

Minutes
Point Roberts Community Advisory Committee
Regular Meeting, August 15, 2019

Attendees: Stephen Falk (SF) — At Large
David Gellatly (DG) — CoC
Linda Hughes (LH) — At Large (arrived at 6:25 pm)
Tessa Pinckston (TP) — PRRVA
Steve Wolff (SW) — PRVA

1. Call to Order.

The meeting was called to order at 6 pm.

2. Review of Minutes

The Minutes for the July 18, 2019 regular meeting and the July 27, 2019 special meeting were approved by e-mail.

3. Public Comment

- * Snyder Vick — Mr. Vick informed the PRCAC that he is seeking an administrative permit to have 5000 sq.ft. of storage containers at his property on Tye Drive. This was in response to a competitor who raised the issue with the County. As required, he will improve the containers with respect to safety and other issues that might be raised by PDS. The matter should be referred to the PRCAC for review.
- * Allison Calder — Ms Calder asked what the schedule was to submit changes to WCC 20.72 to the County. SF commented that the PRCAC is aiming to submit changes by the end of August, and will need two additional special meetings, a working session and a meeting to have a final vote on the work product. DG noted that the timeline ending with submission of changes in late August was based on the discussion with Cliff Strong of PDS before the process began, and that this “deadline” has some flexibility that would still allow PDS to present changes to Council and meet the goal of changes in place by February 2020. SW noted that the PRCAC needs to reach agreement, needs to produce a quality product, and can put off contentious changes to future work, if necessary. DG further commented that we will request that PDS update the Subarea Plan with current data when we submit the proposed changes; at present the Subarea Plan is based on pre-1999 data. DG also suggested we propose to PDS creating other zone(s), at least to deal with heavy equipment storage).
- * SW asked Allison Calder for some time for her to go over with him the proposal from PRRVA and the rationale behind those proposed changes. SF requested to sit in on that meeting. It was tentatively scheduled for August 20, 2019.
- * Ken Calder — Mr. Calder questioned why we have (or would maintain) the restrictions of Section 204 of the Small Town Commercial zone provisions. He proposed eliminating .204. In response, DG noted that he and the CoC had made that same proposal when the review process was being established. SF expressed concern that elimination of that provision would open up the Gulf Road corridor to a series of mini-storage facilities. DG suggested that could not happen because of other property limitations (wetlands, septic issues, etc.). He further noted that he has made requests over a period of years for the County or Port to do an updated economic study, but there is no interest to do the study or spend the money; particularly to get essentially the same result as 20 years ago. DG believes there will be no development without a sewer system in Point Roberts.
- * Allison Calder — Ms Calder offered the comment that the restriction of 204(2) prevented a woman from opening a dog grooming business a few years ago.

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- * DG commented that there is no economic hardship in Point Roberts because there are jobs available on the Point for everyone who wants one. Only those who do not want to work don't have jobs here.
- * Allison Calder — Ms Calder suggested that Resort Commercial be changed so that hotels and B&Bs are not “conditional uses” in a zone intended to have resort facilities. She said we are a resort community that cannot have a resort. The presence of hotels, etc. could raise taxes for the County's tourism fund, some of which could be used in Point Roberts.
- * Ken Calder — On the issue of Section 204 restrictions, Mr. Calder said that Point Roberts needs another RV park; that 3 have closed over the years. If new RV parks opened, they would have meet current licensing standards. DG noted that there are no properties on Gulf Road big enough for an RV Park, and that they would need a public sewer to be practical.
- * Ken Calder — Mr. Calder said that the PRRVA has agreed to send a letter to PDS to put the zoning changes on hold in order for the process to be done properly, namely starting with an economic study. SF agreed that that would be the right order of steps in the process. DG also agreed, but noted again that current realities are that no study will be done; PRCAC has no funding to commission a study, and the County has been uninterested and resistant to doing a study. Mr. Calder asked whether there wasn't a state law mandating economic development plans. The answer was “yes”, every 8 years a new plan should be developed.
- * DG commented that the old economic development plan concluded that a sewer system would be central to further development SF made the point that we should not be making wholesale changes in 20.72 without a new economic study. SW offered the statement “first do no harm”.

4. Correspondence

None identified or addressed

5. Old Business

With more work to be done and all the scheduled special meetings past, DG suggested two new special meetings, one a working session for the PRCAC member to review and hopefully come to consensus on final changes to 20.72 (open to the public, but with no public comment), and the second for the PRCAC to present the changes to the community and formally vote to present the changes to PDS. DG requested that each member come to the working session with their proposed changes and using the same starting point document. SW will re-send a checklist that he and Judson Meraw development with criteria to be assessed for any proposed changes.

The members agreed to schedule two additional special meetings:

- * Saturday, August 24, 2019 from 10 am to 12 pm - working session on WCC 20.72 changes
- * Thursday, August 29, 2019 from 6 to 8 pm - present changes to community, receive public comment, formally vote to propose changes to PDS

6. New Business

None raised.

7. Adjourn.

The meeting was adjourned at 6:52 pm. (Motion by SF; seconded by LH)