

Eastsound Planning Review Committee

Minutes of February 6, 2025

Open at 3:03 pm

Attending: Jason Bradshaw, April Duke, absent Mia Kartinger

On zoom: Bill Bangs, Sophia Cassam

No changes to the agenda

Minutes of January 25, meeting approved without revision

Public comment – Jason Bradshaw -Eastsound Sewer is now using ultraviolet light for sanitizing waste, instead of chlorine

EPRC recruitment – stalled out – no response to advertisements and personal invitations

Ferry landing upper parking time restrictions – EPRC and public input is needed – add to the March meeting – good chance to have more people there

Bill Bangs – what is the county’s abandoned vehicle ordinance??

Land Capacity Analysis- In March, DCD will be asking for EPRC about some UGA extension areas and density increase areas to address the housing deficit, concerns the folks in Friday Harbor may not be thinking about – Eastsound’s on the ground realities

Deficit of 220 units for – they have a map with potential expansion areas and upzone areas off North Beach Rd – council wanted the county to look at it. Upzone areas on North Beach Rd, Expansion areas A owned by OPAL and B by a private owner Jake Knapp. Bartell Road owners are a big consideration for the OPAL property which would need to use the same road.

Density in Eastsound Commercial designation – change minimum from 4-40 to minimum of 12-40 is an option to encourage more building.

Upzoning in Zone A, B and in town combined could conceivably make up the housing deficit.

Jason will put an announcement in the Orcasonian and the Orcas Island Rant and Rave site for the March meeting, so the community knows that this is being discussed.

County must show that it has the capacity for the projected population needs.

Bill – county might make some incentives for builders to put in affordable housing

Mt Vernon has incentives for building affordable housing

Jason – West of airport – we get drinking water from that area, and it would be nice to have that in the UGA and get them on the sewer system and not septic systems

Sophia – that area is pretty built out already thus the focus more on North Beach area

When is the critical areas ordinance done? The county is contracting with a consultant – hope to sign a contract next week.

Reduce parking rules to make building higher density more feasible- put into the document for the county as a suggestion to have more property available for housing.

Council Update – Justin Paulson in Olympia with group to lobby about the ferry in SJ Co

Siding on Con's store building on A Street - design standards were not followed because at the time there were changes going on in the planning department so it slipped by. They will fix the review system with some check points to make sure siding and other issues are not missed.

Agenda Items for March meeting-

- Land capacity analysis review with Leland Consulting – EPRC final review and comments

- Installation of a crosswalk at North Beach and Mt Baker

- Time restricted parking at the upper ferry parking lot

Meeting adjourned 4:11