

**Town of Coupeville
Council Workshop
Friday, January 16, 2009
3:00 p.m.**

Service Alternatives Conference Room
20 NW First Street, Coupeville

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

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

OTHERS PRESENT: Island County Commissioners John Dean, Helen Price Johnson, Angie Homola. Island County Planner Jeff Tate, Clerk of the Board Elaine Marlow, Secretary to the Board Debbie Thompson, and Ebey's Reserve Manager Mark Preiss.

Joint Meeting with Island County Board of Commissioners

Design Review Guidelines Process and Timeline

Larry Kwarsick explained that there are currently three agencies involved with developing design guidelines for Ebey's Reserve, which are the Town, Island County and Ebey's Reserve. He discussed the mutual benefit of all three agencies developing a design review manual. The proposed manual will be consistent with codes, goals and objectives for both the Town and the County.

Mark Preiss explained how working work together could provide a more streamlined approach for the applicant; and provide a consistent design review process throughout the Reserve (in and out of the town).

This will be an extremely unique process to be completed in 2009; it will involve community workshops, joint meetings between the two Planning Commissions and would have to go through the final adoption by the Town Council and Island County commissioners.

John Dean congratulated Jeff Tate, Larry Kwarsick and Mark Preiss and was very excited about the project. Mr. Kwarsick responded to Bob Clay's question that this manual will provide better definitions, substantial responsibilities and more administrative authority. We want the process to be more efficient.

Mayor Conard explained that Mark Preiss, Jeff Tate and Larry Kwarsick have been working together to prepare draft document, but will need help with illustrations.

Angie Homola noted that this information should be included on your property assessment by Island County; it should be noted on the title. Mayor Conard suggested it be recorded on the titles and invite the property owners to participate in the process and workshops. Mr. Kwarsick suggested providing a good neighbor handbook that is given to the property owners when they purchase property in the Reserve.

Councilmember Clay asked about the appeal process; who would be the authorizing group (Town or County) and would it go through the quasi-judicial process. This is all conceptual until we have a draft document.

Mayor Conard asked the Council and Commissioners for a general feeling on the proposal. Town Councilmembers Jim Phay, Molly Hughes, Dianne Binder and Ann Dannhauer commented favorably on the plan; as did County Commissions Angie Homola, John Dean and Helen Price Johnson.

Mayor Conard explained where there is money available to Island County through recording fees they've received, that could be used for historic preservation. She asked the County Commissioners if they would consider a contribution of \$25,000 toward the development of this plan. The funds would be used for the design guidelines, printing, illustrator for the manual, and training.

The joint meeting with the Town Council and Island County Board of Commissioners concluded at 4:25 p.m.; a recess was taken and reconvened at 4:40 p.m. During the recess the Island County Commissioners and most of the audience left the workshop.

Mayor Conard spoke briefly about the proposed Sustainable Whidbey Coalition. She noted that they will be giving a presentation at the Council of Governments meeting on January 28th.

Reclaimed Water Feasibility Report

John Wilson, Project Manager from BHC Consultants LLC, distributed copies of the presentation: *Town of Coupeville Preliminary Reclaimed Water Feasibility Report*. He discussed the following: 1) Task 1 Work Elements: Water Use Alternatives; Water Quantity and Quality Potential; Limiting Factors for Water Distribution; Reclaimed Water Sources; and Public Acceptance and Policy Analysis. 2) Estimated Pollutant Impacts to Penn Cove. 3) Feasibility of Reclaiming Wastewater. 4) Options for Use of Reclaimed Water. 5) Reclaimed Storm Water. 6) Water Quality Concerns; i.e. trace metals, pharmaceuticals, build up of soil toxicity, potential impacts to organic crops. 7) Required Treatment for Reclaimed Water. 8) Responses from Agricultural Community. 9) Responses from Public Questionnaires. 10) Reclaimed Water Storage. 11) Water Balance for Irrigation with Storage (table). 12) Map of Potential Agricultural Irrigation. 13) Conceptual Reclamation – Pumping Facilities. 14) Conceptual Reclamation – Functional Facilities. 15) Task 2 Final Reclaimed Water Feasibility Assessment. 16) Task 3 Amendment to Facilities Plan. 17) Task 4 Storm Water Management Planning. 18) Storm water modeling challenges. 19) Sludge Management Plan. 20) Public Responses. 21) Town Guidance – Needed Later.

The presentation concluded at 5:58 p.m.

Mayor Conard called for a recess for dinner and reconvened at 6:26 p.m.

MAYOR, COUNCIL AND STAFF PRESENT: Mayor Nancy Conard, Councilmembers Bob Clay, Ann Dannhauer, Dianne Binder, Molly Hughes, Jim Phay; Public Works Director Malcolm Bishop and Clerk-Treasurer Judy Thomas.

2009 Projects

Updates were given on the following projects; and were discussed by Mayor, Council and Staff:

- Johnson Building Demolition
- Old Fire Hall
- Municipal Parking Lot
- South Main Landscaping
- Rec Hall Kitchen

- Front Street Deck

Fort Casey Storage Building
Re-siding Town Hall
Telemetry Replacement
Design for Keystone Water Line
Shoreline Master Plan
Topics for Town Hall Meeting
Schedule next workshop

- March 16, 2009 Council workshop at 5:30 pm.
- April 30, 2009 Town Hall Meeting at 6:30 p.m.

ADJOURNMENT: 8:24 p.m.

Respectfully Submitted:

MAYOR:

Judy A. Thomas, Clerk Treasurer

Nancy Conard, Mayor