

**EBEY'S LANDING HISTORIC PRESERVATION COMMISSION ISLAND COUNTY
COMMISSIONERS' HEARING ROOM
October 21, 2021**

CALL TO ORDER

Chair Clay called the meeting to order at 10:12 a.m.

COMMISSION MEMBERS PRESENT

Commission Chair Bob Clay, Commissioners Kathryn Baxter, Marshall Bronson Sheila Saul, Wilbur Bishop, and Kristen Griffin.

STAFF PRESENT

Island County Associate Planner Kathryn Bird, Island County Assistant Director Jonathan Lange, Town of Coupeville Planning Assistant Patricia Shults, Ebey's Landing National Historic Preservation Coordinator Claudia Kiyama, Recording Secretary Claudia Golden.

APPROVAL OF AGENDA

K. Bird asked for amendment to Agenda: Reapprove EBY 21-040, A motion was made to approve the October 21, 2021 agenda with the amendment. *Motion passed unanimously.*

APPROVAL OF MINUTES

A motion was made to approve the Minutes, for the regular Historic Preservation Commission meeting of September 23, 2021. *Motion passed unanimously.*

PUBLIC HEARINGS

EBY 21-040; Commissioner Bronson moved to approve EBY 21-040 as previously presented with the 4 conditions. Motion seconded. *Motion passed unanimously.*

Chair Clay 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 Bronson visited the site(s).
- Chair Bob Clay visited the site(s).
- Commissioner Saul visited the site(s)
- Commissioner Baxter visited the site(s)

PUBLIC HEARING

EBY-21-044: S7730-04-00025-0; ***AND EBY-21-049***: S7730-04-00010-0; *Logan's Crossing, LLC; new single-family residence*

Associate Planner Kathryn Bird, described the elements of the proposed new single-family residence, and site context, and provided staff's analysis of compliance with Ebey's Landing National Historical Reserve Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Staff recommends approval with conditions:

1. Driveway shall be exposed concrete, stained concrete or gravel.

2. Maintain or replant as needed and including native trees the 30' screening buffer from the southern property line, as shown on the Penn Cove Park Div. 4 plat map.
3. Landscaping should be added to the front and side yards where feasible, but not to obscure the front porch.
4. Garage doors should be painted the same color or darker than the residences.

QUESTIONS OF STAFF

Chair Clay opened the floor for questions to Staff.

The Commission asked and received answers to clarifying questions with regard to plot plans and the designs presented, aggregate vs exposed concrete, screening, conditions, what constitutes native trees and the conditions requirements in reference to them. Questions were asked and answered.

PUBLIC COMMENT

Chair Clay opened the floor for public comment.

Attorney Mary Joy Dingler, for applicant, asked and received answers to clarifying questions with regard to the 3 cars garages and if all conditions are final. The Commission asked for and received answers to, clarifying questions with regard to the design guidelines being reviewed by applicant, the staggering of the buildings, the number of houses in the cul-de-sac the significance of name of the development, the significance of the historical feature of Monroe Landing and the removal of the screening, definition of a RAID (rural area of intense development) and the consideration of the historic value. There were comments from Staff addressing the 30' landscaping buffer.

DISCUSSION

Chair Clay opened the floor for discussion. The Commission discussed the overall density and screening, as well as the individual house design presented, design guidelines addressing the proposed structures, were read by Claudia Kiyama, as requested by the Commission.

Commission asked clarifying questions and received answers to, the historic significance of the proposed area, and the buffer in place at time of approval of the original plat decision, being removed and its replacement. Commission asked about the appeal to their previous decision on this same development, at the September 23rd meeting, to understand what they are deciding. Staff confirmed the condition being appealed: requiring gravel driveway with grass margins. Chapter 4.11.1 paragraph 3 – 6 was referenced. Chapter 4.6.5 [listen to recording]

MOTION

Commissioner Bishop moved to adopt findings and conclusions and approve EBY-21-044 and EBY 21-049, as presented without conditions. No seconded. *Motion Failed.*

Commissioner Bronson Moved to adopt the findings and conclusions and approve EBY 21-044 and EBY 21-049 as presented with proposed conditions. No second. *Motion Failed*

Commissioner Bishop moved to adopt findings and conclusions and approve EBY-21-044 and EBY 21-049, as presented with condition to maintain or replant screening as needed and including native trees the 30' screening buffer. Motion Seconded. *Motion tied; 3 ayes 3 nays*

Commissioner Bishop moved to adopt and approve EBY-21-044 and EBY 21-049, findings and conclusions and approve with two conditions; driveway not light concrete color, and maintain 30' screening buffer in the rear and replant as needed. Motion seconded. *Motion tied; 3ayes 3 nays.*

Commission Baxter moved to table EBY 21-044, EBY 21-049. Motion amended to table until a later date, Motion seconded. *Motion tied; 3 Ayes 3 Nays.*

Commissioner Griffin moved to adopt findings and conclusion and approve EBY 21-044, EBY 21-049 with 4 conditions concrete or gravel, maintain 30' buffer at rear of lots per Penn Cove Park Div. 4 Plat map. Add landscape screening to the front and sides of the driveway to create a visual barrier at an oblique angle but not to obscure the front porch. Garage doors should be painted the same color or darker than the residences. Motion was seconded. *Motion denied; 4 nays 3 ayes.*

DISCUSSION

The Commission discussed the conditions, the design differences of the approved projects vs the currently proposed projects,

MOTION

Commissioner Bronson moved to table consideration of the remaining proposals EBY 21-045, EBY 21-046, EBY 21-047, EBY 21-048, tabled until issues have been resolved in EBY 21-044 and EBY 21-049. Motion seconded. *Motion passed; 5Ayes 1 Nay.*

ADJOURNMENT

The meeting was adjourned at 12:21 p.m.

Respectfully submitted

Claudia Golden, Recording Secretary

Patricia Shults, Planning Assistant