

**TOWN OF COUPEVILLE
PLANNING COMMISSION
Regular Meeting
March 3, 2026
6:00pm**

CALL TO ORDER

At 6:01pm, Chair Michelle Cook called the meeting to order and read the Land Acknowledgement.

PRESENT

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

STAFF PRESENT

Community Planning Director Josh Pitts, and Assistant Planner Lisa Walsh

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Summers, seconded by Commissioner Reyes, to approve the agenda of the March 3, 2026 Regular Meeting as submitted. The motion passed unanimously.

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Summers, seconded by Commissioner Reyes, to approve the minutes of the February 3, 2026 Regular Meeting as submitted. The motion passed unanimously.

AUDIENCE INPUT

- Jeanette Gulbranson addressed the Commission about the survey that went out to the community. Gulbranson would like to know the results of the survey.
- Will Lyle addressed the Commission and asked that the Commission allow for audience input after the Discussion and Commissioner Comments portions of the meeting.
- Susan Asplin addressed the Commission to say thank you for the survey that went out to the community. Susan does not want the MOA to change, and is against duplexes with ADU's, as it could change the character of the neighborhood.
- Charmaine Hartshorn addressed the Commission about the MOA. Charmaine asked for drawings of the potential changes.
- Kim Bepler addressed the Commission to ask that Commissioner Reyes recuse himself.
- Mark Bepler addressed the Commission to ask that a midway solution to the MOA amendment be suggested.
- David Asplin addressed the Commission to ask what other options are available for the MOA amendment.

NEW BUSINESS

Resolution 26-02 Adopting Countywide Planning Policies

Action: A motion was made by Commissioner Summers, seconded by Commissioner Upchurch, based on the foregoing findings to recommend the Town Council approve, by resolution, the amended and updated Countywide Planning Policies. The motion passed unanimously.

DISCUSSION

Memorandum of Agreement

Community Planning Director Pitts led a Discussion with the Commission about possible amendments to the Memorandum of Agreement with Cecil and Cheryl Stuurmans. Pitts went over the results of the survey that was sent to residents within the MOA.

Six amendment options were presented. Commissioners asked clarifying questions about the different MOA options, and about lot coverage.

ADJOURNMENT

At 7:34pm, Chair Cook adjourned the meeting.

Respectfully submitted,

COMMUNITY PLANNING DIRECTOR



Deputy Clerk Chris Jolly

Josh Pitts