



REGULAR MEETING MINUTES
COUPEVILLE PLANNING COMMISSION
Island County Annex Building – Commissioners Hearing Room
(1 NE 6th Street, Coupeville)
March 4, 2025

CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Commissioner Cook called the meeting to order at 4:02pm and read the land acknowledgement.

PRESENT

Commissioners Michelle Cook, Gary Armstrong, Evan Henrich, Von Summers, Susan Upchurch, Mayor Molly Hughes, Councilmembers Jenny Bright, Rick Walti, Pat Powell, Michael Moore, and Jackie Henderson

STAFF PRESENT

Community Planning Director Joshua Engelbrecht, and Assistant Planner Lisa Walsh

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Armstrong, seconded by Commissioner Upchurch, to approve the agenda of the March 4, 2025 meeting as submitted. The motion passed unanimously.

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Upchurch, seconded by Commissioner Henrich, to approve the minutes of the February 4, 2025 meeting as amended. The motion passed unanimously.

AUDIENCE INPUT

Susan McClellan spoke to the Commission regarding a parcel adjacent to her historic home that may be upzoned to high-density. The parcel is currently land-locked, with only a narrow driveway shared by other properties as a possible access point. McClellan is concerned about the increased traffic and need for parking that would be associated with a high-density development on the parcel of concern. McClellan is also concerned that there are no parks planned for south of SR20.

DISCUSSION

Special Middle Housing Workshop with Town Council

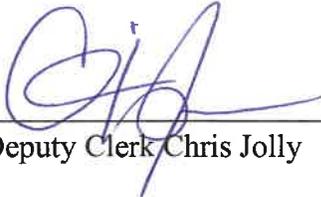
Community Planning Director Joshua Engelbrecht led a discussion with the Commission and Town Council. An interactive model was used with the presentation in order show the effect and impact of the Middle Housing Code Update. Commissioner Upchurch is concerned that unit lot



subdivision (ULS) could mean the additional dwelling units (ADU's) are sold as second homes, which could limit affordability. Suggests partnership with Habitat for Humanity that would keep property affordable. Upchurch also suggested the Town could reduce impact fees for building projects completed by non-profits such as Habitat for Humanity. Commissioner Henrich discussed his own experience building an ADU in Town limits. Commissioner Cook asks if the Town would have control over how ADU's are developed, and if a homeowner could do ULS and sell it and have the buyer develop the lot. Commissioner Henrich asked if the Town can put a moratorium on ADU's if development gets out of hand. Mayor Hughes points out that the state has created this requirement because density theoretically leads to more affordability, but there is no mechanism in place for the state or communities to control affordability. Councilmember Walti voiced concerns about parking being a long-term issue with more density.

ADJOURNMENT: 6:11pm

Respectfully submitted



Deputy Clerk Chris Jolly

Community Planning Director



Joshua Engelbrecht