

TOWN OF COUPEVILLE
Regular Council Meeting
May 27, 2025
6:00pm

PRESENT: Mayor Molly Hughes, Councilmembers Jenny Bright, Rick Walti, Pat Powell, Michael Moore, and Jackie Henderson

STAFF PRESENT: Deputy Clerk Chris Jolly, Community Planning Director Joshua Engelbrecht, Assistant Planner Lisa Walsh, and Public Works Director Joe Grogan

CALL TO ORDER

At 6:00pm, Mayor Hughes called the meeting to order and led the Council in reciting the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor Hughes changed the order of the agenda so that Audience Input would follow the Presentation. The agenda of the May 27, 2025 Regular Council Meeting was approved as amended.

APPROVAL OF MINUTES

The minutes of the May 13, 2025 Regular Council Meeting were approved as submitted.

MAYOR'S REPORT

- Mayor Hughes reported that two temporary restrooms have been installed outside the Rec Hall. The are open and functional and are getting a lot of positive feedback. Public Works is working with the Garden Club on the landscaping. One ADA accessible restroom is still on back order and will be installed once it arrives.
- The Boardwalk replacement project began on May 12. So far it is going well and is on schedule, despite finding an old heating oil tank and disturbed shell midden. The oil tank was mitigated and the disturbed shell midden is being reburied at an undisclosed location nearby.
- The NET drill on May 17 went well. The new NET coordinator, Robert Davenport, is doing a great job and is recruiting some great volunteers.
- The Memorial Day parade and remembrance ceremony went well. There were fewer floats than usual. Special Thanks You's to: Lynda Eccles and the Coupeville Chamber, the Coupeville Festival Association, Whidbey Island Bank, the Coupeville Lions, the All Community Band, and all the volunteers who came out to help.
- Before the next Council meeting, Coupeville will have it's third annual Pride Parade. Mayor Hughes and a couple Councilmembers will be serving cake at the festival after the parade.

PRESENTATION

Community Planning Director Engelbrecht presented on the findings and final draft of the Coastal Adaptation Strategy. Elements of the presentation covered future sea level rise and its impact on Coupeville's 2.4 miles of coastline, including historic Front St, overwater buildings on Front St, and the wastewater treatment plant. Long Range planning recommendations were made.

AUDIENCE INPUT

- Jesse Levesque, executive director of the Coupeville Historic Waterfront Association, thanked the Town for their work on the Coastal Adaptation Strategy, but doesn't feel the CAS considers the uniqueness of Penn Cove and doesn't consider individual business and building owners. Protecting the over-water buildings is a priority for CHWA and they feel that hard armoring is a viable solution. Levesque asks that the Town allow building owners to submit plans for approval so they can attempt the state-level permitting.
- Barbara Summers, a Front St. building owner, spoke about the Coastal Adaptation Strategy. She would like to fill in a gap in existing hard armor at her building and the neighboring building. She asks the Town to change its regulations to allow them to submit plans for approval – saying that the Town is the primary hurdle for permitting, not state agencies. Summers also asked that the Town change its regulations to allow residential and short term rentals on the backside of street level on Front St.
- Julie Lloyd spoke about her desire to allow residential or short term rentals on the backside of street level on Front St. Lloyd says her building has an apartment in the back of street level that used to be the residence of a business owner, but that changed in the 90's and they would like to see it reverted to residential again, especially with the new Arts District designation. Lloyd says it would be a great place for an artist to live and work.

NEW BUSINESS**Ordinance 804 – Fireworks Regulations**

Action: A motion was made by Councilmember Moore, seconded by Councilmember Henderson, to amend the ordinance. The motion passed unanimously.

Action: A motion was made by Councilmember Moore, seconded by Councilmember Bright to adopt the amended Ordinance 804, amending section 8.08 of the Coupeville Town Code regarding Fireworks. The motion passed with 4 votes. Councilmember Walti cast the sole No vote.

Ordinance 801 – Housing Regulations

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Powell, to adopt Ordinance 801 amending the Town of Coupeville's Development Regulations relating to Accessory Dwelling Units, Middle Housing, and Unit Lot Subdivision in Title 16 of Coupeville Town Code. The motion passed unanimously.

Resolution 25-04

Action: A motion was made by Councilmember Walti, seconded by Councilmember Bright, to approve Resolution 25-04 waiving competitive bidding requirements and entering a purchasing agreement with QCC Inc, for SCADA upgrades. The motion passed unanimously.

Contract Extension with Facet

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Moore, to approve the Professional Services Agreement with Facet for on-call engineering services. The motion passed unanimously.

2025 Coupeville Pride

Action: A motion was made by Councilmember Bright, seconded by Councilmember Henderson, to approve the street closures associated with Special Event Permit #SEP25-012, 2025 Coupeville Pride. The motion passed unanimously.

DISCUSSION

Community Planning Director Engelbrecht led a discussion with the Council about amending the Shoreline Master Program allowing short term rentals on the backside of street level. Engelbrecht followed the Council's guidance and discussed what would be possible with the Department of Ecology. DoE does not see any major roadblocks to amending the Shoreline Master Program, and the Planning Department has the capacity to take a closer look at the code amendment. The Council brought up concerns about parking on Front St, the historic use of Front St, the fact that some building owners have expressed concerns about allowing short term rentals at street level on Front St. The Council concluded that they would be open to considering a code change, but that the Planning Commission should seek public input before any changes are proposed.

ADJOURNMENT: 8:31pm

Respectfully Submitted,

MAYOR



Deputy Clerk Chris Jolly



Molly Hughes