

**Town of Coupeville**  
**Planning Commission Meeting**  
**Tuesday, November 6, 2012**  
**6:30 p.m.**

**TOWN PLANNING COMMISSION MEMBERS PRESENT:** Chair David Day, Commissioners Chet Baker, Molly McPherson, and Ricardo Reyes

Absent: Commissioner Doug McFadyen

**STAFF PRESENT:** Town Planner Larry Kwarsick, Town Engineer Greg Cane, and Planning Commission Secretary Nanc Garner

**CALL TO ORDER**

The meeting was called to order by Chair David Day at 6:30 p.m.

**APPROVAL OF MINUTES**

The minutes of August 7, 2012 were approved as presented.

**PUBLIC HEARINGS**

**CUP 12-01 – Conditional Use Permit – Town of Coupeville –  
Construction of a Stormwater Remediation System (Heritage Park) –  
South of Waste Water Treatment Plant on NE 9<sup>th</sup> Street**

Chair Day explained the public hearing process. The planner will present the staff report after which the Planning Commission can ask questions. Greg Cane, applicant for the Town of Coupeville, will answer any questions and address the Planning Commission with comments of his own. Members of the public are invited to provide testimony and to ask questions of the board and of the applicant. The public hearing will then be closed for comments.

Chair Day declared the public hearing open at 6:35 p.m. Chair Day asked if any board members had any possible conflict of interest or appearance of fairness problems and there were none.

Planner Kwarsick explained that this is a pre-decision public hearing and an opportunity after the hearing closes to present public testimony to the Planning Commission and use in its recommendation to the Town Council. The decision of the Town Council will be based upon the fact and information that is presented at this pre-decision meeting.

Planner Kwarsick stated the Town of Coupeville is requesting a conditional use permit to construct and operate a Penn Cove Stormwater Remediation System at Heritage Park. The property, dedicated by Chuck Poust, is located south of the Town's waste water treatment plant on NE 9<sup>th</sup> Street, across from Captain Cook Park. This is a town project and it is innovated in solving its utility and infrastructure needs. Planner Kwarsick stated that staff have been working with University of Washington as a pilot plan of a green infrastructure rather than a built structure for stormwater. This is basically the topographical way that stormwater is carried down to the waterfront and also provides a corridor for waste water transport to the treatment plant. He stated that the project has gone through the environmental process, with no significant issues and has been before the Historic Preservation Commission (HPC). The HPC, by unanimous vote as an advisory group, believed it met the Ebey's Design Guidelines but made two recommendations identified in the staff report.

Greg Cane, Town Engineer, explained the project and how the stormwater

facility works, the partnership and funding sources.

Commissioner McPherson asked if this was a new type of project and Mr. Cane responded that this type of project has not been set up anywhere in the western part of the United States but that New Zealand has a model project established.

Commissioner Day asked about bio swell efficiency and maintenance of the system. Mr. Cane responded that there will be some maintenance needed on the cells. The project is expected to be completed by fall of 2013. There will be no negative impact on tourism as a result of project construction.

Will Jones, 1208 NE Pennington Loop, Coupeville, expressed concerns about the control of stormwater drainage and chemical build up. He would not want the project to be detrimental to the health and safety of residents or affect property value within the residential zone. He also suggested that a stormwater drainage system on Pennington Hill be expanded. Planner Kwargsick explained that the Town will address the issues of the mandates for treating stormwater which will address Mr. Jones concerns.

Chair Day declared the public hearing closed at 7:25 p.m.

Commission Action: A motion was made by Commission Baker, second by Commissioner McPherson, to approve CUP 12-01 – Conditional Use Permit – Town of Coupeville – Construction of a Stormwater Remediation System (Heritage Park) – South of Waste Water Treatment Plant on NE 9<sup>th</sup> Street with the following Findings of Fact and Conclusions of Law and conditions:

The applicant shall obtain a Construction Stormwater General Permit from the Washington State Department of Ecology as required under the Federal Clean Water Act;

The project shall conform to the restrictive covenants established in the original dedication of the property.

Inclusion an array of plants once used by local native American tribes for basket weaving and include an educational display

Incorporate native plants into perimeter planting to ensure that the edges of constructed areas are softened or obscured.

Appropriate signs shall be posted to restrict vehicular access to the site (except for maintenance vehicles) and to direct visitors to the Captain Coupe parking lot. Removable bollards should be installed.

Currently the easterly of NE 7<sup>th</sup> Street is a private road. Unless and until the public obtains rights to use the road:

- a. A sign shall be posted at the intersection of Gould and the easterly extension of NE 7<sup>th</sup> Street is private and that visitors are not allowed to use this route for pedestrian egress.
- b. Install signs on the southerly border of the stormwater park informing visitors that NE 7<sup>th</sup> Street is private and that visitors are not allowed to use this route for pedestrian egress.

As a “park”, the hours of operation shall be established to ensure compatibility of use with adjoining residential uses.

An appropriate number of signs should be installed along the property boundary to identify the limits of the Town’s ownership.

An appropriate number of refuse containers shall be provided.

Signs directing visitors to restroom facilities at the Captain Coupe Park should be installed.

The motion passed 4-0.

**CUP 12-03 – Conditional Use Permit – Sue and Marty McDaniel –  
Conversion of Portion of Bed and Breakfast to a 4-room hotel – 704  
North Main Street**

Chair Day declared the public hearing open at 7:35 p.m. Chair Day asked if any board members had any possible conflict of interest or appearance of fairness problems and Commissioner McPherson recused herself from the meeting.

Planner Kwarsick stated the applicant is requesting a conditional use permit (CUP) to operate a four-room hotel at 704 North Main Street, which is zoned commercial. Under this proposal, the owners and future owners would live in the neighboring home at 702 North Main Street, which is operated as a B&B and simultaneously operate a hotel on the adjoining parcel (704 North Main). In 2007, a nearby B&B (The Inn at Penn Cove) was converted to a “hotel” as a result of the transfer of ownership to a nonresident owner, so there is precedence for the conversion from a B&B to a hotel. This particular lot at 704 North Main does not have access to parking but has joint use of parking off of 7<sup>th</sup> Street. No additional rooms can be added unless it comes back before the Historic Preservation Commission for new construction and the Planning Commission for expansion. It is a commercial business and maintains the historic structure and economy of the town.

There was no written or public comment provided.

Chair Day declared the public hearing closed at 7:45 p.m

Commission Action: A motion was made by Commissioner Baker, second Commission Reyes to approve CUP 12-03 - Conditional Use Permit – Sue and Marty McDaniel – Conversion of Portion of Bed and Breakfast to a 4-room hotel – 704 North Main Street with the following findings 1-10 of fact and conclusions of law as follows.

The Town of Coupeville received an application from Sue and Mary McDaniel on October 9, 2012 to operate a 4-room hotel in the Town Commercial zone district at 704 North Main Street, in the Town of Coupeville.

The Town Commercial zone district lists hotels up to 10 rooms in size as a conditional use. Issuance of conditional use permits is governed by CTC 16.14.030, and such permits are employed to assign conditions to otherwise permitted uses, which mitigate potential adverse impacts on a neighborhood or community.

A Notice of Completeness was issued by the Town on October 11, 2012. On October 18, 2012 the Town issued a Notice of Application with a 14-day comment period. No comments were submitted in response by either neighbors or other agencies.

The Planning Commission held a public hearing on the proposal at their regular meeting on November 6, 2012.

Historically the property has been used as a transient accommodation.

The proposed 4-room hotel does not functionally constitute a change in use from previous transient accommodations use and the intensity of the use of the property remains the same as its prior use as a bed and breakfast inn.

The proposed use is supportive of the Town Commercial zone and should not

result in new impacts to adjoining uses.

The Town support the adaptive reuse of historic residential structures, and

The proposal with conditions meets the required findings of CTC 16.14.030.C.

The motion passed 3-0.

## **PLANNER'S REPORT**

Planner Kwarsick welcomed new Commissioner Ricardo Reyes to his first meeting.

He reported that the Capital Facilities Plan, Parks/Recreation and Transportation plans had been sent off to the Department of Commerce and their 60 day review period had passed and the citizen surveys will be reviewed by the Parks and Rec committee. The Park/Rec, Transportation and Capital Facilities elements have been revised but not yet adopted.

**ADJOURN:** 7:45 pm.

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