

**TOWN OF COUPEVILLE  
PLANNING COMMISSION WORKSHOP  
Island County Hearing Room  
Tuesday, May 4, 2010  
6:30 p.m.**

**PRESENT:** Chair David Day, Commissioners Doug McFadyen, Molly McPherson, Chet Baker.

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

**CALL TO ORDER**

The meeting convened at 6:32 p.m.

**WORKSHOP DISCUSSION**

In support of the Ebey's Unified Design Review Process amendments to the Town Code and Comprehensive Plan, the following topics were discussed in workshop session by the Planning Commission:

**A. Comp Plan Amendments – Historic Preservation Element**

Mr. Kwarsick explained these were Town Only proposed amendment changes. Commissioner Day suggested Penn Cove be added as another 'view'.

**B. Building Height Amendments – Historic Structures Only**

Mr. Kwarsick explained this section recognizes that some historic homes exceed the 28 ft height limit and this would allow for structure rehabilitation.

**C. Nonconforming Uses and Structures – Historic Structures Only**

Mr. Kwarsick explained the title would change to include building and structures, providing for leniency and tolerance for homes as historic structures so they could be reconstructed in their former location.

**D. 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 some amendments deal with this proposed process that would eliminate the Design Review Board and replacing it with the Planning Commission to act as an advisory board to Town Council. Commissioner Day asked for clarification of significant trees.

**E. Historic Restoration Overlay Zone – Boundary and Standards Amendments**

Mr. Kwarsick explained the word restoration is proposed to be historic overlay district and basically the long description ordinance is being replaced by a map reference and is now larger because it captures the overlay structures of the town. Much of what is currently in the overlay district is being replaced by the design guidelines of the code and to define the geographic

boundary of the overlay district.

F. Setback Amendments – Historic Structures Only

Mr. Kwarsick explained the standards are proposed to allow for administrative set back reductions when necessary to comply with historic guidelines.

G. Commercial Zoning District Amendments – Use of Historic Structures Only

Mr. Kwarsick explained the primary intent here is to allow a historic home in a commercial zone in the town, to be used for a single family residence. It is currently necessary to go through a Conditional Use Process. Commissioner McFadyen asked about principle use designation (for certain small businesses) in the town.

H. Parking Standards Amendments – Town-wide

Mr. Kwarsick explained from mandatory off street parking, this deals with the number of spaces and provides opportunity for joint use parking and fee in lieu of parking. It does set some dimensional standards by allowing for different kinds of arrangements for parking and adopting some specific standards on parking lots, and some significant trees language. Commissioner McFadyen commented on the number of parking spaces for every residence, the size per parking space and that the Town should provide a lockable area for bicycles parking.

I. Sign Code Amendment – Town-wide

Mr. Kwarsick explained one of the primary changes is that signs under this code would be administratively issued. There is also the issue of not allowing portable and sandwich signage and better definition of standards for free standing signs. Commissioner McFadyen commented on enforcement and penalties for signage violations. Planner Kwarsick commented that signs (political) can be placed on private property but would need consent of owner and cannot be placed in Town's right of way.

J. Open Space and/or Park zone in the Comprehensive Plan and Zoning Code –

Planner Kwarsick referred to his April 13, 2010 staff report and the establishment of a park and open space zone. Commissioner Day commented that public quasi-public property needs to be protected. (See report dated May 12, 2010 presented to Town Council 6/8/10.)

**PLANNER'S REPORT**

The next meeting will be a Public Hearing on Tuesday, June 1, 2010.

**Adjournment:** 7:45 p.m.