

**TOWN OF COUPEVILLE
PLANNING COMMISSION MEETING
Island County Hearing Room
Tuesday, June 1, 2010
6:30 p.m.**

TOWN PLANNING COMMISSION MEMBERS PRESENT: Chair, David Day, Commissioner Chet Baker, Molly McPherson and Doug McFadyen

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

CALL TO ORDER

Chair David Day declared the public hearing open at 6:30 p.m.

PUBLIC HEARING

Planner Kwarsick explained the public hearing process and to hear public testimony on the amendments presented. This hearing relates to Town Only activities that support the Ebey's Initiative but are unique to the Town.

Dawn Dervas - 757 Conn Road, Coupeville, commented she lives in the unincorporated area of Island County and wanted to know the definition of historic structures, the historic register and whether it should be in chronological order.

It was noted there was no one in the audience to participate in this process.

Comprehensive Plan Amendments - Historic Preservation Element

Motion made by Commissioner Baker, second by Commissioner McPherson for approval based on the following changes: amend Goal 3 from a quasi body to an advisory board, HP 3.1, the Commission should assist in the certificate of appropriateness process, HP 2.4 change wording of replace to replacement, HP 2.5 change wording from associate with associated, Goal 4 strike the wording 'when appropriate'.

Motion Approve 4-0

A Building Height and Setback Amendments – Historic Structures Only

Motion made by Commissioner McPherson, Second by Commissioner Baker for approval as presented to allow administrative modifications to height and setback standards to support the rehabilitation and/or adaptive reuse of historic buildings and structures; and correction to F-change wording from residence to residential.

Motion passed 4-0.

B. Nonconforming Uses, Buildings and Structures – Historic Structures Only

Motion made by Commissioner Baker, second by Commissioner McPherson for approval as presented to allow reconstruction of nonconforming historic buildings and structures, and

16.10.020 - replace construed with the word construction. Motion passed 4-0

C. Historic Overlay Zone – Boundary and Standards Amendments

Motion made by Commission Baker, second by Commission McPherson for approval as presented to the Town Land Use Map and Zoning Map to depict a modification of the boundary of the historic restoration overlay zone to include the 101 contributing structures.

Motion passed 4-0

D. Miscellaneous Code Amendments – Related to the establishment of the Ebey’s Landing Historic Preservation Commission and the current Design Review Board process.

Motion made by Commission Baker, second by Commission McPherson for approval as presented with correction under 16.10.050-No1. – change wording from and to or.

Motion approved 4-0

E. Commercial Zoning District Amendments – Use of Historic Structures for Single Family

Use. Motion made by Commissioner Baker, second by Commission McPherson for approval as presented. Motion approved 4-0

F. Parking Standards

Motion made by Commissioner Baker, second by Commission McPherson for approval as presented. Motion approved 4-0

G. Sign Standards

Motion made by Commissioner Baker, second by Commission McPherson for approval as presented with the condition to amending the size of free standing signs not to exceed 24 sq ft in total and no size greater than 12 sq ft. and removing No.15 (Section 12 Special Exemption-Grand Opening Signs) hand written papers signs.

Motion approved 4-0

The public meeting was closed at 8:15 pm

PLANNER’S REPORT

Planner Kwarsick reported that there have been no large projects submitted at this time. The Plat of Lauren’s Woods is in bankruptcy and People’s Bank is now the owner.

AUDIENCE INPUT

ADJOURN 8:25 pm