

**Town of Coupeville
Council Workshop
Tuesday, July 21, 2009
6:30 p.m.
Island County Hearings Room**

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

The meeting convened at 6:30 p.m. The following topics were discussed by Mayor, Council and Staff:

Review proposed changes to Comprehensive Plan and Town Code

Larry Kwarsick provided a staff report reflecting the proposed changes to the Comprehensive Plan (Comp Plan) and Town Municipal Code (Code). He discussed the following: Zoning Map and Comprehensive Plan Map - Zoning and Comprehensive Land Use Map Revisions; Code Revisions regarding zoning that include the following: Clearing and Grading Permit Process to establish a grading permit threshold consistent with the Town's environmental policy. Zoning - the purpose of the proposed amendment is to include guest houses and hotels within the HLC zone, west of North Main Street, to allow water dependent uses consistent with the new Shoreline Management Plan, and reflect Comp Plan restrictions on the type of commercial uses allowed along SR 20. Assignment of Review Authority - To direct all appeals of environmental determinations to the Town Council as the single administrative appeal opportunity allowed under SEPA; Consistent with State Law assign the Planning Commission as the entity conducting public hearings on legislative land use decisions; Provide for administrative appeal of short plats at the preliminary approval stage and not at final approval. Stormwater Management - While the Town adopted the Department of Ecology's Stormwater Management Manual which includes Low Impact Development (LID) provisions, he recommends standards that require use of all reasonable and appropriate low impact development measures prior to consideration of conventional stormwater management methods.

Malcolm Bishop distributed draft illustrations of designs of some LID streets with bio-swales on one side, with all lanes sloping in the same direction (with runoff into the swales), rather than a crown in the road; and streets with and without sidewalks. Also included was pervious concrete surfacing and pervious concrete sidewalks.

Town of Coupeville Heritage Tree Program

Mr. Kwarsick discussed the concept of a Town of Coupeville Heritage Tree Program which would be a voluntary program consistent with the Comp Plan. Councilmembers responded favorably to the concept.

ADJOURNMENT: 8:56 p.m.

Respectfully Submitted:

MAYOR:

Judy A. Thomas, Clerk Treasurer

Nancy Conard, Mayor