

EBEY'S LANDING HISTORIC PRESERVATION COMMISSION
ISLAND COUNTY COMMISSIONERS' HEARING ROOM
June 27, 2019

COMMISSION MEMBERS PRESENT/ROLL CALL

Chair Stig Carlson, Commissioners Bob Clay, Marshall Bronson, Kathy Baxter, Darrell Nance and Wilbur Bishop.

STAFF PRESENT

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

CALL TO ORDER

Chair Carlson called the meeting to order at 10:01a.m.

APPROVAL OF AGENDA

The agenda for the regular Historic Preservation Commission meeting of June 27, 2019, was approved as submitted.

APPROVAL OF MINUTES

The minutes for the regular Historic Preservation Commission meeting of May 23, 2019, were approved as submitted.

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.

Chair Carlson opened the hearing for ***EBY-19-022: Jack Hampton representing Kellie Black 100 Jacobs Road, Coupeville: New manufactured home*** and asked for the staff report.

Planner Pezley 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. Planner Pezley discussed off-site views of the property, particularly from State Route 20. She noted that staff had not recommended a condition to add landscape screening along the north side of the site, as it was already a condition of a 2017 clearing and grading permit. The landscape screening would be a condition of the building permit. Staff found the proposal consistent with applicable guidelines as proposed.

Reserve Manager Griffin, clarified her primary concern on visibility was not from State Route 20 to the north but from the prairie to the west. Her concern was whether there will be a large clearing and a new prominent building visible from the prairie. She stated that it was a question that staff had not been able to answer at the Historic Reserve Committee's preliminary discussion

of the project. Commissioners determined that the site would not be visible from the west except from a distance of several miles.

Chair Carlson opened and closed public comment as no audience was present.

Chair Carlson asked for a motion.

Motion

Commissioner Bishop moved to recommend granting a Certificate of Appropriateness with no conditions. The motion was seconded by Commissioner Bronson. *Motion passed 6 to 1.*


ADJOURNMENT

The Meeting was adjourned by Chair Carlson at 10:15a.m.

Respectfully submitted



Claudia Golden, Recording Secretary



Owen Dennison, Planning Director