

TOWN OF COUPEVILLE  
 PLANNING COMMISSION MEETING  
 Island County Commissioners' Hearing Room  
 March 6, 2018  
 6:00 pm

**PRESENT**

Chair Carol Moliter, Commissioners Michael Moore, Ricardo Reyes, and Julie Roth

**STAFF PRESENT**

Planning Director Owen Dennison and Recording Secretary Carol Browne

**CHANGES AND APPROVAL OF AGENDA**

The agenda was approved as submitted

**APPROVAL OF MINUTES**

The minutes from the February 6, 2018, regular meeting were approved with one correction.

**DISCUSSION ITEM**

**Comprehensive Plan Update**

Planner Dennison provided a Draft Vision Statement. This document was discussed and Commissioners provided feedback. Chair Moliter suggested that the Commissioners take time to further review and prepare comments on this document for discussion at the next Planning Commission meeting.

Planner Dennison presented proposed changes to the Land Use Map discussed by the Town Council at its workshop on March 1. Preliminary concurrence was reached on the following map amendments. [*Notes: Numbers refer to staff's annotations on the Land Use Map as presented. All amendments were unanimous, except where noted.*]

- Re-designate areas 1, 2, and 4 to from Low Density Residential to Medium Density Residential
- Re-designate area 5 from Low Density Residential to Medium or High Density Residential
- Either maintain area 6 at Low Density Residential or re-designate to Residential Reserve.
- Re-designate area 4 to Medium Density Residential
- Maintain area 3 as Low Density Residential  
*Commissioners Moore, Reyes, and Roth in favor; Chair Moliter against*
- Re-designate the front/street side of area 7 to Town Commercial; re-designate the back/west side of area 7 as High Density Residential. Commissioners also recommended

designating all properties between SR 20 and SW Terry Road west of and adjacent to S Main Street to Town Commercial, with the exception of the School District property.

- Re-designate the two Medium Density Residential parcels east of S Main Street between SR 20 and SW Terry Road to Town Commercial
- Re-designate area 8 from General Commercial to Town Commercial
- Re-designate area 9 from Residential Reserve to Medium Density Residential
- Re-designate area 10 from Historic/Limited Commercial to Medium Density Residential
- Re-designate area 11 from Planned Unit Development to Medium Density Residential
- Re-designate area 12 from Town Commercial to Public/Quasi-Public
- Correct boundary lines between Public/Quasi-Public, Memorandum of Agreement, and Town Commercial to match the designations as adopted in Ordinance 677 in 2009
- Re-designate the Town Commercial portion of area 14 to High Density
- Re-designate developed portions of the Memorandum of Agreement designation to Medium Density, except the Krueger Commons condominiums west of NW Wilkes Street, which should be re-designated to High Density Residential
- Re-designate parcels north, south, and east of NW Birch Street from General Commercial to Town Commercial

Planner Dennison clarified that affected property owners would be contacted individually to notify them of potential changes to land use designations and zoning for their properties.


Planner Dennison provided a revised version of draft amendments to the Land Use Element goals and policies for discussion at the next Planning Commission meeting.

**ADJOURNMENT**

The meeting adjourned at 8:02 pm.

Respectfully submitted

  
 Carol Browne, Recording Secretary

  
 Owen Dennison, Planning Director