

**Town of Coupeville
Planning Commission Workshop
Tuesday, August 4, 2009
6:30 p.m.
Island County Hearing Room**

PRESENT: Chair, David Day, Commissioner Baker, Commissioner McFadyen, Commissioner McPherson Absent: Barbara Cope

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

CALL TO ORDER

The meeting convened at 6:33 p.m.

APPROVAL OF MINUTES: December 2, 2008 and June 9th Joint Planning Commission Workshop were approved as presented.

WORKSHOP DISCUSSION:

The following topics were discussed – new changes of Town’s development regulations.

Ebey’s Unified Design Review Process – Town Only Amendments

Mr. Kwarsick explained the intention was to have an informal discussion and the documents are posted on the Town’s website and available at Town Hall. He stated the Town Open House meeting tonight deals with those activities unique to the Town and are related to and support of Ebey’s Reserve initiative. Mr. Kwarsick proceeded to provide an overview of the proposed amendments listed below.

1. **Comp Plan Amendments - Historic Preservation Elements.** Mr. Kwarsick explained the plan had been updated to date, including a minor change in resolving disputes or disagreement between the applicant and staff.
2. **Building Height Amendments – Historic Structures Only.** Mr. Kwarsick explained the proposed change regarding historic building heights in excess of 28 ft will have a variance.
3. **Nonconforming Uses and Structures – Historic Structures Only.** Mr. Kwarsick explained the issue of removing any impediment that would restrict a landowners ability to restore or reconstruct an historic structure without regards to the current standards or setbacks.

4. **Miscellaneous Code Amendments - Related to the establishment of the Ebey's Landing Historic Preservation Commission and the current Design Review Board process.** Mr. Kwarsick explained the change in dealing with demolition requests and protection of historic structures, various classes and sign permits.
5. **Historic Restoration Overlay Zone – Boundary and Standards Amendments.** Mr. Kwarsick explained the changes, clarification and specificity of standards regarding the historic overlay district and boundaries. He added a goal of Ebey's Reserve is to establish an endowment fund as tax relief for historic home owners.
6. **Setback Amendments – Historic Structures Only.** Mr. Kwarsick explained the changes involving setbacks for historic homes, permit process and color oversight for painting homes.
7. **Commercial Zoning District Amendments – Use of Historic Structures Only.** Mr. Kwarsick explained the primary change to identify a principle use of any historic designated home that can be used as a single family purpose located in a commercial zone.
8. **Parking Standards Amendments – Town-wide.** Mr. Kwarsick explained the parking standards would change entirely with more uses for parking being specific and identified.
9. **Sign Code Amendment – Town-wide.** Mr. Kwarsick explained the major changes in the sign ordinance is approving applications administratively and the clarification and specificity of sign usages.

Mr. Kwarsick discussed the list of historic structures. He asked the commissioners to forward any additional comments, ideas, suggestions they may have.

The next Planning Commission Hearing is scheduled for Aug 25th, 2009.

ADJOURNMENT: 8:05 pm