

**TOWN OF COUPEVILLE
PLANNING COMMISSION MEETING
MINUTES
Island County Commissioners' Hearing Room
March 05, 2019
6:00 p.m.**

PRESENT

Chair Carol Moliter, Commissioners Julie Roth, Ricardo Reyes, and Andrew Warford
Chair Moliter asked for motion to excuse Commissioner Cook from meeting. Moved by
Commissioner Roth and seconded by Commissioner Warford. *Motion passed unanimously.*

STAFF PRESENT

Planning Director Owen Dennison, Fiscal Clerk Claudia Golden

CHANGES AND APPROVAL OF AGENDA

The agenda for the regular Planning Commission meeting of March 05, 2019, was approved as submitted.

APPROVAL OF MINUTES

The minutes of the regular Planning Commission meeting of February 19, 2019, were approved with changes.

DISCUSSION ITEMS

Draft Ordinance No. 751 – Transient accommodation amendments.

Planner Dennison provided a draft of Ordinance 751 incorporating Planning Commission's direction to date for the Commission's concurrence.

- Planner Dennison noted a clean-up change to the definition of "Industry, Light", which was unrelated to the transient accommodation amendments. No concerns were raised.
- Planner Dennison requested confirmation of the Commission's preferences with regard to provision 16.10.080B.11, "Bed and breakfast facilities in or adjacent to residential districts shall not infringe upon the right of neighboring residents to reasonable peaceful occupancy of their homes." Commissioners agreed to retain the provision.
- Planner Dennison referred to the applicability provisions in 5.38.040 for confirmation of the intended range of housing types that would be eligible for a short-term rental license. Commissioners confirmed the proposed language was consistent with their prior discussions.
- Commissioners confirmed that the proposed requirement for condominium association approval of bed and breakfast inns and short-term rentals within condominium units was consistent with their intent.
- The Commission confirmed a preference to retain provision 5.38.070A.4 directing quiet hours for short-term rentals.

Comprehensive Plan – Update

Planner Dennison provided and briefly reviewed a handout to the Commission of existing goals and policies for the Housing Element. Planner Dennison discussed options for the Commission's

review process for updating the Housing Element. Commissioners expressed a preference to review previously presented materials to refresh the process. Planner Dennison reviewed the Growth Management Act's requirements for housing elements. The Commission referred to prior discussions of the Vision Statement. Planner Dennison stated that the next meeting will start with a repeat of the higher-level discussion before proceeding with discussion of changes to the goals and policies.

Planner Dennison encouraged Commissioners to attend the Hearing Examiner public hearing on March 15th at 1:30 p.m. at the Rec Hall if they are interested.


Chair Moliter asked for a motion to adjourn, the motion was made and seconded and passed unanimously.

ADJOURNMENT - 7:02

Respectfully submitted,



Claudia Golden, Recording Secretary



Owen Dennison, Planning Director