

**TOWN OF COUPEVILLE
PLANNING COMMISSION MEETING
MINUTES
August 6, 2019
6:00 p.m.**

PRESENT

Chair Carol Moliter, Commissioners Michelle Cook, Ricardo Reyes, Andrew Warford and Gary Armstrong.

STAFF PRESENT

Planning Director Owen Dennison, Recording Secretary Kelly Beech

CHANGES AND APPROVAL OF AGENDA

The agenda for the regular Planning Commission meeting of August 6, 2019, was approved as submitted with Commissioner Cook abstaining.

APPROVAL OF MINUTES

The minutes for the regular Planning Commission meeting of July 16, 2019, were approved as submitted.

DISCUSSION ITEMS

Shoreline Master Program Amendments.

Planner Dennison described proposed amendments to the current Shoreline Master Program (SMP) and provided background on the Washington State Shoreline Management Act and the current SMP. He compared the development envisioned in the current SMP for the Historic Urban shoreline environment with the existing development pattern. Planner Dennison described how the proposed amendments would better align the Shoreline Master Program regulations with the land use tables Chapter 16.08 CTC, as well as with existing land uses within the Historic Urban environment east of N Main Street. Planner Dennison stated that some other potential amendments, such as those related to mooring buoys, that have been discussed by the Commission are not included in the proposed set of amendments but will be reserved for the periodic update to the SMP. Planner Dennison stated that, unless new concerns or issues are raised, a public hearing and deliberation would be scheduled for an upcoming Commission meeting.

Questions were asked and answered. No issues were raised regarding the proposed SMP amendments.

Comprehensive Plan Update.

Planner Dennison described progress to date on updating the Comprehensive Plan. Commissioners considered housing goals and policies. The Commission discussed potential neighborhood delineations and attributes to be preserved, threats, and opportunities for public improvements within the delineated neighborhoods. Commissioners recommend staff include the following considerations when working on the amendments to the current Comprehensive Plan:

- Alternative densities to the current two-acre minimum lot size in the Residential Reserve designation.
- Maintain a vegetated corridor along Parker Road.
- Allow flexible lot size where either public or private green space is including in a short plat or subdivision.
- Increase pedestrian facilities on Pennington Hill.

Finally, Commissioners requested more information from Planner Dennison regarding “floor area ratio” standards that may be incorporated in the development regulations.

Questions were asked and answered.

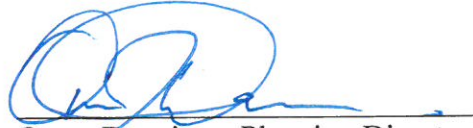
ADJOURNMENT

The meeting was adjourned at 8:12 p.m.

Respectfully submitted,



Kelly Beech, Recording Secretary



Owen Dennison, Planning Director