

Eastsound Planning Review Committee

April 2, 2026

Meeting opened at: 3:01

In attendance: Jason Bradshaw, Mia Kartinger, Cindy Wolf, Morgan Meadows, County Commissioner Justin Paulsen

Online: Colin Maycock, April Duke

Agenda Modifications or additions – None

Approval of the March minutes – approved as written

Public comment – no public in attendance

CAO update- Colin Maycock

The regulation update was due in 2018, should be finished in 2026. Our code is currently out of compliance, but the next update should be a ratification of the current code.

The primary goals are to protect wetlands, aquifers, fish and wildlife, frequently flooded areas, and geologically hazardous areas.

- Re-evaluating geologically hazardous areas.

- Update goals to clarify areas and – buffers, setbacks, mitigation measures, and ??

- Applicability, Reasonable use and Exemptions are modified, especially in the shoreline areas

- Regulations regarding hazardous trees, especially in the shoreline areas

- BAS Crosswalk identifies and clarifies reasons for code changes – about 120 pages

- Currently there is no distinction between marine shoreline and freshwater areas

The county has 2 web pages with the information. They will be meeting with the public soon and hope to have the code adopted in July 2026

This was a big presentation, so it's suggested to check on the county website for the most comprehensive information.

Council Update – Commissioner Paulsen

He attended a very good community health network meeting with about 50 people including health care providers and insurance companies working on how they can improve

access to services in SJ County. He doesn't think that Ambetter will be staying for beyond a year, but the insurance companies don't really understand our county. Insurance rates are about 30% more expensive in SJ Co than in King County but we are a lot more expensive to service. The Orcas Hospital District is leading the way and working with Island Health – Just signed a 10-year contract!

Congressman Larson put forward money for the Eastsound Sewer District (\$4 million) and the Orcas Ferry Landing (\$4 million) – big wins for our community

SJ Co levy lid lift focuses on maintaining the services that we currently have. If it doesn't pass, then the county will be short about 10%. About 45% is for law enforcement at all levels. Second most expensive part of the budget is for public health.

Permits

BUILD-26-0043, TPN 271422008000, Puget Sound Credit Union – Porch addition to existing building – Good idea, no other comment from EPRC

BUILD-26-0031, TPN 271424018000, New Mobile home, looks like they checked all the boxes

BUILD-26-0039, TPN 271461006000, Bonnie Brae addition, no comment

General comments

Discussion of creative housing options including tiny homes, park models, RVs on slabs all with annual permit requirements to make sure that they comply with environmental and safety regulations

For May agenda

LOOKED in minutes from March-

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 4:43