

**TOWN OF COUPEVILLE  
PLANNING COMMISSION  
Regular Meeting  
May 5, 2026  
6:00pm**

**CALL TO ORDER**

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

**PRESENT**

Commission Vice-Chair Ricardo Reyes, Commissioners Brandon Roos, Michelle Cook, 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 Cook, seconded by Commissioner Summers, to approve the agenda of the May 5, 2026 Regular Meeting as submitted. The motion passed unanimously.

**APPROVAL OF MINUTES**

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

**DISCUSSION**

**Temporary Homeless Encampments for Religious Organizations**

Community Planning Director Pitts led a discussion with the Commission about Temporary Homeless Encampments for Religious Organizations. Pitts went over the RCW requirements under the Growth Management Act. Commissioners asked questions about what qualifies as a religious organization, who determines capacity, the definition of temporary, and the public meeting requirement.

**Density Bonuses for Sustainable Affordable Housing**

Community Planning Director Pitts led a discussion with the Commission about Density Bonuses for Sustainable Affordable Housing being developed on property owned or operated by a religious organization. The Town is looking to expand on this legislation to allow density bonuses for any sustainable affordable housing. Commissioners asked questions about parcel sizes and unit capacity, lot coverage, how the code applies to cottage style housing, and which parts of the code are legally required.

**PUBLIC INPUT**

- Deborah Washington addressed the Commission to ask about the 8 acre parcel on 3<sup>rd</sup> St that was recently purchased by Island Roots for affordable housing. Washington asked for more information about what is planned for that parcel and whether the Town has looked at the traffic impact of the development.
- Mary LaFranchise addressed the Commission to say she believes waiting until Island Roots does their site plan to look at traffic is too late. LaFranchise lives on Albion and is concerned about the traffic on Albion and 3<sup>rd</sup>.

**COMMISSIONER COMMENTS**

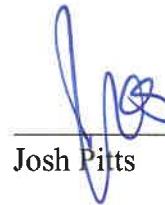
Commissioner Cook brought up a new Senate Bill 6026 about housing and how it may apply to street level residential on Front St. Cook would like to discuss it at a future meeting.

**ADJOURNMENT**

At 7:15pm, Vice-Chair Reyes adjourned the meeting.

Respectfully submitted,

COMMUNITY PLANNING DIRECTOR

  
Deputy Clerk Chris Jolly  
Josh Pitts