



**REGULAR MEETING MINUTES  
COUPEVILLE PLANNING COMMISSION**

**Island County Annex Building – Commissioners Hearing Room  
(1 NE 6<sup>th</sup> Street, Coupeville)  
February 4, 2025**

**CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Commissioner Armstrong called the meeting to order at 6:00pm and read the land acknowledgement.

**PRESENT**

Commissioners Gary Armstrong, Evan Henrich, and Susan Upchurch.

**STAFF PRESENT**

Community Planning Director Joshua Engelbrecht.

**APPROVAL OF AGENDA**

The agenda for the February 4, 2025 meeting was approved as submitted.

**APPROVAL OF MINUTES**

Action: A motion was made by Commissioner Upchurch, seconded by Commissioner Henrich, to approve the minutes of the January 7, 2025 meeting as submitted. The motion passed unanimously.

**AUDIENCE INPUT**

Sharon Gauthier spoke to the Commission regarding Middle Housing. Gauthier is in favor of ADU's but worries that two ADU's per lot will make Coupeville lose its rural character. She hopes that ADU's built for affordable housing will remain affordable.

Susan McClellan spoke to the Commission regarding Middle Housing. McClellan mentioned a lot adjacent to her home that is planned to be upzoned and has questions about lot access, whether the Commission is working with the Reserve. Asks how ADU's will remain affordable.

Carol Bement spoke to the Commission regarding water availability as it relates to increasing population and density.

Judy English spoke to the Commission regarding water availability. She points out a previous building moratorium which cited water availability. English also has concerns about ADU's and how they will blend with the existing character of their neighbors.



## **DISCUSSION**

### **Middle Housing Update**

Community Planning Director Joshua Engelbrecht led a discussion with the Commission, updating the Commission on the Middle Housing Element of the Comprehensive Plan update. Engelbrecht is hoping to have a final draft ready for the Commission in March. Commissioner Upchurch asked about the feedback from the Town Council. The Town Council had concerns about parking needed to accommodate density.

### **Parks, Recreation, and Open Space Element**

Community Planning Director Engelbrecht led a discussion with the Commission about the Parks, Recreation, and Open Space Element of the Comprehensive Plan update. Engelbrecht and the Commission discussed policy ideas and concerns.

### **Transportation Element**

Community Planning Director Engelbrecht led a discussion with the Commission about the Transportation Element of the Comprehensive Plan update. Commissioner Henrich asked about the Principal, Collector, and Local road classifications as well as walking/bike crossings of highway 20. Commissioner Upchurch mentioned the lack of crosswalks at Broadway and Madrona and asked about developer's responsibilities when it comes to creating sidewalks.

### **Future Land Use Map – Proposed Changes**

Community Planning Director Engelbrecht led a discussion with the Commission about changes to the Future Land Use Map. The proposed changes to the map include three major parcel-specific changes, and modifications to zoning designations for mobile home park protection. Commissioner Upchurch asked about the parcel, mentioned during Audience Input, that is land-locked. Commissioner Upchurch is concerned about accessing the parcel. Commissioner Henrich asked about Mixed-Use zoning in the Commercial zoned areas.

**ADJOURNMENT:** 7:45pm

Respectfully submitted

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Deputy Clerk Chris Jolly

Community Planning Director

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Joshua Engelbrecht