



REGULAR MEETING MINUTES
COUPEVILLE PLANNING COMMISSION
Island County Annex Building – Commissioners Hearing Room
(1 NE 6th Street, Coupeville)
November 5, 2024

CALL TO ORDER AND LAND ACKNOWLEDGEMENT

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

PRESENT

Commissioners Michelle Cook, Gary Armstrong, Von Summers, and Susan Upchurch.

STAFF PRESENT

Community Planning Director Joshua Engelbrecht.

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Summers, seconded by Commissioner Upchurch, to approve the agenda of the November 5, 2024 meeting 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 October 1, 2024 meeting as amended. The motion passed unanimously.

PUBLIC INPUT

Sharon Gauthier addressed the Commission regarding ADU's and Middle Housing. Gottier has concerns regarding the size of the ADU's and feels 1,200 square feet is too large for ADU's. Gottier also has concerns about allowing 2 ADU's per lot, which would increase the density of Coupeville.

DISCUSSION

Community Planning Director Engelbrecht lead a discussion with the Commission about the Middle Housing Code Update. Questions were asked and answered regarding lot size requirements, ADU size regulations, courtyard apartments, parking, and affordable housing project incentives. The final version of the Middle Housing Code Update should be available in January 2025.

Consultants from Facet and Community Planning Director Engelbrecht lead a discussion with the Commission about the Housing Element of the Comprehensive Plan Periodic Update. The Commission had no major issues or concerns about potential policy changes outlined in the



presentation. There is interest from the Commission to codify an ordinance to protect mobile home parks from redevelopment.

The Commission discussed cancelling the December 2024 regular meeting.

Action: A motion was made by Commissioner Summers, seconded by Vice-Chair Armstrong, to cancel the December 5, 2024 regular meeting. The motion passed unanimously.

ADJOURNMENT: 8:09pm

Respectfully submitted

Deputy Clerk Chris Jolly

Community Planning Director

Joshua Engelbrecht