

**TOWN OF COUPEVILLE
DESIGN REVIEW BOARD MEETING
Commissioners Hearing Room
Tuesday, December 21, 2010
9:00 A.M.**

BOARD MEMBERS PRESENT: Boardmembers Chuck Poust, Stig Carlson, Randy Williams, and Jill Usher

Absent: Chair Lynda Richards, Boardmember Millie Fonda

STAFF PRESENT:

Planner Larry Kwarsick, Recording Secretary Nanc Garner

CALL TO ORDER

The Meeting was called to order by Boardmember Poust at 9:00 a.m.

APPROVAL OF MINUTES

The minutes of October 19, 2010 were approved as presented.

NEW BUSINESS

SGN 10-15 – New Primary Sign – Peak Performance Chiropractic Clinic.

Planner Kwarsick had previously sent out a staff report and notice to DRB members to review and respond back with their decision. He received verification from DRB members in terms of acceptability of the proposal and wanted this noted for the record.

Finding of Fact and Conclusions of Law

1. The applicant submitted a complete application and review fee on November 18, 2010 in accordance with 16.28.050(C);
2. As a primary sign, the proposed flush mounted Peak Performance Chiropractic Clinic sign is reviewable by the Design Review Board at a public hearing; and
3. The flush mounted sign is consistent with all primary sign standards contained at CTC 16.28.1040, including those related to number, size, placement, color, material, and lighting.

Recommended approval to adopt findings and conclusions based on email responses from DRB to approve SGN 10-15 New Primary Sign – Peak Performance Clinic.

Approved 6-0

1. SGN 10-16 – Whidbey Natural Pet – 105 S. Main Street – New Primary Sign

Planner Kwarsick explained that the applicant proposes to install a new flush mounted sign.

Board Action: Motion by Boardmember Williams, second by Boardmember Usher to approve SGN 10-16 Whidbey Natural Pet – 105 S. Main Street – New Primary Sign based on the following Findings and Conclusions 1-3:

1. The applicant submitted a complete application and review fee on December 2, 2010 in accordance with 16.28.505 (C);

2. As a primary sign, the proposed flush mounted Whidbey Natural Pet sign is reviewable by the Design Review Board at a public meeting; and
3. The proposed flush mounted sign is consistent with all primary sign standards contained in CTC 16.28.040, including those related to number, size, placement, color, material, and lighting.

Motion Approved 4-0

2. SGN 10-17 – The Nest – 5 NE 4th Street – New Primary Sign

Planner Kwarsick explained that the applicant is seeking approval for a new two-sided freestanding sign. In addition the applicant requests a smaller suspended sign. The property is located within the Historic Overlay Zone and is zoned Town Commercial. Planner Kwarsick stated the applicant has in the past placed portable signs off site and he has asked her to discontinue doing this.

Board Action: Motion by Boardmember Usher, second by Boardmember Carlson to approve SGN 10-17 - The Nest – 5 NE 4th Street – New Primary Sign based on the following Findings and Conclusions 1-3:

1. The applicant submitted a complete application and review fee on December 14, 2010 in accordance with 16.28.050(C);
2. As a primary sign, the proposed Nest sign at 5 NE 4th Street is reviewable by the Design Review Board at a public meeting; and
3. The proposed is consistent with all primary sign standards contained at CTC 16.28.040, including those related to number, size, placement, color, material, and lighting.

Motion Approved 4-0

2. DRB 10-10 – Windermere Building (Flower Shop) – 7 South Main Street – Interior Remodel, Entrance Modification, and Temporary Structure

Planner Kwarsick explained that the applicant, Eric Mitten, is seeking approval to modify the existing roof and entrance to the flower shop at 7 South Main Street. A couple of years ago a proposal had been submitted by Eric Mitten to demolish the buildings and add parking which was supported by staff and DRB but the current economy makes it financially unfeasible. Today what is being proposed is interior remodel and some exterior changes to the building. The completed project will have two separate leasable areas, but adding no more space than what currently exists. A small, portable structure will be placed temporarily onsite for 2 months to maintain the existing business operation during the remodeling of the building. John Roberts, Cascade Custom Homes was available to answer any questions from the Board.

Board Action: Motion by Boardmember Carlson, second by Boardmember Usher to approve DRB 10-10 – Windermere Building (Flower Shop) – 7 South Main Street – Interior Remodel, Entrance Modification, and Temporary Structure based on the following Findings and Conclusions 1-5:

1. Applicant completed an application on December 14, 2010 to renovate the 1,100 square ft flower shop, an existing commercial structure, at 7 South Main Street;
2. This proposal is located outside the Historic Restoration Overlay District within the Town Commercial zoning district, and within the Ebey’s Landing National Historical Reserve;
3. In accordance with the Coupeville Town Code, the Board will consider proposals for exterior modifications to an existing commercial building at a public meeting.

4. A Design Review Board decision to approve, approve with conditions or deny this application shall be based at this location on consistency with the Secretary of the Interior Standards for Rehabilitation of Historic Properties, and community design standards in the Development Regulations.
5. After review of the proposed application, the Design Review Board finds that the application is consistent with the appropriate review standards for new construction within the community design standards. The site and architectural designs are consistent with the standards for commercial buildings listed at CTC 16.12.080 (C&D), with respect to design continuity, building materials and colors, landscaping and building facades, and with the Secretary of the Interior Standards for addition to buildings within an historic area.

Motion Approved 4-0

AUDIENCE INPUT - none

STAFF REPORT -

Planner Kwarsick had previously provided DRB members with the latest draft of the proposed Ebey's Design Manual. He stated that the Town Council and County Commissioners have scheduled one of several open house sessions, beginning the evening of January 19th, 2011 at the Rec Hall. Formal public hearings will be scheduled later in the year and DRB members are welcome to attend any and all sessions.

Happy Holidays everyone.

ADJOURN 9:20 a.m.