

Minutes
Point Roberts Community Advisory Committee
Special Meeting, January 27, 2020

Attendees: Stephen Falk (SF) — At Large
Linda Hughes (LH) — At Large
Steve Wolff (SW) — PRTA

1. Call to Order.

The special meeting was called to order at 6:01 pm.

2. Public Comment

None

3. Old Business

The limited purpose of this special meeting of the PRCAC was to address WCC 20.72, including possible further amendments to WCC 20.72, and possible review of a description of the zoning changes for local publication.

On the first point, SW noted that there were some questions raised by Planning and Development Services (PDS) to the final set of changes to WCC 20.72 and SW suggested that the PRCAC promptly address those remaining issues from its 2019 work. The following issues were discussed:

a) 20.72.010 - Purpose — Mark Robbins of PRTA had drafted language to include in the introductory portion of WCC 20.72 which the PRCAC earlier agreed to include. Cliff Strong of PDS suggested that this new language was more appropriate for inclusion in the Sub-Area Plan. The PRCAC members present voted 3:0 to withdraw this proposed change and to consider the language at some later time for inclusion in the Sub-Area Plan.

b) 20.72.100 - Accessory Uses — PRCAC had noted that there is no limit on the number of under-200 sq.ft. storage sheds, if they meet all other code requirements, and asked PDS whether this should be directly stated somewhere in 20.72 somewhere. PDS' comment was that it does not need to be said anywhere. It is based on the existing code for the underlying zones, which does not put a limit on them as accessory uses. The PRCAC members present voted 3:0 to accept the PDS recommendation.

In this context Heidi Baxter suggested that unpermitted sheds should be allowed even when there is no permitted structure on a property. She thought this could promote construction of tiny houses to provide low-cost housing in Point Roberts.

c) 20.72.051 - Hotels in Resort Commercial — In response to earlier discussion when Cliff Strong of PDS was present, PDS proposed changing .051 to read: Hotels, motels, and timeshare condominiums "of any number of units" were permitted uses in the Resort Commercial zones. SF said that he did not think that the PRCAC had meant to propose having no limit on the number of units. Allison Calder commented that the Sub-Area Plan supports the presence of public accommodations in Point Roberts and that 20.72 must be consistent with the Sub-Area Plan. Ms Calder also noted that WCC 20.64.050 limits the number of units to 16 or fewer. The PRCAC members present voted 3:0 to delete WCC 20.72.051(2) as redundant and unnecessary in view of other existing Code requirements.

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d) 20.72.102 - Storage Containers — The PRCAC had added to conditional uses in the STC zone the presence of two or fewer storage containers or other similar temporary storage units if accessory to a permitted business on the same lot. This led to a question whether that could be interpreted as only 2 for the whole property, or, as intended, as up to 2 for each permitted business on the property. To clarify, the PRCAC members present voted 3:0 to change the proposed language to read “if accessory to each permitted business”.

e) 20.72.204 - Commercial Storage of Vehicles — Early on, the PRCAC had voted 4:1 to change the prohibition of having commercial storage of vehicles in the Small Town Commercial (STC) zone (.204) to, instead, be a conditional use in the STC zone (in new .154). PDS noted that this would contradict statements in the Sub-Area Plan. The PRCAC members present voted 3:0 to keep these uses as prohibited in the STC zone under .204.

f) 20.72.670 - Signs — The PRCAC earlier considered removing the requirement that internally illuminated signs be “achromatic”. However, there had never been a direct vote on that issue once all the members had reached their final position on the question. SF reiterated his position that we do not need multicolored illuminated signs; that consumers can find all the local businesses just fine with current signage. The PRCAC members present voted 2:1 to remove “achromatic” from the internally illuminated signage requirement.

On the second point regarding WCC 20.72, SW said that he and SF and a third party drafted a plain-language summary of the key changes to WCC 20.72 that PRCAC has proposed to County Council. It was agreed that the document would be circulated to the PRCAC members for their review. It will be published once any corrections are received.

4. Adjourn.

The meeting was adjourned at 6:50 pm. (Motion by LH; seconded by SF)