

Eastsound Planning Review Committee

Minutes of March 6, 2025

Meeting opened at 3 pm

Attending: Jason Bradshaw, Mia Kartinger, April Duke, Sophia Cassam, Justin Paulson

Leland Consultants: David Fiske and Andrew Oliver

Community members: approx. 7 online 16 and on site

Agenda modifications –

Traffic controls on North Beach/Mt Baker Rd – tabled until the April meeting when Colin Huntemer can join us

Ferry parking lot time restrictions – need to discuss at the April meeting due to lack of time today

Minutes of Feb 6 approved as amended

EPRC Recruitment – applications for SJ County advisory committee were distributed around the room

Public Comment – to be taken after the Land Capacity analysis presentation

David Fiske – County needs to show the ability to provide housing across all the income groups of the population – new requirements and looking into the next 20 years. Focused on Urban Growth Areas

Leland Consulting gave the power point report and took questions.

https://www.sanjuancountywa.gov/DocumentCenter/View/32094/2025-03-06_Eastsound-Map-Amendments_PC_LCG_memo_slides?bidId=

Land Capacity Analysis – Eastsound needs a total of 515 extra units before 2045. With a median income \$104,700, The Eastsound UGA needs to plan for the 50% of the expected population that fall below that income. People in substandard housing or paying more than they can afford are in the housing goal.

The Growth Management Act does not allow for multiple housing in rural areas, they must be in the UGA. The county needs to have a plan in place by the end of 2027 to show that it can fulfill the housing goals.

Eastsound will have a deficit of 277 units by 2045 for 0-80% of median income households

Considerations to increase housing in the UGA – expansion, upzoning – see study for areas under consideration.

Questions and comments from the public included:

The sector west of the airport seems to be a good candidate for UGA expansion due to current infrastructure, the ability to connect to the sewer system and relatively flat property to build on.

My property was originally allowed to have more housing, R-5, but it was disallowed with GMA. Is there a way that I can provide new housing for my adult children to live on the family property and for them to have an affordable place to live so that they can move back and raise their families here?

What incentives are there for people to build housing?

What updates in the comp plan will incentivize building housing?

What kind of funding mechanism does the county have for investors to build housing considering the cost to build versus the potential income?

How can the county help prioritize housing versus more storage units?

Because the Eastsound UGA boundaries were kept as small as possible to restrict sprawl, it has also eliminated the possibility of sewage treatment by Eastsound Sewer and Water so it's been negative from an environmental standpoint since the Sewer district is a county function not an association like Eastsound Water Users, therefore restricted to servicing only those units within the UGA.

The EPRC board was asked to provide input for the county council.

The northern section outlined by the Leland study was unanimously agreed upon for the expansion of the UGA. Other suggestions were to look at the wooded property on the west side of North Beach road which seems to be carved out of the current UGA and expansion plan and add it to the northern expansion section.

If the UGA is allowed for more enlargement, then consideration of the western area should also be looked at as a good option.

The south-east option is not feasible.

Meeting adjourned at 5:12 pm

Next meeting is April 3, 2025 at 3 pm

