

TOWN OF COUPEVILLE
Regular Council Meeting
June 23, 2026
6:00pm

CALL TO ORDER

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

PRESENT

Mayor Molly Hughes, Councilmembers Jenny Bright, Rick Walti, Kristo Allred, Evan Henrich, and Jackie Henderson

STAFF PRESENT

Public Works Director Joe Grogan, Clerk-Treasurer Corine Jackson, and Deputy Clerk Chris Jolly

APPROVAL OF AGENDA

The agenda of the June 23, 2026 Regular Council Meeting was approved as submitted.

APPROVAL OF MINUTES

The minutes of the June 9, 2026 Regular Council Meeting were approved as submitted.
The minutes of the June 15, 2026 Council Workshop were approved as submitted.

MAYOR'S REPORT

- Mayor Hughes attended a meeting of the Ebey's Reserve Partners, where they discussed priorities, their commitment to the Reserve, and Federal funding. The Reserve is looking to diversify funding in the wake of Federal cuts. The Friends of Ebey's and the Reserve are already working on plans for 2028 – the 50th anniversary of the Reserve.
- Mayor Hughes reported that the Department Managers have spent time updating Financial Policies of the Town. Next the Department Managers will work on Personnel Policies and Health benefits.
- Mayor Hughes reported that Coupeville Pride was great with only a few glitches. Mayor Hughes is meeting with the Pride committee later this week to discuss what went well and what went wrong.
- Mayor Hughes reported that the Creative District's first Free Summer Concert of the year was on June 21. Anywhere from 100 – 175 people attended. There are three more concerts this year, on the third Sunday of July, August, and September.
- Mayor Hughes reminded the Council and the public that the Coupeville Lions' annual garage sale is this coming weekend.
- Mayor Hughes reminded the Council and the public that Coupeville allows fireworks on the 4th of July, on private property only. Hughes reminded the public that they can check

the Coupeville Town Code for specifics on what fireworks are allowed and what fireworks are banned.

PRESENTATION

Island Roots – Rose Hughes

Managing Director, Rose Hughes, of Island Roots presented to the Council about the work Island Roots has been doing to create affordable housing in Langley, and gave the Council an idea of what they would like to do with the parcel they just purchased in Coupeville.

America 250 Proclamation

Mayor Hughes presented the local chapters of the Daughters of the American Revolution and the Sons of the American Revolution a Proclamation declaring July 2026 America 250 month in the Town of Coupeville.

AUDIENCE INPUT

- Debra Stroh addressed the Council encouraging them to engage with the group of concerned citizens about the decisions affecting their neighborhood. Stroh encouraged healthy conversation and more transparency from the Town. Stroh provided Council and staff with a book about a Washington Land Trust and the projects they have accomplished over 30+ years.
- Will Lyle addressed the Council with concerns about dwelling unit credits on his empty parcel. Lyle referenced a letter sent to Council on June 15 and encourages them to review it. Lyle asked for a correction to the dwelling credit ledger in the Comprehensive Plan.
- Susan McClellan addressed the Council with concerns about the proposed upzoning of the 2 acre land-locked parcel near her home on S. Main Street. McClellan is not in support of high-density for market rate housing, but is open to it for affordable housing. McClellan says the only access to the 2 acre parcel that is being upzoned is via a narrow easement which could not support increased traffic.
- Susan Upchurch addressed the Council in support of Mr. Lyle's claim regarding his dwelling unit credits.
- Jeanette Gulbronsen addressed the Council claiming that the Town is committing elder abuse against Mr. Lyle.
- Mayor Hughes addressed the audiences comments about dwelling unit credits, saying that Mr. Lyle's and the Kelso family's empty plots are still buildable, and that dwelling credits are assigned to subarea, not individual parcels. Hughes encouraged the residents of the MOA reach out to the Stuurmans and if they all can agree to an amendment, the Town will consider it.

PUBLIC HEARING

Resolution 26-03 – Six-Year Transportation Improvement Plan

At 7:07pm, Mayor Hughes opened the Public Hearing and, along with Public Works Director Grogan, presented the Six-Year Transportation Improvement Plan to the Council. After

presenting the Six-Year TIP, Mayor Hughes opened the floor for public input. The following public input was received:

- Pat Powell addressed the Council asking that the connection of NW Third St. to Broadway be removed from the TIP, citing inconsistencies in the 2023 Comprehensive Plan and safety concerns on Broadway and at the intersection of Broadway and SR 20.
- Meg Olson addressed the Council to thank them for the Front Street projects on the TIP, but requested the Town engage with the merchants on Front Street before the projects begin. Olson also asked for a traffic study on NE Third St be added to the TIP, given Island Roots' plans for affordable housing on NE Third St.
- Mark Sheehan addressed the Council to thank Town staff for addressing concerns with the NW Third St. pedestrian path. Sheehan asked that traffic calming on Broadway remain a top priority, and asked about the differences in the amount of money for speed tables in the TIP versus the 2026 Operating Budget.
- Susan Upchurch addressed the Council to ask that crosswalks be added at Broadway and Madrona Way, as it leads to the Town Park and a pedestrian path ends at that intersection.
- A written comment letter was submitted by Clara Beier, objecting to the addition of the NW Third St. connection to Broadway.
- Mayor Hughes addressed the comments received stating that Island Roots would be the responsible party for traffic studies on NE Third St, that the Town's On-Call Engineer is already contracted to conduct traffic studies on Broadway through an already signed Scope of Work, and that the Town will address the Broadway-Madrona intersection and that the Town can add crosswalks there without them being included in the TIP.

After receiving public input, Mayor Hughes opened the floor for the Council to make comments or ask questions. After discussing various ideas presented by Councilmembers and the public, the Council decided to amend the Six-Year TIP to remove the funding for construction of the NW Third St. connection to Broadway, but to leave the funding for planning and engineering of the street connection.

Mayor Hughes closed the Public Hearing at 7:51pm.

NEW BUSINESS

Resolution 26-03 – Six-Year Transportation Improvement Plan

Action: A motion was made by Councilmember Walti, seconded by Councilmember Allred, to approve Resolution 26-03, adopting the Six-Year Transportation Improvement Plan for years 2027 – 2032, as amended. The motion passed unanimously.

Trust Board Appointment

Councilmember Bright recused herself from this action item.

Action: A motion was made by Councilmember Henrich, seconded by Councilmember Henderson, to appoint Joe Price to the Ebey's Landing National Historical Reserve Trust Board. The motion passed unanimously.

Mayor Pro-Tem Appointment

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Bright, to appoint Councilmember Allred as Mayor Pro-Tem for the term of July 1, 2026 through December 31, 2026. The motion passed unanimously.

COUNCIL REPORTS

Councilmember Henderson

Councilmember Henderson reported that she attended the most recent Tourism Board Executive Committee meeting. She is very pleased with the reorganization of the organization.

Councilmember Henrich

Councilmember Henrich reported that he has been working with Planning Commission Chair Susan Upchurch on how the Council and Planning Commission can better communicate.

Henrich also gave the Council and the public caution when using AI – specifically when using it to understand the MOA concerns.

Councilmember Allred

Councilmember Allred reported that he is very much enjoying his Council responsibilities so far, and appreciates the public engagement.

Councilmember Bright

Councilmember Bright thanked Evan for his comments on using AI, and reminds everyone to ride the bus, especially during the World Cup games.

AUDIENCE INPUT

- Will Lyle addressed the Council seeking clarification on Mayor Hughes's statement regarding his dwelling credits. Lyle asked for the Town Attorney's interpretation.
- Deborah Washington addressed the Council to ask if the Town has considered extending Gould St. to NE Third St, to give more access for the Island Roots property.
- Susan Upchurch addressed the Council about dwelling credits and points out that the Town assigned dwelling credits at the time of subdivision with Krueger Farms Division 4 was approved.
- Michelle Connor addressed the Council about MOA dwelling credits, and says the Town is letting the Stuurmans family "double-dip" when dwelling credits are moved then returned to the original subarea.

Respectfully submitted,

MAYOR


Deputy Clerk Chris Jolly


Molly Hughes