

**TOWN OF COUPEVILLE
PLANNING COMMISSION MEETING
MINUTES
Island County Hearing Room
December 4, 2007 7:00 p.m.**

PLANNING COMMISSION MEMBERS PRESENT: David Day, Doug McFadyen, Chet Baker, Barbara Cope, Molly McPherson

STAFF PRESENT: Town Planner Larry Kwarsick, Recording Secretary Nanc Garner

CALLED TO ORDER: The Planning Commission meeting of December 4, 2007 was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes of November 6, 2007 were approved as submitted.

NEW BUSINESS – PUBLIC HEARING

Preliminary Plat (PLP) 07-01 – Krueger Farm Division #3

Commissioner Day opened the public meeting and asked Larry Kwarsick to describe the project. Mr. Kwarsick stated that the purpose of tonight's meeting is to make a recommendation to the Town Council and this is the public format for that procedure. Under state law there is a single predecision hearing. This is the one and only opportunity for parties who submitted comments and once the public hearing is closed, the subject is closed and no new comments can be heard. The town council makes the decision based upon the Planning Commissions recommendation.

Larry Kwarsick presented the applicant's proposal which involved the creation of three single family residential lots and two larger lots for future projects. All three of the new residential lots access NW Wilkes Street and are located in Special Planning Area B. With the creation of the three residential lots, a total of five residential lots will have been created out of the 25 lots/units authorized.

Commissioner McFadyen asked if the sub division were approved why would the applicant have to come before the Planning Commission Board for approval? Mr. Kwarsick explained that this was a formality required under the state law to establish the lot. As long as Mr. Sturman is developing individual lots for individual people, the proposal has to go before the Planning Commission. Mr. Kwarsick further stated that if a property owner wants to develop 25 potential units at once, they have to pay the upfront costs for each piece which is a deterrent to take on a large project. That is why we are seeing smaller projects being presented.

Mr. Kwarsick referred to the map to show where the project was located stating that Area F will most likely be for single family dwellings. He outlined where the roads will be connected in the future. There are reserve tracks that are divided into two separate tracks and the road that divides the parcels has already been deeded to the town. There is a temporary gravel road in place now, but the permanent road will come off of Wilkes Street.

Commission MacFadyen ask what the time frame was for build out of all of the units. Mr. Meyer responded it would take 10-15 years to complete.

For the record, there was no public attendance.

BOARD ACTION: A motion was made by Commissioner Baker, second by Commissioner Cope to adopt the Findings and Conclusions and recommend approval of Preliminary Plat (PLP) – 07-01 – Krueger Farm Division #3, subject to conditions 1-12.

Findings and Conclusions:

1. The Town received an application for preliminary plat approval from Stuurmans Enterprises Inc. on October 11, 2007. The applicant is seeking approval for preliminary plat approval to subdivide the parcel into 5 lots.
2. A Notice of Complete application was issued on October 16, 2007.
3. The project was reviewed by the Design Review Board on October 16, 2007.
4. The property is located in the MOU zoning district and comprises Planning Areas A and B of the Memorandum of Agreement (MOA) zone. The MOA zoning allows for a mixed density residential development to include single family residences, cottages and high density.
5. On October 19, 2007, the Town issued a Notice of Application with a 30-day comment period to neighboring property owners and agencies with jurisdiction. A number of comment letters were submitted in response to this Notice, and were made a part of the written record.
6. The Town issued a Mitigated Determination of Nonsignificance (MDNS) on October 19, 2007 with 15-day comment and 30 day appeal periods.
7. As a proposed subdivision the application was reviewed for consistency with Title 16 of the Coupeville Town Code (Development Regulations), the Coupeville Comprehensive Plan, RCW 43.21C.120 (State Environmental Policy Act), and RCW 58.17 (Plats, Subdivisions, Dedications).
8. The Planning Commission held a public hearing on the proposal at their regular meeting on December 4, 2007.
9. Following public testimony and due deliberation, the Planning Commission found that the proposal can be conditioned to ensure consistency with the Decision Criteria and Required Findings listed at CTC 16.16.060(A)(1), restated below and is generally in conformance with the Coupeville Comprehensive Plan.
 - a. The proposal is consistent with the subdivision design standards listed in Section 16.16.070 of this chapter;
 - b. The public use and interest will be served by the subdivision;
 - c. Adequate potable water supplies and sewage collection and treatment facilities exist to serve the proposed subdivision;

- d. The proposal is in conformity with any applicable federal, state and local laws, ordinances, and adopted plans;
 - e. Appropriate provisions are made for, but not limited to, the public health, safety and general welfare for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and safe walking conditions for school children who walk to and from school;
10. The Planning Commission found that the proposed lot sizes and special building setbacks are appropriate and necessary in this project and of a scale and scope necessary to reconcile conflicts between the Coupeville Development Regulations for the Medium Density Residential zone lot size and setback standards and the provisions of this MOA. The single family lot sizes provide for appropriate transitional densities and housing types, especially considering the adjacent higher density land uses and/or zoning districts;
11. The project is consistent with the Findings required under Town Code 3.36.060 (as follows) and the Town's previous acceptance of the MOA open space, a component of parks under the Comprehensive Plan, satisfies the park impact fee requirements for this project and future projects within the MOA zone. The Whidbey Camano Land Trust and the Friends of Krueger Farms purchased a 4.3 acres parcel which was conveyed to the Town at a cost of \$280,000. The applicant donated a 12 acre parcel to the Town under the MOA. Based upon the value of the 4.3 acre parcel the value of the 12 acres is \$781,391. The MOA provides for 108 residential units and the potential park impact fee collected would be \$93,960. The value of the donated land is 8 times the value of the park impact fees. The required findings to accept the donation in lieu of the payment of park impact fees are:
- a. That the land dedication and/or facilities improvement have a rational connection with the anticipated impacts on parks and recreation facilities caused by development;
 - b. That the land dedication and/or facilities improvements better meet the community's need for parks and recreation facilities than would payment of funds to mitigate the park and recreation impacts of the development;
 - c. That the developer has provided sufficient documentation to determine the fair market value of the land dedication and/or facility improvements; and
 - d. The land and its future use as developed recreational land or open space should integrate positively with the parks, recreation and open space element goals and policies.
12. With appropriate buffering and/or screening the applicant's proposed joint accesses can be accomplished in a manner that minimizes the disturbances to adjacent residential properties.

Conditions:

- 1. The applicant must comply with the conditions of the MDNS;
- 2. The front and rear yard setback for proposed lots 1,2, and 3 are reduced from the standards to 10 feet;

3. Access to proposed lots 1, 2 and 3 may be located along the east boundary of subject lots provided that screening and buffering of the access is installed along the east boundary of the lots. The DRB applications and building permits for these homes must include buffering detail;
4. All surface water runoff from the project shall be controlled and directed into the existing stormwater detention and water quality ponds;
5. All future construction of residential units will be subject to the approval of the Design Review Board consistent with the special standards adopted for the MOA zone by the Design Review Board.
6. Unless otherwise modified by the decision, the applicant must submit detailed design plans and as-built plans for all public improvements consistent with the requirements of Chapter 16.24 and the standard construction specifications. All work must conform to these standards and performance guarantees may be required.
7. Five hundred gallons per minute for fire flow is required so long as the square footage of individual residences does not exceed 2,400 square feet. Residences greater than 2,400 square feet (which includes attached garages) require 1,500 gallons per minute or be constructed with a residential sprinkler system. All homes over 5,000 square feet must be sprinklered.
8. Plat development shall be substantially in compliance with the plans submitted by the applicant, which are on file with the Coupeville Planning Department. Any proposed changes must be reviewed and approved by the Town.
9. The requirement for street lighting normally associated with the Class C street standard does not appear to be applicable to residential subdivisions served by local access streets and staff recommends that such be waived.
10. All construction debris shall be disposed of at a Town-approved site.
11. The applicant and all contractors employed by the applicant are required to stop work and immediately notify the Town Planner and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.
12. Prior to clearing, grading and other ground disturbance associated with the subdivision, construction plans, clearing, grading and drainage plans, utility plans, erosion and sedimentation control plans and street plans shall receive the approval of the town engineer. Except where noted above, all construction plans shall comply with the adopted Town of Coupeville specifications.

Planners report – Mr. Kwarsick continues to work on the shoreline masterplan. He expects the Town Council and mayor will agree to a 30 day time frame for a final draft and should be released end of the year, with comments in January.

The Planning Commission voted to move the Planning Commission meeting time from 7:00 p.m. to 6:30 p.m. starting in 2008.

ADJOURNMENT:

The Planning Commission Meeting was adjourned at 7:30 p.m.