

**Town of Coupeville  
Council Workshop  
July 8, 2010**

**3:30 pm**

Service Alternatives Building  
20 NW First Street, Coupeville

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

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

**Review of Proposed Comprehensive Plan and Code Amendments**

Larry Kwarsick explained that in association with the Island County and Town of Coupeville development of a Unified Design Review Process for the Ebey's Landing National Historical Reserve, the Town has proposed to amend the Historic Preservation Element of the Town's Comp Plan, its Comp Plan Land Use and Zoning Map, and development regulations all related to the joint Town and County effort. The proposals have been reviewed by the Planning Commission and recommended for adoption. The following list of recommended amendments was reviewed:

**Comp Plan Historic Element** – Historic Preservation goals and policies

**Commercial Use** – Principal Uses, Accessory Uses, Conditional Uses for the following Commercial zoning districts: Historic/Limited Commercial District (HLC); Town Commercial (TC); General Commercial (GC).

**Height and Setbacks** – Height structures – This establishes maximum height by zoning district and provides for exemptions. Setback standards establish minimum setbacks from lot lines and streets.

**Nonconforming** – The Town zoning code to allow reconstruction of nonconforming historic buildings and structures.

**Historic Overlay** – The historic overlay district and an associated amendment to the Town Land Use Map and Zoning Map to depict a modification of the boundary of the historic overlay zone to include the geographic area containing the contributing structures.

**Miscellaneous Code Amendments** – 16.04.060 Definitions – public meeting, significant trees.. 16.06.020 Assignment of review authority. Section 16.06.040 Public notification. 16.06.050 Review and Approval – A. Administrative approval with notice of application. E. Ebey's Reserve Historic Preservation Commission. F. Town Council review and action. 16.06.060 Appeals. 16.10.040 Duplex dwellings. Section 16.10.100 Special needs lodging and care facilities. 16.18.040 Procedure and requirements – Preliminary binding site plan.

**Other Planning Issues**

**Development of Laurens Woods** – Himalayan Homes has agreed to purchase the Laurens Woods subdivision and is planning to build all 20 homes at once, and is prepared to rent the homes for the first five years.

**Clearing and Grading Permit** - A clearing and grading permit application to clear a lot has been submitted. Current code and site condition do not provide any options to deny the permit. We are looking at code changes to deal with individual lots. Subdivisions are covered by new LID (low impact development) related code.

**Concurrency – Level of Service** Mr. Kwarsick explained that the level of service that was discussed at the last meeting, regarding the intersection of Main Street and Highway 20, was incorrect; there is not a failure of service. He will get copies of the DOT report for Council.

**Speed Limit on Highway 20** - Mayor Conard spoke with DOT and we are pushing for speed reduction on Highway 20 from 55 mph to 45 mph, between Terry Road and Broadway.

**ADJOURNMENT:** 6:30 p.m.

Respectfully Submitted:

MAYOR:

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Judy A. Thomas, Clerk Treasurer

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Nancy Conard, Mayor