

**Town of Coupeville
Regular Planning Commission Meeting
August 7, 2018
6:00 pm**

PRESENT

Chair Carol Moliter, Commissioners Michelle Cook, Ricardo Reyes, and Julie Roth

STAFF PRESENT

Planning Director Owen Dennison and Recording Secretary Carol Browne

CHANGES AND APPROVAL OF AGENDA

A motion was made by Commissioner Reyes, second by Commissioner Roth, to amend the agenda to move Audience Input prior to the Discussion Item. The motion passed unanimously.

APPROVAL OF MINUTES

The minutes from the June 5, 2018, regular meeting were approved as presented.

AUDIENCE INPUT

Chair Moliter opened the floor to public comment.

Catherine Lee, 9503 Angeline Circle, Columbia, Maryland, addressed the Commission. Mrs. Lee and her husband are owners of property located at NE 105 Front Street. She stated that she is concerned that the mooring buoy amendments to the Shoreline Master Program (SMP) discussed at the June 5, 2018, Planning Commission meeting may impeded progress toward adoption of the SMP amendments necessary for construction of their home. She sought clarification from the Commission on the decision-making process and timeline for the SMP amendments because the delays are causing emotional stress and economic burden on her family.

Planner Dennison answered that the Lee's proposal to build on their lot was the impetus to review and propose amendments to the SMP. Prior to and during the review process, the issues of buoys and other potential changes were brought forward. The process to amend the SMP is costly and time consuming. For efficient use of Town resources, the amendment package should be thorough and encompassing and should include all identified areas of the SMP that may benefit from amendment. Pursuant to the Commission's direction, a public review draft will be issued for public comment. The inclusion of a potentially more contentious issue such as mooring buoys is not anticipated to affect the duration of the process.

The process was summarized and a potential time-line suggested.

Mary Houston, 100 NW Wilkes Street, addressed the Commission. Ms. Houston stated she would like to know more about Island County's development plans for the area adjacent to her home in Krueger Commons at NW First Street and NW Wilkes Street.

Planner Dennison responded that the County is proposing a satellite campus. Planning is currently in the preliminary stages. The Town of Coupeville has only been approached by the

County to respond to site planning concepts at this point. He offered to meet with Ms. Houston and her husband to discuss the information currently provided to the Town and Town staff's preliminary feedback.

DISCUSSION ITEM

Comprehensive Plan update

The Planning Commission continued its discussion of the Land Use Element. Staff's proposed draft Goal 5 and associated draft policies regarding environmentally sustainable practices were discussed.

The following changes to the draft policies were recommended:

Policy LU 5.2 Work with the Town's solid waste hauler to include glass and ~~and yard waste~~ compostable products in curbside recycling.

Policy LU 5.3 ~~Encourage~~ Support programs ~~to conserve energy that promote energy~~ conservation and recycling.

Planner Dennison opened discussion of the Housing Element with an overview of Growth Management Act requirements, the findings of Island County's 2017 housing study by consultant ECONorthwest, and the recommendations of the North Whidbey Affordable Housing Task Force. Commissioners discussed the implications of an aging populace, cost-burdened households, and local options to address housing issues.

NEW BUSINESS

There was no new business

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully submitted,



Carol Browne, Recording Secretary



Owen Dennison, Planning Director