

**Town of Coupeville
Regular Council Meeting
Tuesday, October 13, 2009
6:30 p.m.**

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, Town Marshal David Penrod, Clerk Treasurer Judy Thomas

APPROVAL OF AGENDA:

Council Action: A motion was made by Councilmember Clay, second by Councilmember Hughes, to adopt the agenda with two amendments: 1) Add an item under New Business, Naming of the New Ferry; and 2) Switch the order of the Public Hearings of items #1 and #2; to consider the SDP 09-01, then the Ordinance No. 677. The motion passed as amended 5-0.

APPROVAL OF MINUTES

Regular Meeting of September 22, 2009 and Council Workshop of September 29, 2009

The minutes of the regular meeting of September 22, 2009 and the workshop of September 29, 2009, were approved as submitted.

MAYOR'S REPORT

- Mayor Conard noted that the Coupeville Historic Waterfront Association will have the Halloween parade on October 24th; and the Red Ticket sale has started for the \$1,000 drawing that will be held in December.
- The next step for the lot Johnson Building property (which was a gas station and there are fuel tanks in the ground), is for consultants to evaluate the soil and take remediation steps; which may be remedied on site. Meanwhile, it has been seeded for grass and a split rail fence has been installed.
- The utility workers have changed their work schedule so that one works each day of the weekend. One worker has been replacing water meters, so you may see the utility vehicle out on weekends.
- Regarding the grievance filed by the Deputy Marshal's Association, they have decided to not proceed with arbitration.
- There will be an all-day community summit on 'A Right to Risk' held at AuSable Institute on October 29th.
- Last Thursday, October 8th, she presented the annual 'State of the Town' address to the Central Whidbey Chamber of Commerce, with information from the Annual Operations Report for 2008, and she gave copies of the report to the Town Council.

AUDIENCE INPUT

Ken Pickard, Coupeville, expressed concerns about 'big box' stores and did not believe the article from a local newspaper, that the Town is 'safe' from this type of development. He asked when the last traffic study was done on the intersection at SR-20 and Main Street, and does it comply with the level of service. Mr. Kwarsick responded that the state and county monitor this intersection because it is a state highway; and that there have been three traffic studies done in the last three years as it pertains to the current level of service. Mr. Pickard added that he will submit a record request to get copies of the studies.

PUBLIC HEARINGS

Shoreline Substantial Development Permit Application – SDP 09-01 - Staff recommends hearing public comments and approving SDP 09-01 for Port of Coupeville.

Mayor Conard explained the public hearing process and noted that this is quasi-judicial matter.

Mayor Conard declared the public hearing open at 6:49 pm. She asked if there were any possible conflict of interest or appearance of fairness problems; and no one responded.

Mr. Kwarsick explained that the Town received the SDP 09-01 from the Port of Coupeville to install a marine vessel pump out facility on the north side of the historic wharf, to service transient and recreational vessels. The SDP is subject to the recently adopted Shoreline Master Program; and the pump out facility is required with a marina facility; it will not to be used for improper discharge.

Mr. Patton, Executive Director of the Port, explained that they have received many questions about pumping out, and noted that the Port takes this very serious. He assured the Council that the facility will be consistent with the Clean Vessel Act of 1992; as they monitor it and there will be someone from the Port operating the pump. He also discussed the discharge fees. He responded to Councilmember Hughes question about Penn Cove Mussels, that Ian Jefferds is very supportive of this proposal as it benefits his operation; and he has agreed to help the Port with the 25% match required on the Clean Water Act Grant program that is available to the Port for this facility.

Mayor Conard declared the public hearing open for public comments at 7:05 p.m. There were no public comments. Mr. Kwarsick noted that no written comments were received. The public comment portion of the hearing was declared closed at 7:06 p.m.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Binder, to adopt Findings and Conclusions of Law, 1 through 8, as follows:

Findings of Fact and Conclusions of Law:

1. The Port of Coupeville's proposes to install a marine vessel pump out facility at the Port of Coupeville wharf to service marine vessels both transient and recreational;
2. The wharf is located in the Urban Aquatic environment designation and is therefore subject to the requirements of the Shoreline Management Act of 1971.
3. Any development of which the total cost or fair market value, whichever is higher, that exceeds five thousand dollars, is not exempt from the permit requirement despite its compelling public health and environmental benefits;
4. The Town received the application for a shoreline substantial development permit on July 28, 2009, and issued a Notice of Completion on July 30, 2009. On August 5, 2009, a joint Notice of Application with a 30-day comment period and SEPA Threshold decision was published and sent to neighboring property owners and agencies with jurisdiction. No comments were received on the SEPA decision.
5. Compliance with the Washington State Department of Fish and Wildlife, Department of Ecology and Department of Health is required under State law;
6. On August 25, 2009 the Design Review Board reviewed the proposal and concluded that such was consistent with adopted design standards for historic structures;
7. After due and proper notice the Planning Commission held a public meeting on the proposal at a meeting on September 1, 2009; and
8. Following public testimony and due deliberation, the Planning Commission found that the proposal is consistent with the shoreline development policies and regulations of the adopted within the Shoreline Master Plan.

And approve SDP 09-01, subject to the following two conditions:

1. The applicant shall provided detailed drawing of the connection of the pump out facility and the existing wharf sanitary sewer. Construction shall be in compliance with plans submitted by the applicant, which are on file at the Coupeville Planning Department. Any proposed changes must be reviewed and approved by this department.
2. Substantial progress toward completion of a permitted activity shall be undertaken within two years after approval of the permit (WAC 173-14-060).

The motion passed 5-0.

Ordinance No. 677 amending various sections of Title 13 and Title 16 of the Coupeville Town Code and amending the Comprehensive Plan Future Land Use and Existing Zoning map - Staff recommends hearing public comments and approving Ordinance No. 677.

Mayor Conard explained that this is a legislative public hearing and declared the public hearing open at 7:10 pm.

Larry Kwarsick explained that in addition to the recommendations of the Planning Commission in December 2005, the Town reviewed the Planning Commission's recommendations on the Shoreline Master Program (SMP), as an element of the Comprehensive Plan, as well as adopting a critical areas ordinance and an updated flood hazard ordinance, during the period 2005-2009. Numerous public hearings and meetings were held by the Planning Commission reviewing these recommendations. Also included in these amendments are the adoption of low impact development standards; amendments to the zoning map and the comp plan map; to be consistent with the adopted SMP. He discussed the review authority on any quasi-judicial matter and recommends the public hearings be held by the Planning Commission, with a recommendation to the Town Council. He discussed the importance of continuity between the Town Code and the Comprehensive Plan and the amendments ensure compliance with both documents. He provided and discussed the proposed amendments as identified in the staff report.

Mayor Conard explained that all proposed amendments have been divided into separate motions. There was some Council discussion about the Krueger Farms Conservation Easement, held by the Whidbey-Camano Land Trust; the Krueger Farms MOA (Memorandum of Agreement), both of which restrict use.

Mayor Conard declared the public hearing open for public comments at 7:51 p.m.

Ken Pickard, Coupeville, spoke about the MOA and he stated that it can be amended and there should be a zone for open space; it should not be quasi-public. He discussed the proposed amendments to Planned Area 2 and the proposed Ebey's Knoll development; he distributed copies of emails between Town Staff and developers. He was opposed to a rezone to high density commercial and if the developer wants a rezone, then let the developer apply for it; the hospital has no specific purpose. He noted that the environmental review data was five years old; and this is a flawed SEPA review; and he thinks this should be turned down. He was opposed to the Planning Commission holding public hearings, and felt the Council was shirking its responsibility.

Mayor Conard offered to have Mr. Kwarsick respond to some of Mr. Pickard's questions and it was agreed that they would wait until the end of the public hearing.

Kathryn Moler, 401 NE 8th Street, Coupeville, noted that we have no open space zone, and she is pushing for an open space zone; this will provide more protection for the future.

Virginia Bradley, 1023 Summit Loop, read an email submitted by Sue Cunningham, which included comments questioning the need for the specificity of inhibiting all but "professional offices as principal uses adjacent to SR 20"; objecting to the removal of Section 16.06.050; D.4, Public Meeting, objecting to the Planning Commission holding public hearings; and objecting to Item 16.06.050. D.4.h. Mobile home parks, being eliminated. She applauded the Council for including the additions in Section 13.20.020 concerning Low Impact Development.

Toni Piazzon, Coupeville, spoke in support of an open space zone, and supports Sue Cunningham's comments about public meetings.

Che Gilliland, Coupeville, expressed concerns about three issues: 1) She would like to see Open Space designated on the Future Land Use Map in the Comprehensive Plan; 2) She agrees with the previous comments about open public meetings and Council needs to hear what people have to say; 3) She expressed concerns about mobile home parks and whether the Council was addressing the needs of low income or fixed income citizens.

Jerome Rosen, Coupeville, spoke about eliminating public meetings and he thinks the process for selecting members of the commission is not a transparent process. He strongly objected to any proposals that eliminate public input.

Buell Neidlinger, Coupeville, finds it incongruous that the mayor will protect open space, with a quasi-public designation. He objects to any new open space in town being described as anything but "Open Space". He suggested the Town Council table this decision until they've had more meetings so we can all discuss having a new zoning element.

Judy Harvey, Coupeville, noted that she has attended very few Council meetings and she feels a separation between you (Mayor and Council) and us (the audience), and we shouldn't have that and the only way to have that is to continue public input. She thinks it's wonderful what is happening on Whidbey with the Whidbey Camano Land Trust, and need to continue that in the Town of Coupeville. The public understands open space, it is very important.

Gordon Burton, Coupeville, added that he feels that it is extremely important that we add open space zoning.

Mr. Kwarsick responded to several of the comments. Under the current zoning regulations, all open space is designated as quasi public, and the conservation easement is held by the Whidbey Camano Land Trust, and the MOA was intended to protect the open space area. He agrees that it is a step in the right direction to consider the open space designation. Regarding public meetings, that remains the same, the purpose of the proposed change is to direct public hearings be held at the Planning Commission, as pre-decision hearings. Under state law, the Planning Commission holds the pre-decision hearing and makes a recommendation to the decision making body for a subdivision. Regarding Ebey's Knoll, there was never an application submitted, and the Town encourages discussions with potential applicants. Mobile home parks are permitted through a conditional use permit in a high density zone; the only proposed change is that the public hearing of the conditional use permit will be held at the Planning Commission. Councilmember Binder clarified that a public hearing can only be held by one body for quasi-judicial land applications. Councilmember Hughes noted the benefit of the public hearings at the early stages of the process; the input is more valuable early in the process.

Mayor Conard reviewed the hearing proposal with the Town Attorney and he recommends quasi-judicial land use hearings be conducted by the Planning Commission. We are proposing that the Planning Commission conduct the public hearing and makes the recommendation to the Council; and Council still makes the decision; not eliminating any steps in the process.

Ken Pickard, Coupeville, commented that he wants to testify to the Council, not the Planning Commission, he wants his comments 'heard' by the Council and asked, "When was the last time you listened to the tapes? I am opposed to that." He does not agree with the amendments to Planned Area 2; and felt there was a lot more than 'informal discussion' on this issue. He asked, "if you are going to use SEPA what are the impacts on streets, parks, and schools; that is the information you need now."

Che Gilliland, Coupeville, asked if the Planning Commission was going to have public hearings, what time they will be held. She noted that the elected officials need to hear what the public wants. She added that open space be designated as open space.

Larry Cort, Coupeville, explained that all quasi-judicial hearings are held by the Planning Commission in the City of Langley. Their Planning Commission has found it useful to deal with the specifics of the code and can initiate changes.

Dan Miranda, Coupeville, spoke about 2 tracts that he owns that are designated as open space on his tax report. Mr. Kwarsick spoke about lot size averaging and that a developer can set aside open space, and it could be dedicated to the public; as was done with Chuck Poust's open space designation. Mayor Conard explained that sometimes the open space is dedicated to the Town; then it is owned by the Town.

Jerome Rosen asked why so many Planning Commission meetings are cancelled; and if a meeting is cancelled then you should give a reason. Mayor Conard explained that the Planning Commission deals with policy and land use applications and if there are no applications, there may be no need to meet. Mr. Kwarsick explained that there have been numerous Planning Commission meetings, but they have not been held on the usual days, and there is another joint public hearing on next Tuesday, October 20, 2009. Mayor Conard responded that we will state why the meeting is cancelled, i.e. if there is no quorum, or there are no matters to be considered.

There were no more public comments.

Mayor Conard declared the public hearing closed at 9:00 p.m.

Mayor Conard called for a short recess at 9:00 pm and reconvened at 9:09 pm.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Binder, to approve the change of the zoning ordinance to include guest houses (not at street level) and hotels within the Historic Limited commercial zone west of North Main Street. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Hughes, to approve the modification of building heights north of NW Front Street consistent with adopted Shoreline Plan. The motion passed 5-0.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Clay, to approve the change of the zoning ordinance to reflect existing Comprehensive Plan restrictions on the type of commercial uses allowed along SR 20 in the General and Town Commercial zones, i.e. professional services. Discussion: Councilmember Dannhauer noted that at one of the workshops, the rationale presented was that more intensive, larger or automobile

dependent commercial uses are not appropriate for this district, and she agreed with that. The motion passed 5-0.

Council Action: A motion was made by Councilmember Binder, second by Councilmember Phay, to approve the change of the zoning ordinance to reflect water-dependent/related uses as principal uses within the Historic Limited Commercial zoning district consistent with new Shoreline Master Plan. The motion passed 5-0.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Binder, to approve the change of the zoning ordinance to direct all appeals of quasi-judicial environmental determinations to the Town Council as the single administrative appeal opportunity allowed under SEPA. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Hughes, to approve the change of the zoning ordinance to assign the Planning Commission with the responsibility to hold hearings on quasi-judicial matters, with a Town Council review at a Public Meeting. Discussion: Councilmember Clay noted that the Council has considered the use of a hearings examiner and he is opposed to using a hearing examiner; we were elected to make those decisions and are not shirking our responsibility. Councilmember Hughes agreed with Councilmember Clay, and supports the quasi-judicial public hearings at the Planning Commission level. Councilmember Dannhauer suggested that the public hearings at the Planning Commission could be continued to Town Council, and the decision could be tabled to a later meeting, for Council to duly consider all points presented. The motion passed 4-1 (Dannhauer).

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Binder, to approve the change of the zoning ordinance to provide for appeal of administratively approved short plats at the preliminary approval stage and not at final approval stage. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Phay, to approve the change of clearing and grading ordinance to assume local control of Class IV Forest Practices as allowed by State law. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Binder, to table the change of clearing and grading ordinance which would require grading activities along Parker Road in the Low Density and Residential Reserve zones to preserve a buffer consisting of native vegetation of at least 50% of the existing vegetation (both shrubs and trees) for a width of at least 75 feet, until it can be re-evaluated within the next six months. The motion passed 4-1 (Dannhauer).

Council Action: A motion was made by Councilmember Phay, second by Councilmember Binder, to approve the change of clearing and grading ordinance to reduce grading permit threshold from 200 cubic yards to 100 cubic yards to conform to existing SEPA standard. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Hughes, to approve the modification of the town's surface water management standards to prioritize the use of Low Impact Development Stormwater Management requirements and the approval of the associated standard specifications. The motion passed 5-0.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Binder, to approve the change of future land use map of the Comp Plan and the Official Zoning map for Assessor's Parcel #R13233-004-3960 (Miriam's) from RM-9600 to Town Commercial pursuant to previously approved Ordinance # 628. The motion passed 5-0.

Council Action: A motion was made by Councilmember Binder, second by Councilmember Clay, to approve the change of future land use map of the Comp Plan and the Official Zoning map for the "Montana Property" (Lot 5 of the Plat of Ryan's Woods – Assessor's Parcel S8058-00-00005-0) from Medium Density to Low Density Residential. The motion passed 5-0.

Council Action: A motion was made by Councilmember Binder, second by Councilmember Hughes, to approve the change of future land use map of the Comp Plan and the Official Zoning map for the Krueger Farm Open Space from MOA to Public/Quasi-public; and to direct the Town Planner to work with Planning Commission to consider an Open Space zone. Discussion: Councilmember Dannhauer was opposed to approving the motion unless 'consider' was changed to 'establish' an Open Space zone. The motion passed 4-1 (Dannhauer).

Council Action: A motion was made by Councilmember Clay, second by Councilmember Hughes, to approve the change of future land use map of the Comp Plan and the Official Zoning map for the 25 foot addition to the Town Hall parcel from Town Commercial to Public/Quasi-public. The motion passed 5-0.

Council Action: A motion was made by Councilmember Binder, second by Councilmember Clay, to approve the change of the future land use map of the Comp Plan and the Official Zoning map to eliminate the zoning designations for the Port of Coupeville Dock. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Hughes, to approve the change of future land use map of the Comp Plan and the Official Zoning map to include the shoreline designations approved in the Shoreline Master Program. The motion passed 5-0.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Binder, to approve the associated change of future land use map of the Comp Plan and the Official Zoning map for the following portion of the property lying within Planned Area # 2: A portion adjacent to existing hospital from Low Density Residential to Public/quasi public. The motion passed 5-0.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Binder, to approve the associated change of future land use map of the Comp Plan and the Official Zoning map for the following portion of the property lying within Planned Area # 2: A Portion adjacent to Third Street NE from Low Density Residential to High Density Residential (RH). Discussion: Councilmember Dannhauer expressed several concerns about designating this as high density. The motion passed 4-1 (Dannhauer).

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Binder, to approve the elimination of Planned Area #2 from the Land Use Element of the Comprehensive Plan and the Land Use Map. The motion passed 4-0-1 (Dannhauer abstained). Councilmember Dannhauer explained the reason she abstained was because she did not like the way Planned Area #2 was designated).

Mayor Conard called for a short recess at 9:58 p.m. and reconvened at 10:04 p.m.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Clay, to amend the proposed Ordinance No. 677, top of page 7, to eliminate paragraph 'D' of 16.20.070 D. Clearing and grading operations along Parker Road..., and re-letter the remaining paragraphs, D thru H; and adopt the Planning Commissions Finding of Fact and Conclusion of Law and approve the Ordinance No 677, as amended, and adopts the Findings of Fact and Conclusion of Law addressing the added LID provisions 1 through 6, as follows:

1. LID is a site design strategy with a goal of maintaining or replicating the predevelopment hydrologic regime through the use of design techniques to create a functionally equivalent hydrologic landscape.
2. LID principles are based on controlling stormwater at the source by the use of micro scale controls that are distributed throughout the site. This is unlike conventional approaches that typically convey and manage runoff in large facilities located at the base of drainage areas.
3. LID measures provide a means to address both pollutant removal and the protection of predevelopment hydrological functions. Basic LID principles include conservation of natural features, minimization of impervious surfaces, hydraulic disconnects, disbursement of runoff and phytoremediation. LID practices such as bioretention facilities or rain gardens, grass swales and channels, rain barrels, cisterns, vegetated filter strips and permeable pavements perform both runoff volume reduction and pollutant filtering functions.
4. The use of LID practices offers both economical and environmental benefits. LID measures result in less disturbance of the development area, conservation of natural features and can be less cost intensive than traditional stormwater control mechanisms. Cost savings for control mechanisms are not only for construction, but also for long-term maintenance and life cycle cost considerations.
5. Reduction of impervious surfaces can greatly reduce the volume of runoff generated by rainfall. Benefits of these alternate pavement types include better infiltration, ground water recharge, reduction in runoff volume and treatment of stormwater for pollutants.
6. The appropriateness of LID practices is dependent on site conditions, and is not based strictly on spatial limitations. Evaluation of soil permeability, slope and water table depth must be considered in order to effectively use LID practices.

The motion passed 4-1 (Dannhauer).

ORDINANCE NO. 677

AN ORDINANCE of the Town Council of the Town of Coupeville, amending the Town's development regulations by amending various sections of Title 13 and Title 16 of the Coupeville Town Code relating to clearing and grading regulations, types of allowed, accessory, and conditional uses in the HLC, TC, and GC zoning districts, building height in the HLC zoning district, and land use permit review authority, amending the Comprehensive Plan Future Land Use Map and the Official Zoning Map, adopting findings of fact, and amending Chapters 13.20, 16.06, 16.08, 16.12, 16.16, 16.20, and 16.24 of the Coupeville Town Code.

Ordinance No. 678 approving the 2009 Budget Revision - *Staff recommends adopting Ordinance No. 678 amending Ordinance No. 676 by changing 2009 budget appropriations.*

Mayor Conard explained that this is the revision that was discussed at the last meeting and Ms. Thomas provided a corrected Exhibit A, which did not change the totals being amended in the budget revision.

Mayor Conard declared the public hearing open at 10:15 pm; there was no public comment and the public hearing was closed.

Council Action: A motion was made by Councilmember Binder, second by Councilmember Phay, to approve Ordinance No. 678 approving the 2009 Budget Revision. The motion passed 5-0.

ORDINANCE NO. 678

AN ORDINANCE of the Town Council of the Town of Coupeville, amending Ordinance No. 676 by changing the 2009 budget appropriations for the General Fund.

NEW BUSINESS

Approve Resolution No. 09-04 declaring a Police vehicle and 800 water meters surplus - Staff recommends approving Resolution No. 09-04 declaring certain property surplus.

Mayor Conard explained that all the water meters are being replaced with electronic read water meters; leaving the Town with many water meters that could be useful to another water district. Therefore, we wish to surplus and sell these meters.

Council Action: A motion was made by Councilmember Clay, second by Councilmember Binder, to approve Resolution No. 09-04 declaring a Police vehicle and 800 water meters surplus. The motion passed 5-0.

RESOLUTION NO. 09-04

A RESOLUTION of the Town Council of the Town of Coupeville, Washington, declaring one police vehicle and 800 manual read water meters as surplus.

Set date for Public Hearings - 2010 Revenue Sources, 2010 Property Tax, and 2010 Budget - Staff recommends a motion to set Public Hearings on November 24, 2009 for the 2010 Revenue Sources, the 2010 Property Tax Levy and the 2010 Budget.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Clay, to set the Public Hearings on November 24, 2009 for the 2010 Revenue Sources, the 2010 Property Tax Levy and the 2010 Budget. The motion passed 5-0.

Naming of the new ferry between Keystone and Port Townsend

Mayor Conard explained that the Washington State Department of Transportation will be naming the two new ferries between Port Townsend and Keystone, in the next couple days. Port Townsend will name one ferry and suggested the Town of Coupeville name the second ferry. Council discussed and made the following recommendation.

Council Action: A motion was made by Councilmember Hughes, second by Councilmember Phay, to approve the Central Whidbey Chamber of Commerce, Coupeville Historic Waterfront Association, and the Coupeville Historic Museum's suggestion to name the second ferry after Chief Snakelum. The motion passed 5-0.

DISCUSSION

Demolition by Neglect - Councilmember Dannhauer

Councilmember Dannhauer provided information and discussed the rationale that, demolition by neglect can be used as a loophole to circumvent preservation. Mr. Kwarsick explained that currently the county has no provisions in place and this could be included in the unified code for Ebey's Reserve. And there will be incentives in the new unified code with the PBRs. Council discussed demolition by neglect.

Mr. Kwarsick explained that the Town Council will receive the unified code and suggested reinserting demolition by neglect into the Town's portion of the code. Mayor Conard suggested that Council go through the handouts provided by Councilmember Dannhauer, and mark what you like and what you would like to see done. Councilmember Hughes liked what she saw but questioned whether the Town could afford, or have the ability to enforce the code.

Councilmember Dannhauer explained that she wants something in place that protects the structure when someone is resistant because they have other plans. Mayor Conard asked Council to submit their suggestions to Mr. Kwarsick.

AUDIENCE INPUT

Tom Tack, Coupeville, spoke about demolition by neglect and the challenges of maintaining an historic structure, but noted that grants are available for homeowners of historic homes.

ADJOURNMENT: 10:55 pm

Respectfully Submitted:

MAYOR:

Judy A. Thomas, Clerk Treasurer

Nancy Conard, Mayor