



**COUPEVILLE PLANNING COMMISSION**  
**Island County Annex Building - Commissioners Hearing Room**  
**(1 NE 6<sup>th</sup> Street, Coupeville)**  
**July 2, 2024**  
**6:00 pm**

**CALL TO ORDER**

**LAND ACKNOWLEDGEMENT**

**CHANGES AND APPROVAL OF AGENDA**

**APPROVAL OF MINUTES:**

- June 4, 2024 Meeting

**PUBLIC HEARING**

- None

**PUBLIC INPUT**

**DISCUSSION**

- Comprehensive Plan Update - Update

**ADJOURNMENT**

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# **DRAFT MINUTES**

## **COUPEVILLE PLANNING COMMISSION**

**Island County Annex Building – Commissioners Hearing Room**

**(1 NE Sixth Street, Coupeville)**

**June 4, 2024 – 6:00pm**

### **CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Chair Cook called the meeting to order at 6:01pm and read the land acknowledgement

### **COMMISSIONERS PRESENT**

- ✓ Chair **Michelle Cook**
- ✓ Vice-Chair **Gary Armstrong**
- ✓ Commissioner **Evan Henrich**
- ✓ Commissioner **Von Summers**
- ✓ Commissioner **Susan Upchurch**

### **STAFF PRESENT**

- ✓ Community Planning Director **Joshua Engelbrecht**
- ✓ Atwell Group Planner **Cyrus Oswald**

### **APPROVAL OF AGENDA**

Action: A motion was made by Commissioner Armstrong, seconded by Commissioner Upchurch, to approve the agenda as submitted. The motion passed unanimously.

### **APPROVAL OF MINUTES**

Action: A motion was made by Commissioner Summers, seconded by Commissioner Upchurch to approve the minutes of the May 7, 2024 meeting as submitted. The motion passed unanimously.

### **PUBLIC INPUT**

Ralph Gamble of Coupeville spoke to the Commission about the worry that Middle Housing options can become eyesores. Mr. Gamble feels that Coupeville should hold homeowners accountable when properties are not maintained. Mr. Gamble also feels that the Middle Housing Code update is being arbitrarily imposed by the state.

Michelle Peacock of Coupeville spoke to the Commission to echo what Mr. Gamble said. Ms. Peacock feels that more Middle Housing could bring more residents who do not keep up the appearance and cleanliness of the property. Ms. Peacock also expressed concerns about how



growth will impact traffic. Questions were also raised about how the Middle Housing Code update will remove barriers to affordable housing. Ms. Peacock feels that wealthier people will buy up new Middle Housing units and rent them out, leading to more tenants who do not have an incentive to keep the property presentable.

An unnamed member of the audience agreed with the previous commenters that an ordinance needs to accompany the Middle Housing Code update that holds owners accountable if their properties fall into disrepair.

Jay Adams of Coupeville spoke to the Commission about concerns over impacts to schools and infrastructure that may come with the growth of Middle Housing.

## **DISCUSSION**

Directional Presentation – Middle Housing Code Update

Staff gave a presentation on the updates to the Development Regulations and Middle Housing Code. The presentation included information on House Bills 1337, and 1110 and how Coupeville can bring its Middle Housing Code into compliance with the House Bills. The goal of the discussion was to include public input and facilitate a conversation about Middle Housing in Coupeville. The discussion also led to questions about the impacts of more housing on the Town's infrastructure. It was clarified that HB1337 applies to Coupeville, while HB1110 does not apply.

## **ADJOURNMENT**

The meeting was adjourned at 8:18pm

Respectfully submitted,

Community Planning Director

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Deputy Clerk, Chris Jolly

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Joshua Engelbrecht



## Town of Coupeville

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### STAFF REPORT

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**DATE:** July 2, 2024

**TO:** Coupeville Planning Commission

**FROM:** Joshua Engelbrecht, Community Planning Director

**RE:** Comprehensive Plan Periodic Update – General Update

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Planning Commission,

Over the last couple months, Staff has been working on Comprehensive Plan Periodic Update. The last update that the Planning Commission received was part of the March 23, 2024, Joint Workshop with the Coupeville Town Council. At that meeting, Staff discussed our overarching goals, introduced our consultant team, and touched base on the vision statement that was created as part of the 2023 update.

In the intervening time, our team has completed several deliverables required under our Department of Commerce grants including our, general project work plans, public participation plans, Department of Commerce Checklists, and our initial drafts of the Town's Land Capacity Analysis.

We have sent invitations to participate to our neighboring Tribal governments and are currently preparing to send invitations to participate to local stakeholders as part of our Policy Committee related to Climate Change, Resiliency, and Sea Level Rise, and to develop our website landing page to host this information.

Our next event is an Open House scheduled on **July 17, 2024** at the Coupeville Rec Hall. We expect to have several tables with maps, graphics, and other outlines of our various comprehensive plan elements with particular focus on the new regulations surrounding Housing and Climate. Our Open House will be set up for folks to drop-by throughout the afternoon, with our formal presentation from Staff and our consultant team at 6:00pm, with time for everyone to mingle and walk around afterwards. You all are invited to attend and if you would like to volunteer and help engage with folks at the content tables, that can be arranged.

By our August Planning Commission Meeting, we expect to have some initial survey information and community feedback from our open house.

This project has a landing page on the Town's Website:

<https://townofcoupeville.org/coupevilles-2025-comprehensive-plan-periodic-update/>

Here, everyone will be able to see project updates, documents, and our most up-to-date schedule. And as always, everyone can reach me via email at [Planner@townofcoupeville.org](mailto:Planner@townofcoupeville.org)