

**TOWN OF COUPEVILLE
PLANNING COMMISSION MEETING
AGENDA
Island County Commissioners' Hearing Room
June 5, 2018
6:00 pm**

PRESENT

Chair Carol Moliter, Commissioners Michelle Cook, 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 presented.

APPROVAL OF MINUTES

The minutes from the May 1, 2018, regular meeting were approved as presented.

DISCUSSION ITEM

Potential Shoreline Master Program amendments

Planner Dennison briefed the Planning Commission on staff-proposed amendments to the Town's Shoreline Master Program (SMP). He stated that the SMP is a secondary zoning code that applies only to two hundred feet upland of the ordinary high water mark and adjacent aquatic areas. It was created to ensure shorelines are protected in the public interest, long-term, as a scarce resource. The SMP consists of policies and regulations that apply to particular uses and environments along the shoreline.

Planner Dennison addressed current issues and discussed two primary amendments: 1) to maintain the prohibition on street-level single-family uses in the shoreline jurisdiction west of North Main Street but to remove it for areas east of North Main Street, and, 2) to change the use category of mooring buoys from conditional to permitted and to revise and augment current application regulations. He noted that other amendments were of a housekeeping nature and included clarification that shoreline permits would be heard and decided by the Town's Hearing Examiner, correcting typographic errors, correcting references and, removal of the map of shoreline designations from the code. The adopted map is not proposed to change as part of the current process.

Commissioner Moore asked for and received clarification on the process for amending the SMP.

Planner Dennison and the Commissioners reviewed the draft SMP amendments. Clarifying questions were asked and answered.

Mooring buoys were discussed in detail. Planner Dennison provided background and asked the Commissioners to consider potential policy changes. Clarifying questions were asked and answered.

- Commissioner Roth provided greater detail on the purpose and use of mooring buoys.
- Planner Dennison provided historical information on buoys that currently exist in Coupeville as well as Department of Natural Resources (DNR) rules and regulations regarding buoys.
- Commissioner Roth raised potential issues regarding buoys including derelict boats, over-crowding, and enforcement issues.
- Chair Molitor asked for clarification on the role of the Port of Coupeville in regulating mooring buoys.
- Commissioner Reyes raised the issue of what constituted a “water dependent use.”
- Planner Dennison noted that docks are primarily prohibited under the SMP and that the DNR prefers mooring buoys to docks because of their more limited environmental impact.
- Commissioner Roth voiced her opinion that too many problems exist with mooring buoys, including but not limited to potential ecological impacts. Her preference is that they be prohibited.
- Planner Dennison suggested that, without buoys, boaters may end up using anchors. Commissioner Roth disagreed.
- Commissioner Cook stated that she is leaning toward a preference for prohibiting buoys.
- Commissioner Reyes expressed support for allowing mooring buoys as a means for people to come and visit the town. There is an economic and convenience benefit to allowing buoys.
- Chair Molitor asked if it is the Town’s responsibility to provide this service to a particular population.
- Commissioner Moore expressed he leans towards prohibition.
- Concerns over regulation, control and potential business uses were expressed and discussed.

For the initial public review amendment draft, Chair Molitor and Commissioners Roth, Cook, and Moore favored amending the current draft to prohibit buoys in all cases. Commissioner Reyes dissented.

The Planning Commission expressed no other concerns with the staff-proposed draft amendments for public review.

Comprehensive Plan Update – Land Use Element goals and policies

The Commissioners briefly reviewed changes to the draft Land Use Element goals and policies directed at the May 1, 2018 meeting. Two policies were revised as written below:

Policy LU 1.1

Engage with partner agencies and groups to ensure that protecting Ebey’s Landing National Historic Reserve continues ~~to serve~~ as a guiding principle for the future of the greater Coupeville community.

Policy LU 3.6

Continue to support seasonal farmers’ markets. ~~to encourage markets for local produce.~~

NEW BUSINESS

There was no new business

ADJOURNEMENT

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Carol Browne, Recording Secretary

Owen Dennison, Planning Director