

Minutes
Point Roberts Community Advisory Committee
Special Meeting, June 8, 2019

Attendees: Stephen Falk (SF) — At Large
David Gellatly (DG) — CoC
Linda Hughes (LH) — At Large
Tessa Pinckston — PRRVA
Steve Wolff (SW) — PRТА

1. Call to Order.

The meeting was called to order at 3 pm.

2. Public Comment

- * Shelley Stutt - She lives on Jonna Drive and is concerned about a neighbor at the south end of the street who was said to have closed off the road with caution tape. There may be some issue with drainage along the street, possibly related to action that one or more neighbors have taken on their property. It was suggest that Ms Stutt contact County Public Works (CPW) to inquire whether they have an active file on the offending property owner, and what if anything CPW is planning to do. PRCAC may also inquire with CPW whether they could use any input from the PRCAC. It was also suggested that Ms Stutt contact the Sheriff's Office about the tape if is blocking a public road.
- * Snyder Vick - He is interested in the revision to WCC 20.72. He believes the problem is the impracticality of the original vision that underpins the current provisions. He would support removing restrictions to make zoning on Gulf Road consistent with the rest of Point Roberts. He believe that restrictions make it economically unfeasible to develop commercial space. LH noted that the current provisions were not imposed by the County, but were the result of work by the people of Point Roberts. DG noted that some restrictions, such as setback requirements, are County-wide under the provisions of WCC 20.61, and not part of 20.72.
- * Lars Brunback - He raised concern about a fire hydrant along the private lane off of Gulf Road that runs south to a self-storage facility. Apparently, access to the fire hydrant is impeded by a fence that was installed by one of the property owners. There was discussion whether the Fire District would be concerned about this, but it was suggested that fire fighters could quickly cut through fencing in the event of emergency. DG suggested that Mr. Brunback do a title search to determine whether there is an easement and to find the easement conditions and determine whether those conditions are being violated by the current situation.

3. WCC 20.72 Drafting — Working Session

Before getting into draft revisions to specific sections of WCC 20.72, SW and DG noted that parking for businesses on Gulf Road is a significant issue. It was suggested that the PRCAC should seek public input specifically on the topic of parking on Gulf Road.

DG noted that Cliff Strong was scheduled to attend the June 18 special meeting of the PRCAC to provide feedback on the work done to date on 20.72. To get more benefit from Mr. Strong's input, it was suggested that DG see whether Mr. Strong could attend the July 9 special meeting, and, if not, to find a date he can come to a PRCAC meeting. DG to follow up.

The PRCAC members discussed the following sections of WCC 20.72:

- * .135 (2) - Under .130 Administrative Approval Uses, section .135 (2) limits the time an RV can be parked on an otherwise undeveloped residential property to 120 days per year. There is a fee (not in this provision) of \$1200/year. PRCAC Questions: What is that \$1200 for? What

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are the funds used for? Is that fee necessary or appropriate when considering that the property owner would have paid for the property, paid to have septic installed and paid to have water and electric service installed. Just having an RV on a property is not a cheap or simple option. The PRCAC may propose that the fee be lowered, perhaps to \$300/year.

- * .130 (5) - This section limits the property owner to one "Accessory" structure, namely a personal storage building no larger than 200 square feet. There was discussion of proposing a larger size, but the consensus was to propose permitted no more than two personal storage buildings, rather than just one.
- * .154 - Under .150 Conditional Uses, in section .154, it was proposed to remove "shall include horse racing facilities and pari-mutuel wagering" [and presumably the rest of the same clause]: "In the Rural District, private commercial sports facilities and clubs permitted as conditional uses under WCC 20.36.165 ~~shall include horse racing facilities and pari-mutuel wagering~~ [as regulated and licensed by the Washington State Horse Racing Commission], together with the usual accessory uses including club house, food and beverage service, restaurant and stables."
- * .202 - Under .200 Prohibited Uses in Maple Beach, the suggestion was made to get input from the Maple Beach Residents Association regarding the prohibition on rooming houses, taverns and commercial parking areas in Maple Beach. DG will check with Olav Grabi and/or Paul Barrister on this.
- * .204 - Under .200 Prohibited Uses in the "Small Town Commercial Zone District along Gulf Road only", there was a proposal to remove "along Gulf Road only" so that the STC restrictions would also apply along the relevant section of Tyee Drive.
- * .204 - Under .200 Prohibited Uses, in section .204 (1), mini-storage facilities are prohibited. There was a proposal to amend .204 (1) to add "no additional" (as suggested by George Wright) in view of the existence of such property uses currently in the STC district:
 - * 204(1) "No additional mini-storage facilities."
- * There was a further proposal to add a percent limit on the number of properties in the STC district which could be used for mini-storage facilities.
- * .204 - Under .200 Prohibited Uses, in section .204 (3), to make the restriction easier to understand, there were suggestions to separate the repair type restriction from the storage type restriction, and to re-write the provision as:
 - * .204(3)(a) "Facilities for service, repair or washing of motorized vehicles and equipment, motorcycles, marine, farm implements, light and heavy equipment, and recreational vehicles" and
 - * .204(3)(b) "Facilities for commercial storage or sale of motorized vehicles and equipment, motorcycles, marine [vessels or equipment], farm implements, light and heavy equipment, and recreational vehicles.
- * .204 - There was a final proposal that each member send comments and proposed language for .204 to DG for him to review with Cliff Strong.

4. Adjourn.

The meeting was adjourned at 4:50 pm. (Motion by SF; seconded by SW)