



EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM (Room 102B)
1 NE 6th St., COUPEVILLE, WA
July 25, 2026

09:00: Roll Call

Approval of Minutes – Minutes from June 25, 2025

Public Comment on items not on the agenda -

Public Hearings:

Other Discussion items: Workshop and discussion on cumulative effects of buildings in historic reserves

The Historic Preservation Commission will hear testimony from interested persons either in person or via telephone or video. Written comments may be submitted comments to Planning & Community Development; 1 NE 7th Street, Coupeville, WA 98239 for projects within the County (EBY). Projects within the Town (COA), submit written comments to the Town of Coupeville, 4 NE 7th St., Coupeville, WA 98239

Join Zoom Meeting <https://zoom.us/j/91304102115?pwd=ajlTWjJxODdRbUd3cXNwQXY2QkQ2UT09>

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**CENTRAL WHIDBEY HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS HEARING ROOM
COUPEVILLE, WA
June 25, 2026
9:00am**

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 Baxter called the meeting to order at 9:40am

COMMISSIONERS PRESENT

- ✓ Chair **Katherine Baxter**
- ✓ Commissioner **Sheila Saul**
- ✓ Commissioner **Marshall Bronson**
- ✓ Commissioner **Meg Olson**

STAFF PRESENT

- ✓ Island County Current Use Planner **Jonathan Frias**
- ✓ Town of Coupeville Community Planning Director **Josh Pitts**
- ✓ Ebey's Landing National Historical Reserve Preservationist **Jason Benson**

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, to approve the agenda of the June 25, 2026 meeting as submitted. *The motion passed unanimously.*

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, to approve the minutes of the May 14, 2026 meeting as submitted. *The motion passed unanimously.*

PUBLIC HEARING

Chair Baxter 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 **Baxter** visited the site.
- Commissioner **Saul** visited the site.

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

EBY-26-025 – New manufactured single family residence – R13232-150-4890

Island County Current Use Planner, Jonathan Frias, presented on the new single family residence. Elements of the presentation included the size and use of the building, proposed materials, applicable guidelines, and location within the Reserve.

DISCUSSION

Chair Bishop opened the floor for discussion.

Questions were asked about the tree retention on the property.

MOTION

Retention of all trees illustrated on the site plan was added as a condition of approval.

Action: A motion was made by Commissioner Bronson, seconded by Commissioner Saul, based on the record developed to date, including application materials, staff report, evidence presented, and comments made at the public meeting, and finding application EBY-26-025 consistent with the Ebey's Landing National Historical Reserve Design Guidelines, to approve the Certificate of Appropriateness. *The motion passed unanimously.*

ADJOURNMENT

The meeting was adjourned at 10:15am.

Respectfully submitted,

Community Planning Director

Deputy Clerk Chris Jolly

Josh Pitts