

EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
February 28, 2019

COMMISSION MEMBERS PRESENT/ROLL CALL

Chair Stig Carlson, Commissioners Kristi Lovelady, Bob Clay, Darrell Nance, Marshall Bronson, Ben Lovejoy, Kathy Baxter.

STAFF PRESENT

Coupeville Planning Director Owen Dennison, Island County Senior Planner Michelle Pezley, Island County Senior Planner Jonathon Lange, Ebey's Landing National Historical Reserve Manager Kristen Griffin, Recording Secretary Claudia Golden

CALL TO ORDER

Chair Carlson called the meeting to order at 10:02 a.m.

APPROVAL OF AGENDA

Planning Director Dennison requested a change to the agenda to include two informational items from Reserve Manager Kristen Griffin following the third hearing. Commissioner Bronson proposed moving agenda item EBY 19-004 ahead of EBY 19-003. Moved by Commissioner Bronson, second by Commissioner Lovelady, to approve the agenda as amended. *Motion passed unanimously.*

APPROVAL OF MINUTES: Commissioner Nance moved to approve the January 24, 2019, meeting minutes. Commissioner Bronson second. *Motion passed unanimously.*

NEW BUSINESS/PUBLIC HEARINGS

Chair Carlson provided a description of the role of the Commission, its legal basis and process, and the standards and guidelines on which its decisions are based. He asked commissioners to declare any conflicts of interest or bias regarding the applications on the agenda and to disclose any ex parte communications or site visits. Commissioner Nance stated that his property adjoins the property subject to application EBY 19-004 and that he had discussed the project with the applicants. Commissioner Nance said that the applicants had requested he recuse himself from the hearing. He stated he would accede to their request and leave the hearing room during discussions of the application. Commissioner Nance noted that correspondence in the project file states that he had discussed the proposal with other Commissioners. He clarified for the record that he had not spoken with another Commissioner about the proposal. Commissioner Bronson stated that he had visited the sites listed on the agenda. Chair Carlson asked those assembled for any challenge to a commissioner's impartiality. No other Commissioner's participation was challenged.

Chair Carlson opened the hearing for ***COA 102-19: Craig Trujillo for Cecilia Bartram, 203 NW Third Street, Coupeville: New single family residence*** and asked for the staff report.

Planning Director Dennison described the proposal, its context, and surrounding development, and provided staff's analysis of compliance with the Ebey's Landing National Historical Reserve Design Guidelines. Staff found the proposal consistent with applicable guidelines subject to two conditions.

Commissioner Clay asked for and received confirmation that the Commission had reviewed a proposal for a residence on the adjacent lot in recent months. Planning Director Dennison stated that the proposed design of the adjacent residence was considered in staff's analysis of the current proposal and no compatibility issues were identified.

Chair Carlson opened the floor to public comment. Applicant Craig Trujillo addressed the Commission.

Chair Carlson asked Mr. Trujillo if he or his client had any issues with the proposed conditions. Mr. Trujillo clarified that the mullions will be external to the windows and the LP tanks would be located on the south side of the garage where they will not be visible from the street.

There being no other attendees wishing to speak, Chair Carlson closed the public comment portion of the hearing and opened Commissioner discussion.

Motion

Commissioner Lovelady moved to recommend granting a Certificate of Appropriateness subject only to the conditions in the staff report. Commissioner Baxter second. *Motion passed unanimously.*

Commissioner Nance left the hearing room.

Chair Carlson opened the hearing for ***EBY 19-004: Bradley and Kelsi Mottet, 827 Engle Road, Coupeville: New single-family residence, and guesthouse*** and asked for the staff report.

Senior Planner Pezley described the proposal, its context, and surrounding development, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines. Staff found the proposal consistent with applicable guidelines, with one condition, and recommended granting a certificate of appropriateness. She noted a change to the proposal to include stairs on the front elevation to make the porch appear to be a front entrance.

Commissioner Lovelady asked for and received clarification of the building's primary entrance.

Commissioner Clay asked for clarification of the siting of proposed buildings on the property with regard to land clearing, as well as the driveway placement. He noted that the driveway on the adjacent lot was near the shared property line. Senior Planner Pezley stated that, due to the location of wetlands on the site, land clearing would be minimal. She stated that Island County regulations did not require a shared driveway and an access permit had been issued for the driveway.

Chair Carlson opened the floor to public comment and asked if the applicant was present.

Property owner Brad Mottet addressed the Commission. Mr. Mottet stated that he had no additional information or concerns to present.

Chair Carlson opened the floor to public comment.

Chair Carlson closed the public comment portion of the hearing and opened Commission discussion.

Reserve Manager Griffin asked if solar was being considered. Mr. Mottet replied that solar panels were not being considered at that time.

Motion

Commissioner Bronson moved, based on the staff report, evidence presented and comments made by the public, and finding EBY 19-004 consistent with the design guidelines, to grant a Certificate of Appropriateness as presented and adopt the findings of fact as set forth in the staff report. Commissioner Clay second. *Motion passed unanimously.*

Commissioner Nance returned to the dais.

Chair Carlson opened the hearing for ***EBY 19-003: Colin Smith for MLR Development Group LLC, Monroe Landing Road, Oak Harbor: 27-Lot Long Plat*** and asked for the staff report.

Senior Planner Lange described the proposal, its context, and surrounding development, and the land use review of the preliminary plat. He discussed the design guidelines applicable to site development in rural areas. Staff found the proposal consistent with applicable guidelines for land division subject to five conditions and recommended granting a certificate of appropriateness.

Senior Planner Lange directed the Commission's attention to public and applicant comment received after transmittal of the agenda packets. Comments from neighbors addressed concerns regarding possible wetlands, buffers, clearing, a wildlife corridor, views from off-site locations, natural history, and drainage and standing water. Senior Planner Lange noted that some of the concerns will be addressed through other portions of the subdivision review process. An email from the applicant addressed proposed conditions. Senior Planner Lange described the public comments, the intent of each recommended condition and the applicant's responses to each.

Commission discussed building envelopes and required setbacks, peripheral and stream buffers, the existing stream, drainage, clearing, critical areas analyses, land use plans and regulations, clustering of buildings, and the Commission's role in the review. Questions were asked and answered.

Reserve Manager Griffin stated that the preferred spatial organization and the intent of the guidelines is to preserve the unbroken open space of the adjacent farmland. She noted that Monroe Landing Road is a contributing structure within the Reserve. Country lanes contribute to the character of the Reserve and there should be sensitivity to the effect of development on the

road. The toolkit allows buffering of the road to keep it a rural in appearance. There is a preference for building clustering. It would be valuable to identify the building envelopes as part of the subdivision process, as it was harder to make the case for enhanced setbacks at the time of building permit for each lot.

Chair Carlson opened the floor to public comment,

The applicant, Colin Smith, addressed the Commissioners. Mr. Smith stated a preference, in lieu of defined building envelopes, for a fixed, 30-foot buffer along the north boundary except for proposed Lots 6, 7, and 8 where a 20-foot buffer is requested due to the lot orientation. With regard to the buffer area along Monroe Landing Road and the hedgerow discussed in the staff report, he stated that the trees adjacent to the road were sparse and would be subject to windthrow. His preference was to remove the existing trees, or at least the unhealthy trees, and replant with native vegetation to preserve the scenic corridor. He requested clarification on the intent for a hedgerow. He was willing to plant what was required. Questions were asked and answered.

Elizabeth Howes, who owns a home in Penn Cove Park Division #3 adjacent to the proposed plat, addressed the Commission with concerns about clearing, drainage and buffers. Ms. Howes requested a French drain along the east site boundary to intercept water and additional detention facilities. She stated that removal of a large number of trees from the site will exacerbate the existing “wind tunnel” effect. She stated that the stream extends through the existing subdivision south of the subject site. Ms. Howes commented that the subdivision in which she lives should be used as an example of what not to do.

Chair Carlson closed the public comment portion of the hearing and opened Commission discussion.

Commissioner Lovejoy voiced concern for the density of the project. Commissioner Nance asked for and received confirmation that a wetland study was conducted. Commissioner Bronson commented on the need for proper drainage.

Senior Planner Lange encouraged Ms. Howes to engage in the subdivision review process where some of her concerns may be better addressed.

Motion

Chair Carlson asked for a motion. Commissioner Bronson moved to recommend the approval of this plat with conditions to require a 30-foot buffer over all the area except for lot 6, 7, and 8, to require a significant drainage plan to retain the water within the stream bed, and to maintain a healthy buffer on the west side along the road to retain of as much as the visual aspect of the forest as possible. Commissioner Clay seconded.

Commissioners asked whether certain elements were included or excluded from the recommended conditions in the motion. Commissioner Bronson confirmed that his motion included a 20-foot buffer along lots 6, 7, and 8 and that building envelopes be assigned to each lot. Commissioner Lovelady seconded the amended motion.

Senior Planner Lange noted that drainage issues were reviewed under a separate process. While drainage was a concern, resolution of such issues was outside the Commission's purview as there was no nexus in the design guidelines. Senior Planner Lange requested clarification of the recommended conditions. Commissioner Bronson provided clarification that the building envelopes applied to all parcels and that vegetation within the buffer along Monroe Landing would be a hedgerow with trees. Commissioner Bronson amended his motion to remove the condition related to stormwater management.

Motion passed, six votes in favor and one against. [*Recording Secretary's note: According to parliamentary procedure as adopted in the Historic Preservation Commission's Rules of Procedure, the final vote was on the original motion by Commissioner Bronson, seconded by Commissioner Clay. While seconded, no vote was taken on subsequent amendments to the original motion. Therefore, amendments were not addressed in the vote on the motion.*]

Chair Carlson asked for the informational items from the Reserve.

Reserve Manager Griffin provided two handouts to the Commission. She stated that she would be scheduling a training on the Reserve's approach to land preservation to provide context for discussions like the subdivision hearing just completed.

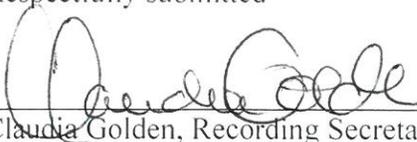
Reserve Manager Griffin discussed a two-year planning process the Reserve was just concluding to produce a "foundation document" that clearly laid out the founding principles of the Reserve, as required by the National Park Service. Part of this effort was to identify the data the Reserve should have for planning. The documents prepared through this process would be available online.

Reserve Manager Griffin discussed the million dollar allocation for historic preservation grants in Ebey's Reserve that the Governor included in his recommended capital budget. The money would go to the State Historic Preservation Office, which will work with the Trust Board to issue grants for historic preservation projects in the Reserve. She believed this was a result of the Section 106 review of expansion of NAS Whidbey Outlying Field operations. The potential funding is linked with other capital programs including heritage barn program, a historic cemetery grant program, and the Beverly Bridge over the Columbia River. The money must be included in the budget approved by the legislature. Reserve Manager Griffin noted projects that may be appropriate recipients of the money.

ADJOURNMENT

The Meeting was adjourned by Chair Carlson at 12:00 p.m.

Respectfully submitted



Claudia Golden, Recording Secretary



Owen Dennison, Planning Director