



MINUTES

COUPEVILLE PLANNING COMMISSION
Island County Annex Building - Commissioners Hearing Room
(1 NE 6th Street, Coupeville)
February 6, 2024 - 6:00 pm

CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Chair Cook called the meeting to order at 6:00pm and read the land acknowledgement.

COMMISSIONERS PRESENT

- ✓ Chair **Michelle Cook**
- ✓ Vice-Chair **Gary Armstrong**
- ✓ Commissioner **Von Summers**
- ✓ Commissioner **Ralph Gamble**

COMMISSIONERS ABSENT

- * Commissioner **Dana Luvera**

STAFF PRESENT

- ✓ Associate Planner **Joshua Engelbrecht**

CHANGES AND APPROVAL OF AGENDA

Commissioner Armstrong motioned to approve the agenda of the regular Planning Commission meeting of February 6, 2024 as presented.

Commissioner Summers Seconded. *Motion passed unanimously.*

APPROVAL OF MINUTES

Commissioner Summers motioned to approve minutes of the regular Planning Commission meeting of December 5, 2023.

Commissioner Gamble Seconded. *Motion passed unanimously.*



PUBLIC HEARING

The Town of Coupeville held three (3) public hearings at its February 6, 2024 meeting.

Tree Canopy Requirements

Staff presented on Coupeville Town Code 16.20: Clearing and Grading Requirements. The presentation included discussion of the intent of the code section, its success and challenges since its codification, and proposed amendments focused on tree preservation / planting and related procedures, definitions, and requirements.

Questions from the Planning Commission were asked and answered in regard to landscaping plans, root barriers and other requirements to protect nearby impervious surfaces, Electric Vehicle charging, and departmental inspections / compliance.

Comments were made to include more detail and requirements related to root barriers with the intent of providing guidance on what trees are appropriate, or what additional measures are necessary, to protect impervious surfaces from upheaval or other damage.

No members of the public spoke at the meeting

Commissioner Armstrong moved to recommend approval of the amendments to Coupeville Town code section 16.20 as modified to the Coupeville Town Council. Commissioner Gamble Seconded.

Motion passed unanimously.

Population Projection

Staff presented on the 2045 Island County population projection. The presentation included an overview of where this population projection fits into the long-range planning process, a discussion of the ratification process required under the Countywide Planning Policies, and the expectations for growth over the next 20 years.

Questions from the Planning Commission were asked and answered in regard to the Town's water availability, the Town's water system area, and the connection between the population projection and the countywide planning policies.

No members of the public spoke at the meeting

Commissioner Summers moved to recommend that the Coupeville Town Council ratify the adopted 2045 population projection of 102,639. Commissioner Armstrong Seconded.

Motion passed unanimously.



Countywide Planning Policies

Staff presented on the 2045 Island County Countywide Planning Policies. The presentation included an overview of how the countywide planning policies fit into the long-range planning process, how the document informs Urban Growth Area expansion and other rules associated with coordination across jurisdictions, a discussion regarding the proposed housing allocations mandated by the state of Washington to plan for and accommodate housing across all income levels, and the timing of the various involved planning commissions and decision making bodies.

Questions from the Planning Commission were asked and answered in regard to how transportation infrastructure is expected to be impacted by projected growth and if the Washington State Department of Transportation is involved, if the state is monitoring housing allocations for the different jurisdictions.

Comments were made to reflect concern related to voting to recommend approval of a document that may still see changes before coming before the Town Council.

No members of the public spoke at the meeting

Commissioner Summers moved to recommend that the Coupeville Town Council ratify the updated Countywide Planning Policies as presented at the February 6, 2024 Coupeville Planning Commission. Commissioner Gamble Seconded.

Motion passed unanimously.

OTHER BUSINESS

Staff presented the 2024 regular meeting schedule to the Planning Commission.

Commissioner Armstrong moved to adopt the 2024 Town of Coupeville regular Planning Commission meeting schedule as presented. Commissioner Summers Seconded.

Motion passed unanimously.

AUDIENCE INPUT

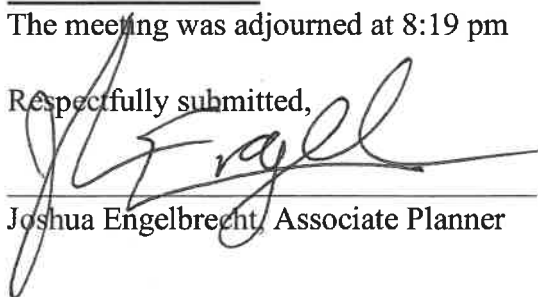
Chair Cook opened the floor to any members of the public who wished to speak.

- *No members of the public wished to speak.*

ADJOURNMENT

The meeting was adjourned at 8:19 pm

Respectfully submitted,


Joshua Engelbrecht, Associate Planner

