

**Joint Workshop of the Coupeville Town Council and  
Island County Board of Commissioners  
Commissioner's Hearing Room  
March 10, 2010  
9:00 am**

**TOWN COUNCIL PRESENT:** Mayor Nancy Conard; Councilmembers Dianne Binder, Bob Clay, Ann Dannhauer and Tom Tack

**TOWN STAFF PRESENT:** Town Planner Larry Kwarsick, Clerk-Treasurer Judy Thomas

**OTHERS:** Island County Commissioners John Dean, Helen Price Johnson, Angie Homola. Island County (Staff) Planning Director Bob Pederson, Planner Brandon Sweeza, Clerk of the Board Elaine Marlow, Secretary to the Board Pam Dill. Ebey's Reserve Manager Mark Preiss and Trust Board Member Jan Pickard. Mimi Sheridan

Commissioner Price-Johnson called the meeting to order at 9:10 am.

**Review Ordinance (County and Town) of the Ebey's Reserve Unified Code**

Larry Kwarsick and Bob Pederson presented and discussed the changes to the Island County Code (ICC) and the Coupeville Town Code (CTC) since the last workshop which included:

17.04.150 Demolition or Relocation of Contributing Buildings or Structures or Historic Resources. There was considerable discussion. Staff received input for changes to consider for demolition language.

After considerable discussion about trees, cutting of trees and permit requirements, Commissioner Price-Johnson suggested taking that portion of the code back to staff for additional work.

Break: 11:10 – 11:20

Bob Pederson and Larry Kwarsick discussed Exhibit B – Draft Revision to ICC 3.40 Island County Public Benefit Open Space Rating System (PBRS). The PBRS applies to land areas that are at least five acres in size. The State Open Space Tax Act provides an opportunity for landowners to apply for a reduction in property taxes for certain categories of open space, agricultural, and timber lands.

Mark Preiss discussed the Heritage Farm Plan which is a tool to help farmers of Ebey's Reserve stay flexible and profitable while preserving their significant farm structures and using them to their greatest potential.

Lunch Break: 12:00 – 12:25

Mark Preiss explained further the Heritage Farm Plan and it was suggested that a definition needs to be included in the plan defining a 'working farm.'

Bob Pederson displayed a map of the reserve and discussed the criteria of Review Areas 1 and 2. Issues were identified for further work.

**Next Joint Workshops**

The next joint workshops were tentatively scheduled for Tuesday, March 30<sup>th</sup>, 9 am to 2 pm; April 13<sup>th</sup>, 8 am to Noon; and May 4<sup>th</sup>, 9 am to 2 pm. The next meeting will be to begin discussion on design guidelines; reworking the demolition language; review changes to tree language; and Review Areas 1 and 2.

**ADJOURNMENT:** 1:55 p.m.

Respectfully Submitted:

MAYOR:

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Judy A. Thomas, Clerk Treasurer

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Nancy Conard, Mayor