



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,

Deputy Clerk, Chris Jolly

Community Planning Director

Joshua Engelbrecht