

**Town of Coupeville  
Council Workshop  
Wednesday, August 13, 2008  
5:30 p.m.  
Coupeville Rec Hall**

**PRESENT:** Mayor Nancy Conard, Councilmembers Dianne Binder, Bob Clay, Ann Dannhauer, Molly Hughes and Jim Phay

**STAFF PRESENT:** Town Planner Larry Kwarsick, Public Works Director Malcolm Bishop, Clerk-Treasurer Judy Thomas

The meeting convened at 5:45 p.m. The following topics were discussed by Mayor, Council and Staff:

**Population Forecast and Affordable Housing** (Larry Kwarsick)

- Mr. Kwarsick discussed the OFM (Office of Financial Management) population estimates, distribution of population, density and housing types.
- Inclusionary zoning was discussed.

**Comprehensive Plan and Development Regulation Amendments** (Larry Kwarsick)

Rezoning and comp plan amendments were discussed and the formal proposed amendments will be provided to Council in a workshop session, prior to the public hearing being scheduled.

**Design Guideline Update** (Larry Kwarsick and Mayor Conard)

Discussed the importance of Island County, Town of Coupeville and Ebey's Landing Historical Reserve working together on design guidelines and to establish one set of standards.

**Discuss Use of Hearing Examiner** (Dianne Binder and Mayor Conard)

Mayor Conard explained that Town Attorney Grant Weed would like to make a presentation to Council on using a hearing examiner for quasi-judicial decisions; and Council discussed possible dates of August 26<sup>th</sup> or September 23<sup>rd</sup>.

**Historic Preservation: Maintenance, demolition and relocation of historic structures** (Ann Dannhauer and Larry Kwarsick)

General discussion on current town code relating to preservation of historic structures. This topic will be addressed in the Design Guideline Update.

**Town Council Training**

Mayor Conard noted that she is working to get someone from CTED to provide a short course on planning. In preparing to work on the 2009 Budget, she asked Council if they supported council trainings; and the consensus was that conferences provide very valuable information and networking opportunities. Council wishes to continue to include those expenses in the budget.

**Public Use of vacant lot next to Town Hall** (We have had requests for use of this lot, we need Council discussion of a procedure and policy)

Mayor and Council discussed use of the vacant lot next to Town Hall, and Council agreed that it would be okay, if it was a community-oriented event, like the Arts and Crafts Festival, Water Festival, Mussel Festival, etc.

**Town Logo**

Mayor and Council discussed an update to the Town logo, tied to the Ebey's Reserve 30<sup>th</sup> anniversary. They discussed a couple of suggestions including replacing the blockhouse with the Wharf.

**ADJOURNMENT:** 9:20 p.m.

Respectfully Submitted:

MAYOR:

---

Judy A. Thomas, Clerk Treasurer

---

Nancy Conard, Mayor