

## **EASTSOUND PLANNING REVIEW COMMITTEE MINUTES**

**Date: March 3, 2022**

3:00 PM

Due to COVID-19, and restrictions on gatherings of more than 5 people, public access is limited to online only. Leith hopes that we will be able to meet in person soon.

**Committee members present by Zoom were** Leith Templin, Terry Gillespie, Charles Toxey, Brian Wiese, and Scott Lancaster, Brynna Bird, Leslie Brazeau, Councilmember, Cindy Wolf, David Williams, Planning Director, Jesse Seitz-Douglas, PW, and the public joined also by Zoom.

Meeting was called to order by Leith Templin, Chair at 3:03 pm

### **Approval of Agenda**

Scott moved to accept agenda as proposed, Brian seconded. Approved

### **Approval of the minutes of the March 3, 2022, meeting**

Brian moved to accept minutes as corrected and seconded by Terry. Motion approved.

### **Chair Report**

Leith introduced the two new members, Brynna Byrd (Birdy) and Leslie Brazeau, and asked them to give a brief introduction of themselves.

Birdy. Moved to Orcas when she was eleven. Went to the Christian School and college in South Carolina. Always interested in the relationship between humans and space, especially public space. Also interested in policy and local government. Curious about the inner workings of planning; considering going to grad school in urban planning.

Leslie Brazeau. Leslie and her husband, David, bought a building in Eastsound about five years ago: 269 Main St. They run the business on the 2<sup>nd</sup> level: Eastsound Suites (two vacation rental condos). We live in both Olga and Seattle. Background in business strategy and planning.

Leith encouraged the new members to get in touch with Cindy to see if they can get copies or links to Growth Management Act, Sub-Area Plan and Comp Plan.

There used to be VCL (Village Commercial Limited) on E side of Madrona Street from Main Street to the school. That designation has been removed and the county maps will be changed and the online one has been updated.

Leith. Question for David. EPRC had discussions last month about the plan for new hotel (Dunning building) re: building height. David clarified that height of the building needs to be 35 feet above grade. Because they dug down to put a basement in, they must bring the grade back up to the original level.

Terry. Question to David. Re: requirements for distance from neighboring building regarding grade (hotel will fill back in around 4 foot retaining wall). Per David, requirements around grade are missing from code. Five-foot distance per fire code. Terry would like to have a conversation around setbacks. David remarked that there needs to be a discussion regarding view easements.

Charles. Question to David. Re: replacement of un-permitted building next to Hogstone Pizza. The permit under consideration has roof lines that overlap each other. Per David, overlapping eaves are possible; it depends on the plan. Leith asked to postpone this discussion until permit discussion.

Lot coverage allowed is 65% in Village Commercial. Hogstone permit is in compliance.

### **Public Comment**

No public comments

The Planning Commission is voting this month at their March 18th meeting about the parking credit program. Leith asked EPRC if the committee would like her to make a comment to provide background for EPRC's recommendation. Committee would like Leith to present at the Planning Commission meeting our position that we do not want to just get rid of the existing parking in lieu program without a commitment from the county to resolve the parking issues in Eastsound.

### **Prune Alley -Jessie Douglas-Seitz**

Prune Alley construction is scheduled to start next week. Working with EPRC, Cindy and business owners, signs have been developed and will be put up mid-March. Mobile message boards will be used as well. By this time next year, the project will be complete.

- Trails have been moved into "Complete Streets" program, so trails not individually managed. With regard to project, there are trail challenges (environmental; right-of-way). Need update from Colin.

### **Council Update – Cindy Wolf**

Next Council meeting has a packed full agenda: vacation rental permit ordinance recommendations, possibility of moving Public Works offices to new Beaverton Valley facility, road move on Lopez Island, Covid mask ordinance discussion.

Cindy has been training with sheriffs. Charles was interested in learning about new de-escalation techniques. Per Cindy, the state website: [leg.wa.gov](http://leg.wa.gov) and look up house bills 1310 (2021) and 1735 (2022).

Charles also asked about enforcing dawn to dusk laws in parks for people camping. Per Cindy: three important considerations:

- We do need to have a place to house people to be in compliance with Boise court decision.
- Safety. Sheriff said his team would oversee to make sure it's a safe place
- Location. Per Prosecuting Attorney, location needs to be walkable to services. Cindy to loop in David on legalities and what camping looks like in these places. Cindy to speak with John Cain to identify potential accommodations on each of the islands. Per Birdie, a few homeless people live in their vehicles. Cindy will discuss with John and see where vehicle campers fit into the Boise rule.
- Cindy. Point of Boise is you can't make camping illegal if people have no other home. Per Ryan, he has spent time researching the Boise decision. You cannot fine people or put them in jail. It doesn't mean you can't enforce park hours.

### **Permit Review**

1. BUILD-22-0076
  - Application: <https://www.sanjuanco.com/DocumentCenter/View/25238/>
  - Site Plan and Profile: <https://www.sanjuanco.com/DocumentCenter/View/25237/>
2. BUILD-22-0079 REVISION of BUILD-20-0288
  - Application: <https://www.sanjuanco.com/DocumentCenter/View/25231/>
  - Site Plan and Profile: <https://www.sanjuanco.com/DocumentCenter/View/25230/>
3. BUILD-22-0094
  - Application: <https://www.sanjuanco.com/DocumentCenter/View/25233/>
  - Site Plan and Profile: <https://www.sanjuanco.com/DocumentCenter/View/25234/>
4. BUILD-22-0120
  - Application: <https://www.sanjuanco.com/DocumentCenter/View/25235/>
  - Site Plan and Profile: <https://www.sanjuanco.com/DocumentCenter/View/25236/>

**NEXT REGULAR MEETING May 5, 2022**

**Meeting adjourned at 4:20 PM**

**Respectfully submitted  
Leith Templin/Leslie Brazeau**

### **Permit Review comments sent to planners**

**BUILD-22-0076** No concerns with Lot 4. The applicant also owns the adjacent lots 2 and 3 on Lorelei Lane. Lot 2 has two RVs with year round residents. The County should take this opportunity to enforce regulations allowing only one RV per parcel, allowing occupancy of the

one RV up to 180 days per year. If one of the trailers meets the requirements to be considered a permanent mobile home, then a permit for a SFD or an ADU should be applied for. New permits should not be issued to applicants with outstanding violations.

**BUILD-22-0079 REVISION of BUILD-20-0288** Somehow a previous permit application to expand the existing restaurant on this parcel didn't get sent to EPRC. If it had, it would have been referred to the EDRC for review. It is quite possible that the sheer scope of multiple additions and new buildings would have resulted in a redesign of the main building and others to comply with the Eastsound Design Standards. However, since that didn't happen, and since EDRC has now been consulted including David Kau and Fred Klein, EDRC does not want to pursue requiring the pizza shed to comply with the design standards. The rationale is that the pizza shed is hidden partially from view of the street and the current design will match the existing restaurant roofline. EDRC appreciates that the design for the woodshed building (in a separate permit) on this parcel was modified to meet the design standards and has reconfirmed with the applicant/architect that future buildings on this parcel will be designed to meet the design standards.

As non-conforming exterior lighting has been used on this parcel in previous years, please take special note of the lighting plan to be sure that it complies with the Eastsound lighting regulations below – shielded lights, no exposed light sources, aimed downward, etc.

**BUILD-22-0094** Two houses recently built in this area have been built with non-conforming unshielded exterior lights. Please be sure this permit has a conforming lighting plan.

**BUILD-22-0120** The description of use references a possible use of the garage as a teenager's bedroom. Please ask the applicant to be more specific to use as a garage is not built to habitation health standards. Eastsound water has issued one impact unit for this parcel meaning one dwelling only. Please also ask for a lighting plan.

### **18.60.170 Lighting.**

A. Exterior Lighting. Exterior lighting shall be energy-efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel. Exterior lighting shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness. Exterior lighting fixtures must be shielded and the light must be directed downward and away from wetlands and wetland buffers, as well as lakes, ponds, the marine shoreline, and habitat of specific animals protected as fish and wildlife habitat conservation areas. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. Any lighting installed in parking areas shall be of direct cutoff design so that the source is not visible from adjacent property. Decorative lighting shall be limited to incandescent lamps with a maximum of 25 watts per bulb and 500 watts overall.