

TOWN OF COUPEVILLE
 PLANNING COMMISSION MEETING
 Island County Commissioner’s Hearing Room
 February 6, 2018
 5:00 pm

PRESENT

Chair Carol Moliter, Commissioners Michael Moore, and Ricardo Reyes

STAFF PRESENT

Planning Director Owen Dennison and Recording Secretary Kelly Beech

CHANGES AND APPROVAL OF AGENDA

The Agenda was approved as submitted

APPROVAL OF MINUTES

The minutes from the January 16, 2018 regular meeting were approved as submitted.

DISCUSSION ITEM

Comprehensive Plan Update

Chair Moliter asked a number of clarifying questions. Planning Director Dennison provided the following guidance:

- Policies provide clarification of the associated goal. However, the Commission has the authority to recommend removal or amendment of those policies they feel are redundant or unnecessary.
- Staff anticipates the goal and policy format used in the draft presented at the meeting will be continued in the final format used in the document presented to Council.

Planning Director Dennison then led a discussion of the Commission, where they reviewed the draft policy amendments line by line through LU 2.2, Public/Quasi-Public Designation. As an introduction to the discussion Planning Director Dennison explained the difference between a zoning map and a land use map. He pointed out some inconsistencies in the Town’s current land use map, and suggested some revisions that would cause the land use map to closer align with the zoning map.

The commissioners agreed with the all of the changes presented in the draft Land Use Element, through LU 2.2, Public\Quasi-Public Designation definition, with the following amendments:

- LU 2.2 – The Residential Reserve designation is intended to allow agriculture and very low density residential uses that do not preclude the future use of these lands for development at urban densities. Densities should not exceed one dwelling per four acres. At such time as ~~agriculture uses are no longer desired~~ and all public infrastructure is

available to support higher densities, amendment to a more intensive land use designation should be evaluated.

- LU 2.2 – The Historic/Limited Commercial designation is intended to preserve and continue the active streetscape and character of community-oriented and tourist-oriented land uses in the historic commercial waterfront area of the town. Building design should have a pedestrian orientation. Land uses that do not depend on street-level visibility or that do not appeal to a general retail or service clientele should be located above or below ~~street level~~ the first floor.

Additionally, the Commissioners requested the General Commercial and Town Commercial designations be combined into one designation and agreed to the following:

- The PUD area be re-designated as Medium Density Residential with a note explaining why the lots are smaller and roads are narrower than the standard.
- The areas of the land use map provided at the meeting, marked with the following numbers, be re-designated Medium Density Residential: 1, 2, 9.
- The areas of the land use map provided at the meeting, marked with the following numbers, be re-designated Residential Reserve: 4, 5, 6.
- The area of the land use map provided at the meeting, marked as 8, be re-designated as Public/Quasi-Public.
- The area of the land use map provided at the meeting, marked as 10, be re-designated as Medium Density Residential.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Kelly Beech, Recording Secretary



Owen Demison, Planning Director

A complete audio recording of this meeting is available upon request for the Clerk-Treasurer