersections seem to be ok. Full analysis is included in the staff report that is available on the county site. (<https://www.sanjuanco.com/DocumentCenter/View/20866>).

Also, land use and rural element introduction were presented at the August Planning Commission meeting. Planning Commission had a chance to weigh in on the definition of Rural Character, which is about the lands outside of the UGA. Rural lands should preserve our rural character in the outlining areas. Planning Commission also discussed the policies and regulations for Farm Worker Housing. They ran out of time for the other topics but will be continued in Planning Commission next meeting September 18th. They will include Rural Residential Cluster Development (essentially an affordable housing bonus for rural lands outside of UGA), ADU'S both inside and outside UGA's and also vacations policies. Looking for specific recommendations for each of those.

Natural Resource Lands methodology for reviewing the natural resource land use designations. Later they will be looking at allowed uses.

Adam recommends the EPRC needs to look at the staff report on the transportation element especially North Beach and Mt. Baker. That was the one intersection that seems to need closer look. Also, Tim Blanchard had brought up during their meeting that he noticed Orion Rd was not in the study and thought that it should be. Adam suggested that EPRC review the staff report and make comments on the specific intersections but also request that the staff look at Orion Rd. The staff report is quite large, but the intersection analysis is located in the appendix for the transportation element.

Adam will be talking in October of the land use issues about residential capacity and SLI and Capacity. Brian asked for a report before our next meeting. Adam is hoping that we can get our recommendations in by the end of the year.

Council has adopted new Marijuana regulations for production and processing. SMP has been sent to Ecology for review and that is one of the final stages before the council can adopt. Mostly it was to update the county regulations to the state regulations.

Leith asked about the five parcels where the property owners were requesting a change in the comp plan update. Adam will send the staff report regarding the five parcels. Adam says that we will need to send a formal letter with our recommendations by the end of the year.

Rural character definition

The County has excepted pretty much the rural definition of the GMA. Planning went through the components and felt the definition was pretty much inline with our vision statement and made a few recommendations

Fred Klein asked Adam about removing the regulation about square footage for cluster housing and the Bartel Road extension

#### Sub Area Recommendations

Brian: Summarized his and Charles work recommending an up zoning of the village commercial area to accommodate more housing. This would intensify the village commercial core. Currently 4 houses per acre max 40 recommending an up zoning to a minimum of 16 residences per acre that 2 per 1/8 acres minimum lot size 1/8 acre. Disallow single family residence. Every home within VC now is allowed AUD. Allowing ADU in VC but prohibit vacation rental.

Prune Alley reg currently 30' building set back from centerline allows parking in front yard. Amendment to prohibit off-street parking in the front lots of residences for commercial development parking to the side or rear. Minimum setback but a max a build to line. Exception for commercial for public space. Rick asked about the 65% coverage to 85%. Rick pointed out that consistency for regulations is important to consider for inside and outside the UGA and also the county. Discussion about single family residence

Charles talked about AG uses in the UGA not allowed in SLI and airport. Table 8 of all ag uses should be allowed in SLI

Charles brought up for discussion about putting forward and adding AG activity to be allowed in SLI. Also plant sales should be allowed. Suggested to allow nurseries in residential. Long discussion about gardening in Eastsound followed.

John Campbell submitted a document that commented on Charles and Brian's suggestion. Attached discussion ensued

#### Public Comment

Chris Bean-Hearn-Purchased property on Prune Alley next to Fern Park. Is concerned about the suggestion to change the zoning to disallow single family in VC. She is planning to put a single-family home on her lot and is in the process to do that.

Jessie Douglas-Sitz and Colin Huntemer

The drawings are at the 60% design currently and they need to be at the 90% by October. Leith recommended that we try to get as many of the big design ideas decided on now so that there will be few change orders after the final design is accepted. Things can be changed in the future, but the change orders are costly with re-engineering (time and money). There was a long discussion about the brick intersections, crosswalks and sidewalks. Colin noted that we do have time to talk about the color of bricks later, but he recommended that we need to make a recommendation about the raised intersection. He supported the gradual raise in the road to slow down traffic and thought that was a better alternative than stop signs. He spoke to the transition seam between the sidewalk and crosswalk. Colin spoke to the difficulty of pooling water and the importance of a good transition between the two.

Charles moved to recommend the six-inch raised roadbed with brick in the center of the intersection and that the crosswalk and ramp be brick. Terry seconded the motion. Motion approved

#### Public Comment

Chris Bean-Hearne, express her concern and disagreement about the potential change to disallow a single-family residence.

#### 2.43 Permit Review

BUILD-20-0196, Sara McCulloch, 227 Hemlock Street

Charles made a comment about the well on site and we agreed to send a request to the county to look into the well situation.

BUILD-20-0236, GoCstudio, TPN 271455210000

We have a concern about the parking and would like the planner to encourage the applicante to change that. It appears that the parking on North Beach is on private property and in the right of way. Does that make them nonexclusive parking for the property owners?

Charles will write our recommendations to the county about these two permits.

Leith wants to create a work list of what we need to be doing for the remainder of the year. We need to update the Sub-area plan trees and we need to make recommendations to Jessie about the trees that he sent to us in.

Meeting adjourned at 6:18 pm