

Eastsound Planning Review Committee

Minutes of February 5, 2026

Meeting opened at 3:01

In Attendance: Jason Bradshaw, April Duke, Mia Kartinger, Cindy Wolf, County Commissioner Justin Paulsen, Bob Connell, Bob Eagan

Online: Darcie Nielsen, Planning Manager

Absent: Morgan Meadows, Sophia Cassam

Agenda Modifications – add discussion about change of meeting location

Minutes of January meeting -Approved

Public Comment – Bob Connell, concern from Bartwood Lodge group of homeowners with possible expansion of housing in their area – Area “A”. They have input in whatever expansion happens. Asked about the traffic planning and analysis and the design committee

Commissioner Paulsen said that new state laws are affecting what can now be put into codes. The state is removing the ability of communities to stipulate certain design standards so the Eastsound Design Committee, which currently exists on paper, will have to be revamped with the new state laws.

Meeting location – Port District has offered their boardroom as it has all the amenities and room that we need. Discussion – agreed that it was a good fit. We need to update the website and other places (?) to start at the March 2026 meeting.

County Commissioners Update: Pea Patch project has had a groundbreaking ceremony and is moving forward. They are still in the process with parking layout with the food bank and housing – residential and institutional parking rules need to be balanced. They received a \$4 million federal grant.

Department of Fish and Wildlife on the island, looking at the culvert situation regarding wildlife. Looking at places where emergency work was done like at Doe Bay to make sure that the environment is taken. It's very expensive to make the project up to standards. Killibrew Lake was a good example of it doing it correctly.

2027 San Juan County budget – discussion of property tax levy lid lift. Commissioner Paulsen is the chairperson for this year. Needs to track inflation better – the county is falling behind.

Permits-

BUILD-25-0326/ TPN271422008000

Harlow relocation – Site plan needs to show more detail for fire marshal and distances

BUILD-25-0356/ TPN271041001000

Cabin covered deck at Gibsons – ongoing relationship with archaeologists and good ongoing relationship with the tribe – doing renovations and upgrades to the units.

LANDUSE-25-0148/ TPN271150427000

Boundary line modification for Michael Speece. It makes a lot of sense to combine lots.

Comment -Jason Bradshaw – Boundary line modifications – are utilities notified at all because it affects memberships. Nielsen – it goes through the Health Department, and they make sure it's all connected. But Eastsound Sewer and Water District could be affected.

LANDUSE-25-0151/TPN271464003000 AND LANDUSE-25-0007/TPN271453105000

Vacation Rental Permits – Village Commercial got put into the legal language, but it didn't get put into the table. There is a *loophole* and they have 1 year to get their vacation rental permit – convert and bring their permit into compliance. Technically, there are no more permits available in Village Commercial and the rest of the island EXCEPT a master planned community like Rosario. These permits go above the “cap” and they will be surplus permits.

On Pine Street – Asking for a permit but we are all ready at the cap for vacation rental permits. EPRC can't understand how someone can get a new permit when there are none left. No process for a wait list for vacation rental permits, yet. No system in place. Need to let the conversion process get done. EPRC believes that the permit does not comply with current requirements.

EPRC recommends against the adoption of this vacation permit – Moved, seconded, and unanimously approved.

Cindy Wolf – the intention was to have a lottery process. Until there was a permit available, we don't want anyone to put in an application to get one. One way to have more control is to layer on a Business Permit.

Next meeting – Port of Orcas meeting room March 5, 2026

Adjourned 4 pm.