

**TOWN OF COUPEVILLE
PLANNING COMMISSION
Regular Meeting
January 6, 2026
6:00pm**

CALL TO ORDER

At 6:00pm, Commission Chair Cook called the meeting to order and read the Land Acknowledgement.

PRESENT

Chair Michelle Cook, Commissioners Susan Upchurch, Von Summers, Brandon Roos, and Ricardo Reyes

STAFF PRESENT

Community Planning Director Josh Pitts

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Summers, seconded by Commissioner Upchurch, to approve the agenda of the January 6, 2026 regular meeting as submitted. The motion passed unanimously.

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Upchurch, seconded by Commissioner Summers, to approve the minutes of the December 2, 2025 regular meeting as submitted. The motion passed unanimously.

AUDIENCE INPUT

- Will Lyle spoke to the Commission about the Memorandum of Agreement. Lyle has concerns about the Planning Commission making a recommendation to the Council about the MOA.
- Susan Asplin spoke to the Commission about the Memorandum of Agreement. Asplin is concerned about the MOA process. Asplin believes the homeowners in the neighborhood should know the development plans before the MOA is voted on.
- David Asplin spoke to the Commission concerned about the future development of the MOA. Asplin asks what the plans are and what is the definition of affordable housing.

DISCUSSION

Chair Cook welcomed the two new members to the Commission, Ricardo Reyes and Brandon Roos.

Community Planning Director Pitts gave a presentation and led the Commission in a discussion about the Comprehensive Plan update and the comments received by the Department of

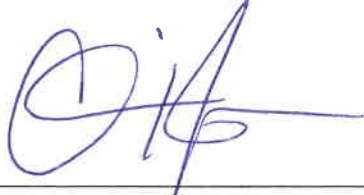
Commerce. After receiving the comments from Commerce, the Town will have to slow down the adoption of the Comprehensive Plan to ensure Commerce's concerns are addressed. Pitts and the Commission also discussed proposed zoning changes that will help address some of Commerce's concerns.

ADJOURNMENT

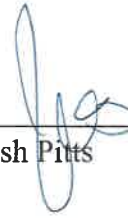
At 7:20pm, Chair Cook adjourned the meeting.

Respectfully submitted,

COMMUNITY PLANNING DIRECTOR



Deputy Clerk Chris Jolly



Josh Pitts