



**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
COUPEVILLE, WA
September 25, 2025
10:00am**

A recording of this meeting can be found on Coupeville's website: www.townofcoupeville.org. Timestamps (*hr. m. s.*) for the beginning of each item and motion are designated in the minutes.

CALL TO ORDER

Chair Bishop called the meeting to order at 10:02am

COMMISSIONERS PRESENT

- ✓ Chair **Danielle Bishop**
- ✓ Commissioner **Katherine Baxter**
- ✓ Commissioner **Eve Parrish**
- ✓ Commissioner **Sheila Saul**
- ✓ Commissioner **Marshall Bronson**

STAFF PRESENT

- ✓ Ebey's Landing National Historical Reserve Preservation Coordinator **Josh Pitts**
- ✓ Island County Long Range Planner **John Lanier**
- ✓ Island County Current Use Planner **Yumi Shridhar**
- ✓ Town of Coupeville Community Planning Director **Joshua Engelbrecht**
- ✓ Town of Coupeville Assistant Planner **Lisa Walsh**

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Parrish, to approve the agenda of the September 25, 2025 meeting as submitted. *The motion passed unanimously.*

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Baxter, seconded by Commissioner Bronson, to approve the minutes of the August 28, 2025 meeting as submitted. *The motion passed unanimously.*

PUBLIC HEARING

Chair Bishop provided a description of the role of the Commission, its legal basis and process, and the standards and guidelines on which its decisions are based. She asked commissioners to

declare any conflicts of interest or bias regarding the applications on the agenda and to disclose any ex parte communication or site visits.

- Chair **Bishop** visited all sites, will recuse from discussion on COA-25-018
- Commissioner **Baxter** visited all sites, has spoken with property owner regarding COA-25-018
- Commissioner **Bronson** visited all sites
- Commissioner **Parrish** visited one site
- Commissioner **Saul** visited two sites

No public challenge to the participation of a commissioner was raised.

EBY-25-042 (5m. 22s.) – 150 Vine St, Coupeville. Construction of new SFR

Island County Current Use Planner, Yumi Shridhar, presented on the proposed construction of a new single-family residence (SFR) with an attached garage and detached garage and ADU. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve. The project has received comments from the public. Primary concerns from the public include impact on adjacent parcels, environmental review, sewage management, and lot size and setbacks.

Ebey's Preservationist Josh Pitts commented about the driveway location. Pitts would like to see the original agricultural access be used as the driveway for the house.

DISCUSSION

Chair Bishop opened the floor for discussion.

Questions were asked about water utility access. The applicant, Tony Sherman, spoke to the Commission about the project. Commissioner Bronson asked about the site access. Sherman would like to use the historical agricultural access to the parcel. Commissioner Saul asked about vegetation or landscaping plan. As of now, Sherman does not have a landscaping plan but does not plan to make major landscaping alterations.

PUBLIC COMMENTS

Monique Talkington addressed the Commission with concerns about water and sewer hookup and proximity to Penn Cove.

Jeff Howell addressed the Commission with concerns about the proximity to the houses on Bakerview Pl. Howell is also concerned about septic and stormwater drainage, the size of the project, and feels the house should be connected to the Town's water and sewer utility.

Adele Walimaki addressed the Commission about the project. Walimaki would like to see the hedgerow on the east side of the property remain unchanged, and asks if the house could be built in another location on the parcel, farther away from the homes on Bakerview Pl.

Commissioners asked questions about the location of the house and whether it could be placed elsewhere on the parcel, and about setbacks. The applicant confirmed they have

had the parcel surveyed while creating the site plan. The applicant is working with the County on the water and septic permits.

MOTION (40m. 44s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Baxter, based upon the staff report, the evidence presented, comments made at the public meeting, and finding application EBY-25-042 to be consistent with Ebey's Landing National Historic Reserve Design Guidelines, to recommend approval of the Certificate of Appropriateness. *The motion passed unanimously.*

COA-25-018 (45m. 06s.) – Addition to Little Red Hen Bakery

Chair Bishop recused herself from this portion of the Public Hearing. Chair duties were passed to Vice-Chair Marshall Bronson.

Coupeville Assistant Planner, Lisa Walsh, presented on elements of the proposed addition. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve.

Ebey's Preservationist Josh Pitts had no comments on the project.

DISCUSSION

Vice-Chair Bronson opened the floor for discussion.

Questions were asked and answered about the impact to parking. Commissioner Baxter commended the project and design. Commissioner Bronson asked about the bakery main entrance and lighting.

The applicant, Tyler Hansen addressed the Commission about the project.

No other members of the public spoke at the meeting.

MOTION (54m. 17s.)

Action: A motion was made by Commissioner Baxter, seconded by Commissioner Parrish, based on the record developed to date, including application materials, staff report, evidence presented and comments made at the public meeting, and finding the application COA-25-018 to be consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness, with the condition that lighting be specifically designed to facing down so as to not shine into the field of view in the downtown area. *The motion passed unanimously.*

EBY-23-042 (59m. 12s.) – 20021 SR20 – After the fact clearing and construction

Chair Bishop returned and resumed Chair duties for the remainder of the meeting.

Island County Current Use Planner, Yumi Shridhar, presented on the after the fact clearing and construction of a greenhouse, as well as a proposed garage, chicken coop, and gate. Elements of the presentation included the size and use of the buildings, proposed materials, applicable guidelines, landscaping plan, and location within the Reserve.

Ebey's Preservationist, Josh Pitts, commented with several concerns about the project and lack of County intervention on the project. Pitts believes the proposed construction should be moved to the back of the parcel. Commissioner Baxter asked questions about applicable design guidelines.

DISCUSSION

Chair Bishop opened the floor for discussion.

Questions were asked about an action plan based on the previously approved Certificate of Appropriateness.

The applicant, Benjie Manuel, addressed the Commission about what he was approved to do on the property. He says he was told that they could clear the parcel without a permit because it was less than 5 acres. He also says he asked about a fence permit and was told he did not need one. He was later contacted by code enforcement that he was in violation so he got an after-the-fact permit. Commissioner Bronson asked if the parcel has a well, the applicant confirmed that it did. Commissioner Baxter asked about his understanding of the Ebey's Design Guidelines, and whether he is willing to work with staff to create a conforming site plan.

No other members of the public spoke at the meeting.

At 11:31am, Chair Bishop closed the Public Hearing.

MOTION (1h. 26m. 41s.)

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, to table EBY-23-042 to a time non-specific to receiving new information from the applicant. *The motion passed unanimously.*

DISCUSSION ITEMS

Public Outreach

Chair Bishop and Commissioner Baxter put together an outline of ideas for reaching the community and educating about Ebey's Landing National Historical Reserve. Commissioner Bronson believes the Commission should be clear that there is currently no federal funding for the Reserve. Commissioner Saul commented on a knowledge gap at the County Planning department. The Commissioners discussed how to move forward without a Preservationist at the Reserve. The Commission asks if the County could hire a Preservationist. County staff see it as a possibility but cite budget concerns.


Chair Bishop would like to see buy-in from County Commissioners and Coupeville Town Council for the outreach ideas the Commission is proposing. Commissioner Parrish asks about the overall trend of non-compliant applications, to provide data to County Commissioners. Island County Long Range Planner John Lanier proposed asking the County Commissioners to declare a Historic Preservation proclamation to help provide awareness.

ADJOURNMENT

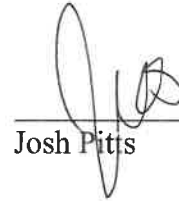
The meeting was adjourned at 12:05pm.

Respectfully submitted,

Community Planning Director



Deputy Clerk Chris Jolly



Josh Pitts