

Eastsound Planning Review Committee

Minutes March 5, 2026

Meeting opened at 3:11 pm

In Attendance: Jason Bradshaw, Justin Paulsen, Cindy Wolf, Morgan Meadows, Bob Eagen

Online: April Duke, Sophia Cassam

Minutes of February 2026 meeting approved without changes

No changes or modifications to the agenda

Public comment:

Bob Eagan – maybe has a candidate for the EPRC

2026 EPRC Work Plan – from the county template

Sophia has for us: Growth Management Act says that counties need to provide housing for all levels of housing needs. Per our assessment, setbacks/lot coverage might be preventing parcels from being developed at the allowable density

Change the thresholds for how much parking is required for the size of the structure- currently at 500 sq feet we need one parking spot, can we change it to one per 1000 square feet? EPRC can work through the design standards and review the parking codes. Hopefully we can get this done in 2026 so it can be adopted in early 2027

Cindy and Justin – raising building height limits would be good for adding density

EPRC can develop strategies to support development to the densities that we have allotted so the community can get closer to the GMA housing requirements.

Justin – many of the design standards from the 1990's and the state has changed what is mandated and we need to reconcile the UGA with the new state requirements.

Cindy – Will there be changes with the tiny home ordinances?

Justin – Chris Jones, DCD, regarding mobile/tiny homes/etc, temporary structures, SJ Co does not have that part of the legislation adopted. Pilot project?? How do we get the changes going? Housing will be a big focus of the code review and adoption this year by the county. Currently, if there are 2 or more mobile homes then it's technically a mobile home park.

Dark Skies Ordinance – just needs to have the specific details finalized so there is technical guidance that can be enforced. It's been on hold until the codes get sorted out. The EPRC set a detailed report to the county.

Sophia asked, is it the Eastsound Subarea Plan embedded in code 1830 or the mini-comp plan that needs to be changed?

Justin – Transportation – North Beach Road – development – corridor discussion, Madrona Street because of Wescott property changed density – plus changes in density due to OPAL Pea Patch and food bank, other structures there. How do we deal with parking? Including crosswalks and stop signs where there are more folks housed in the areas north of town and the road rules need to be modified for public safety.

Pea Patch is smaller rental units, lower income band, studio apartments, emphasis on supportive housing for folks who need case management.

Cindy – Critical Areas Ordinance (CAO) and the Shoreline? Eastsound is built on a critical area and a shoreline area

Sophia thinks it's coming before the council this month. It's complicated because the CAO gets reviewed by the Department of Ecology and the Shoreline Master Program is reviewed by a different an entirely State entity. The CAO is currently being reviewed. The Shoreline Master Program is being done afterwards. Then they need to be reconciled with each other.

Jason will get the work list to Sophia and the rest of the committee. She will get it to the commission for the council meeting on March 24. It can be revisited throughout the year and changed.

Cindy moved that we adopt the work plan as outlined (did we vote and approve? I'm sure we did! Please confirm.)

Justin- Council update

Park and Ride at the ferry landing – 18 vehicles hauled away and at the expense of Public Works around \$20K

Madrona Point car – sold – no transfer of title – the owner had moved to another state and it was abandoned by someone who passed on, and it was on Tribal land. It cost about \$2400 to get rid of it, it was full of trash and human waste.

Since then, emails keep rolling to the owner to try and re-coop the county's money.

Bob – as we have moved to the county management of that, would it make sense for the county to take charge of parking?

Justin – Parking is expensive to monitor. We need to create a mechanism to prevent people from dumping vehicles – public works doesn't want to be part of parking lot

maintenance. Main work to clean up was done a month ago – they are checking and tagging the vehicles monthly now and towing the vehicles.

No funds are available for vehicle clean up and need a code violation –if landowner has no funds to dispose of the vehicle the county can't deal with it – it's private property. The County would like to have a remediation fund to deal with things but cleaning up is expensive. Three major projects in the county are 20–30-year projects for clean-up.

Ferries – continue to be a problem. This is the beginning of spring and summer and there is no relief vessel for us. Turnaround at the bottom of the hill has been used for backing in vehicles and might be changed back. Theoretically, SJ Co takes priority except during the FIFA games. So, if one of the southern routes loses a ship then they will take one of ours. Priority loading is for special services – groceries, hardware, fuel, OPALCO, etc.

SJ County asked the state for reconstruction of Orcas Landing dock/pier – it's really falling apart. The old relic pilings are a biological hazard. Washington State is not being helpful. Trying to meet with Rick Larson to see if we can get some Federal Funds to re-build.

Public Works is to work with the Fun House to make a 3 way stop/cross walk to April's Grove and a new project – per state roads board – wants to put money towards pedestrian access. Also, the corner of Madrona Street and School Rd (the teacher's parking lot) corner is to be developed including a sidewalk. It should happen soon. The school is redeveloping all its parking so it would tie together. Money is coming out of future levy lid lift but using a bond to be paid back with future levy.

March 24, County Council meet on Orcas at 10:30 am at the Fire Hall.

No dock in Eastsound currently. Still dealing with permitting. May have some entities that would help to get a new day use dock.

For the April 2 meeting –

Hope that Colin Maycock can speak to us – update on the CAO.

Darcie for the school parking issue.

Sev for upcoming meeting.

Would there be a land use permit needed for the school parking lot – new grading/resurfacing/etc.

Update regarding the airport overlay project, from Chip (Jason will reach out to him)

Meeting adjourned at 4:51 PM