

Eastsound Planning Review Committee

Minutes of September 4, 2025

Meeting opened at 3:02 pm

Attending: Jason Bradshaw, April Duke, Morgan Meadows, Sophia Cassam

Bill Bangs, Kathy Ciskowski, Justin Paulson (commissioner)

Additions or modifications – none

August minutes – approval tabled until October 2 meeting

Public comments-

Bob Eagan – It would be very helpful to put into writing what the EPRC should be doing and what is outside of the EPRC's sphere of influence – what should the EPRC not be doing

Justin Paulson – We should start with the Ordinance that created the EPRC – Add to the discussion at October meeting. Justin will send the link to the committee members for the ordinance regarding the EPRC's scope of responsibility, which lives in Title 18 of UDC. We need to go through a process if we want to change the ordinance.

Do we want to have a broader scope?

Bob Eagan – Ferry parking lot, abandoned vehicles need to be towed or it will breed more abandoned vehicles. Would the Environmental department be able to help with that?

Justin – tree trimming is happening soon, and they will need to be removed.

Bob – if you can find the registered owner you can have a conversation with them before you must tow

Justin – the sheriff department needs to declare the vehicles abandoned then it needs to be publicized.

Step 1 was having time limits published at the parking lot.

Step 2 is to create a remediation account for the county where there are chronic clean up problems. There is a state program for abandoned boats but not cars.

Some people may be housed in their vehicles and that triggers state laws

EPRC recruitment- still recruiting more members

Council update – September 16, Mark Thompkins to lead an informational meeting about the proposed UGA expansion. This will be an informational meeting only, not a discussion. If the

public is better informed, then they can participate better in the public meeting with the planning commission.

Planning commission meeting on September 19

Fern Street county offices will be officially opened on Sept 16., upstairs and downstairs.

September 10 we should have a new Director of Community Development – Seth Jones from Walla Walla. He will be introduced and the next EPRC meeting.

Sophia Cassam- Policy discussion regarding land use is helping to draft a plan

The county needs to re-write codes to enforce minimum density in the UGA for future build out
Dimension standards which restrict building to 30% of the lot makes 4-12 minimum houses per acre difficult to do

Eastsound design standards also impact what and how much can be built

Justin Paulsen – Critical Areas Ordinance review

Could use property owned by April Duke as an example for the CAO discussion to see if there are variances available that could help with greater density and build out.

If one is building residential, then they need to follow residential rules even with commercial zoning.

Permits-

View Haven – unheated garage – **double check roof pitch**

Agenda items for Oct 2 meeting –

Approval of August and September minutes

Discuss the EPRC's scope of responsibility, Title 18, resolution 128, 1992

Meet the new DCD director

Planning commission meeting (Sept 19) review

Meeting was adjourned at 4:12

