

**TOWN OF COUPEVILLE
PLANNING COMMISSION
Regular Meeting
April 7, 2026
6:00pm**

CALL TO ORDER

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

PRESENT

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

STAFF PRESENT

Community Planning Director Josh Pitts and Assistant Planner Lisa Walsh

APPROVAL OF AGENDA

Action: A motion was made by Commissioner Upchurch, seconded by Commissioner Summers, to approve the agenda of the April 7, 2026 Regular Meeting as submitted. The motion passed unanimously.

APPROVAL OF MINUTES

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

PUBLIC INPUT

- Jeanette Golbranson believes that the MOA was invalidated when housing credits were moved. Golbranson believes the Town mismanaged the agreement by allowing the credits to be moved.
- Will Lyle believes the change of options for the MOA was too sudden. Lyle would like to MOA to remain in place and unchanged.
- Community Planning Director Pitts read input from Katherine Madrone Moulton. Moulton would like to see green spaces protected and believes new development should not come at the cost of Coupeville's access to nature.

NEW BUSINESS

Commission Elections

Action: A motion was made by Commissioner Reyes, seconded by Commissioner Summers, to elect Commissioner Upchurch for the Chair position. The motion passed unanimously.

Action: A motion was made by Commissioner Reyes, seconded by Commissioner Upchurch, to elect Commissioner Reyes for the Vice-Chair position. The motion passed unanimously.

DISCUSSION**Supportive Housing**

Community Planning Director Pitts presented the State's feedback on our Comprehensive Plan Update as it pertains to Supportive and Transitional Housing. State law now requires municipalities planning under the Growth Management Act to accommodate Supportive Housing and limits the parameters that municipalities can place on Supportive Housing. Questions were asked by the Commission about how much notice should be given to neighbors, how much lot coverage is allowed, and how this applies in a natural disaster.

MOA

Community Planning Director Pitts led the Commission in a discussion regarding options for an MOA amendment. Amending the MOA would require the agreement to be consistent with the development regulations already adopted by the Town. The options now are to maintain the existing MOA, or extinguish the MOA. Community Planning Director Pitts laid out the specifics of each option, with the recommendation that the MOA be extinguished.

Commissioner Upchurch asked why this was not brought up a year ago when the discussion began.

Commissioners Cook, Upchurch, and Summers stated they do not support extinguishing the MOA. Commissioners Reyes and Roos stated they support extinguishing the MOA. Commissioners explained their reasoning.

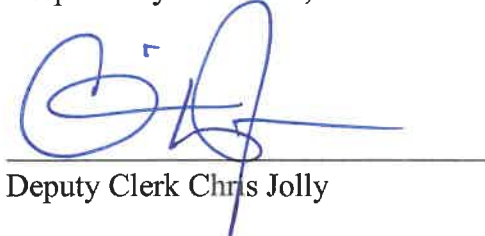
PUBLIC INPUT

- Will Lyle asked the Commission about the guidance given to Mr. Pitts, and whether the public could be provided with the Town Attorney's advice on the MOA.
- Jeanette Golbranson asked about the appeals process if the public disagrees with the decision at the Public Hearing. Golbranson also says that the builders currently working in the area are looking at the remaining property hoping to buy and build on it.
- Kim Bepler addressed the Commission about the developers plan to address the housing shortage in Coupeville. Bepler discussed her ideal vision for the neighborhood, which involves smaller homes and cottages.

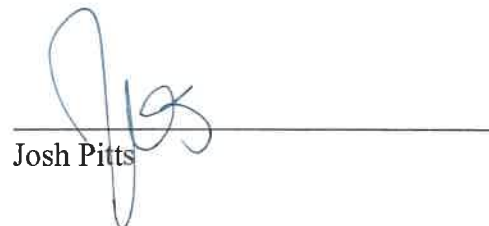
ADJOURNMENT

At 7:35pm, Chair Cook adjourned the meeting.

Respectfully submitted,


Deputy Clerk Chris Jolly

COMMUNITY PLANNING DIRECTOR


Josh Pitts