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3 **Town of Coupeville**
4 **Planning Commission Special Meeting**
5 **Coupeville Rec Hall**
6 **Tuesday, July 21, 2015 (Rescheduled from June 30, 2015)**
7 **10:00 a.m.**
8

9 **PRESENT:** Acting Chair Molly McPherson, Commissioner Chet Baker, Commissioner Ricardo Reyes

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11 **STAFF PRESENT:** Town Planner Tammy Baraconi, Contract Planner Marianne Manville-Ailles,
12 Recording Secretary Shelly Maier

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14 **CALL TO ORDER**

15 The meeting was called to order by Acting Chair McPherson at 10:00 a.m.

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17 **APPROVAL OF MINUTES**

18 Commissioner Baker moved to approve the minutes of the April 7, 2015 meeting. Second by
19 Commissioner Reyes. The minutes were approved as submitted.

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21 **PUBLIC HEARING**

22 ***CUP-016-15, A Conditional Use Permit for the Addition/Renovation of Whidbey General Hospital***

23 Acting Chair McPherson announced the Public Hearing Agenda and opened the public hearing. She asked
24 the other board members if they had any conflicts of interest or appearance of fairness concerns. Acting
25 Chair McPherson informed the Commissioners she is a supporter of the Hospital and has been on the
26 cover of *Pulse* magazine, published by Whidbey General Hospital, but did not believe that would
27 influence her decision making. There were no objections by the Commissioners or members of the public.

28 Contract Planner Manville-Ailles requested entry of the Conditional Use Permit (CUP) into the record.
29 She then presented the proposal for a CUP to allow a public/quasi-public use to be located in the Town
30 Commercial zoning district due to the Hospital property having a split zoning designation. She reported
31 the portion of the property where the new addition is proposed is designated as Town Commercial and
32 that Town Commercial zoning districts require a CUP to allow a public/quasi-public use to locate within
33 it. Planner Manville-Ailles recommended approval with the condition that the zoning and comprehensive
34 plan designations for the two remaining parcels be revised to Public to accurately reflect the use of the
35 site by the Hospital.

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37 Discussion ensued between Commissioner Reyes and Planner Manville-Ailles. Acting Chair McPherson
38 asked if the Applicant would like to speak. Mr. Marc Estvold, on behalf of Whidbey General Hospital,
39 stated he had nothing to add. No other members of the public, other than Hospital representatives, were

40 present. Commissioner Reyes posed additional questions to Planner Manville-Ailles, which she clarified.
41 Acting Chair McPherson closed the public hearing at 10:11 a.m.

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43 Council Action: A motion was made by Commissioner Baker, second by Commissioner Reyes, to
44 approve CUP-15-16 (later amended to CUP-016-15) as presented in the Staff Report, which also
45 contained the following procedural steps prepared by Planner Manville-Ailles:

- 46 ▪ *February 5, 2015 the applicant submitted an application for the Hospital*
47 *Addition/Renovation.*
- 48 ▪ *March 11, 2015 the Town determined that the application required a Conditional Use Permit*
49 *to locate the addition on the portion of the site designated Town Commercial.*
- 50 ▪ *April 2, 2015 Preliminary MDNS issued and mailed to those property owners within 300 feet*
51 *of the subject site and was published in the newspaper. The applicant posted a land use sign*
52 *on the property.*
- 53 ▪ *May 14, 2015 CUP application submitted by applicant.*
- 54 ▪ *May 28, 2015 Final SEPA Determination was issued, published in the paper and mailed to*
55 *property owners within 300 feet of the site.*
- 56 ▪ *June 6, 2015 Notice of Application and Notice of Hearing was issued for the CUP. Notice*
57 *was mailed to property owners within 300 feet, the property was posted with a land use sign*
58 *and the notice was published in the newspaper June 11, 2015.*

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65 The motion passed 3-0.

66 ***V-016-15, A Variance for the Addition/Renovation of Whidbey General Hospital***

67 Acting Chair McPherson opened the public hearing at 10:12 a.m. No new conflicts of interest or
68 appearance of fairness concerns were reported.

69 Contract Planner Manville-Ailles presented her Staff Report and requested it be entered into the record.
70 The Staff Report contains a proposal for a variance to allow the height of the Whidbey General Hospital
71 addition to exceed the 28 foot limit imposed by the Town Code. Planner Manville-Ailles stated the
72 variance is for 32 feet in height.

73 Mr. Estvold discussed screening of the HVAC equipment and provided the height of the current building.
74 Discussion ensued amongst Mr. Estvold, the Planners, and the Commissioners. Clarifying questions were
75 asked and answered. Planner Manville-Ailles stated no public letters were received for the project. Acting
76 Chair McPherson closed the public Hearing at 10:28 a.m.

77 Council Action: A motion was made by Commissioner Baker, second by Commissioner Reyes, to
78 approve V-15-16 (later amended to V-016-15) as presented in the Staff Report.

79 The motion passed 3-0.

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81 **PLANNER’S REPORT**

82 Planner Baraconi discussed future projects she will be bringing forward to the Commissioners, as well as
83 trainings/workshops she will be providing to the Commissioners and Town Staff.

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85 **AUDIENCE INPUT**

86 None

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88 **ADJOURNMENT**

89 The meeting was adjourned at 10:59 a.m. by Acting Chair McPherson.

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91 Respectfully submitted:

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94 _____
Shelly Maier, Recording Secretary

_____ Tammy Baraconi, Town Planner

95 *A complete audio recording of this meeting is available, upon request, from the Clerk-Treasurer.*

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