

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

CALL TO ORDER

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

PRESENT

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

STAFF PRESENT

Community Planning Director Josh Pitts, and Clerk-Treasurer Corine Jackson

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Cook, seconded by Commissioner Reyes, to approve the minutes of the June 2, 2026 Regular Meeting as submitted. The motion passed unanimously.

PUBLIC HEARING

Comprehensive Plan Periodic Update

At 6:03pm, Chair Upchurch opened the Public Hearing and turned the floor over to Community Planning Director Pitts to present on the Comprehensive Plan Periodic Update. After the presentation, Chair Upchurch opened the floor to public input.

- Jeanette Gulbronsen addressed the Commission and referenced a letter sent by attorney Rick Aramburu. Jeanette says she is in full agreement with the document and hopes the expectations of the letter are met.
- Bob Schutt addressed the Commission to express appreciation for being able to be part of the Comp Plan update process. Schutt requested the update be delayed until 2027.
- Pat Powell addressed the Commission with concerns about upzoning and high density without an affordability requirement.
- Rick Aramburu addressed the Commission regarding the MOA and dwelling credit allocation. Aramburu has significant concerns about adopting the Comp Plan.

Commissioners discussed their questions and concerns. Chair Upchurch cited concerns with the dwelling credit table in the Comp Plan Appendix.

Chair Upchurch closed the Public Hearing at 6:29pm.

Discussion

Commissioner Cook suggested several amendments prior to adopting the Comp Plan Update. Commissioner Reyes addressed some typos and has some concerns about adopting the current version of the Comp Plan.

Motion

Action: A motion was made by Chair Upchurch, seconded by Commissioner Summers, that the Planning Commission adopt the Findings of Fact and recommend that the Town Council approve and adopt the proposed 2025 Comprehensive Plan Periodic Update, finding that it is consistent with the requirements of the Washington State Growth Management Act and fulfills the periodic review and update requirements of RCW 26.70A.130. The motion failed unanimously.

- Action: An amended motion was made by Commissioner Cook, seconded by Commissioner Summers, to replace Exhibit 4 of Draft Comprehensive Plan Appendix A with a different chart to account for two Subarea A homes against Subarea B's remaining dwelling unit credits, consistent with the 2023 Comprehensive Plan table, to remove all references to 45 remaining dwelling units within the MOA area and replace them with 39, including, but not limited to, Exhibits 7, 10, 11, and 14 of the Land Use Appendix, to remove Land Use Policy 1.14, to recommend rescinding Resolution No. 22-06 while protecting innocent purchasers of transferred lots, and provide that the two lots added in Subarea A are counted toward the maximum of 108 dwelling units permitted within the MOA area, to confirm that Lots 1 and 2 of Krueger Farm Division 3 are legal building lots and are counted toward the maximum of 108 dwelling units permitted within the MOA area, to confirm that the property conveyed to the Whidbey Camano Land Trust through the Grant Deed of Conservation Easement recorded under Island County Auditor's File No. 4122084 utilizes the development rights assigned to Subareas C, G, and I, thereby extinguishing the 19 assigned dwelling unit credits, to confirm that the Town lacks authority to modify the MOA or the maximum allowed number of dwelling units through the GMA planning process, and to affirm that the MOA remains in effect, runs with the land, binds the Town and all owners, successors, and assigns, and may be amended only with the consent of all owners, successors, and assigns as provided in Paragraph 1.8 of the MOA. The motion passed unanimously.

PUBLIC HEARING**Zoning Map**

At 6:46pm, Chair Upchurch opened the Public Hearing and turned the floor over to Community Planning Director Pitts to present on the updated Zoning Map. After the presentation, Chair Upchurch opened the floor to public input.

- Susan McClellan addressed the Commission with concerns about upzoning the 2-acre parcel behind the Chauncey House. McClellan cites concerns about emergency access, as the parcel is only served by one narrow access road.
- Deborah Washington addressed the Commission with concerns about upzoning the parcel behind the Chauncey House. Washington asked how people and emergency vehicles are supposed to access the lot.

- Michelle Connor addressed the Commission with concerns about upzoning that is not tied to workforce housing.

Commissioners expressed concerns about upzoning the parcel behind the Chauncey House. Planning Director Pitts said a potential developer in the future would have the option of upzoning that parcel in the future, if the Commission does not recommend upzoning now. Chair Upchurch closed the Public Hearing at 7:07pm.

Motion

Action: A motion was made by Chair Upchurch, seconded by Commissioner Reyes, that the Planning Commission adopt the Findings of Fact and recommend that the Town Council approve and adopt the proposed amendments to the Official Zoning Map, finding that the amendments are consistent with the Comprehensive Plan and comply with the requirements of RCW 36.70A.130, provided that the parcel proposed for redesignation from Medium-Density Residential to High-Density Residential, identified as Parcel No. R13104-488-3610, retain its existing Medium-Density Residential designation. The motion passed unanimously.

PUBLIC HEARING

Development Regulations

At 7:10pm, Chair Upchurch opened the Public Hearing and turned the floor over the Community Planning Director Pitts to present on the updates to Coupeville's Development Regulations. After the presentation, Chair Upchurch opened the floor to public input. No public input was provided. At 7:13pm, Chair Upchurch closed the Public Hearing.

Motion

Action: A motion was made by Chair Upchurch, seconded by Commissioner Cook, that the Planning Commission adopt the Findings of Fact and recommend that the Town Council approve and adopt the proposed amendments to the Town's development regulations, finding that the amendments are consistent with the Comprehensive Plan and comply with the requirements of RCW 36.70A.130. The motion passed unanimously.

COMMISSIONER COMMENTS

- Commissioner Cook made comments about how government works and the importance of public engagement and voting. Cook referred to some comments made at the last Open House for the Comprehensive Plan update, and reminded the public that it is their responsibility to elect representatives that will vote in the interest of the public.
- Chair Upchurch made comments along the same lines of Commissioner Cook's comments, reminding the public that the Planning Commission is an advisory board made up of volunteers.

ADJOURNMENT

At 7:18pm, Chair Upchurch adjourned the meeting.

Respectfully submitted,

COMMUNITY PLANNING DIRECTOR



Deputy Clerk Chris Jolly



Josh Pitts

GOOD EVENING

MY NAME IS SUSAN MCCLELLAN AND MY HUSBAND BRUCE AND I LIVE @ 208 S MAIN ST.

OUR HISTORIC HOME WAS BUILT IN 1893 FOR CHAUNCEY HOUSE + HIS BRIDE MARGARET CROCKETT, DAUGHTER OF EARLY SETTLER JOHN CROCKETT. THIS HOME IS KNOWN AS THE CHAUNCEY HOUSE, ALSO ^{THE} BENNETT/NICHOLS HOUSE. THIS HOME HAS BEEN REFURBISHED FROM THE FOUNDATION UP OVER THE LAST 10 YEARS.

WE ARE HERE TONIGHT BECAUSE WE ARE NOT IN FAVOR OF UPZONING THE 2 ACRE PARCEL BEHIND US FROM MEDIUM TO HIGH DENSITY.

UPZONING IS NOT NECESSARY AT THIS TIME. I WANT TO EMPHASIZE THAT WE ARE NOT ^{OPPOSED} ~~AGAINST~~ ~~AGAINST~~ TO REZONING FOR AFFORDABLE HOUSING, BUT NOT FOR = FOR PROFIT = HOUSING.

^{THE} ~~THIS~~ ONLY ACCESS TO THIS PARCEL IS A SINGLE LANE EASEMENT SHARED BY 204, 206, AND 208 S MAIN ST. HIGH DENSITY ZONING WOULD HAVE HUNDREDS OF CARS USING THIS SINGLE LANE DAILY, WHICH IS

DANGEROUS AND INAPPROPRIATE.
AND SHOULD AN EVALUATION FOR
A NATURAL DISASTER ^{SUCH AS A WILDFIRE} BE
REQUIRED, THE CHAOTIC RESULTS
COULD BE DEADLY.

WE DON'T CONSIDER OURSELVES
OWNERS OF THIS HISTORIC HOME,
RATHER AS STEWARDS MAINTAINING
AND PRESERVING IT FOR FUTURE
GENERATIONS. WE STRIVE TO BE
GOOD CARETAKERS AND GOOD
NEIGHBORS TO THE TOWN OF
COUPEVILLE.

BUT THE TOWN HAS NOT
BEEN GOOD STEWARDS OR
NEIGHBORS IN RETURN. DESPITE
OUR OBJECTIONS THE LOT IN FRONT
OF US WAS REZONED FROM
MEDIUM DENSITY TO COMMERCIAL.
WE FACE THE POSSIBILITY THAT
THE VIEW FROM OUR FRONT
WINDOWS WILL BE A BUSINESS'
GARBAGE CANS. AND ^{NOW} ~~THE~~
THE TOWN WANTS TO UPZONE
THE PARCEL BEHIND ^{US} FROM
MEDIUM TO HIGH DENSITY,
TURNING THE DRIVEWAY INTO
A RACE TRACK. THROUGH

NO FAULT OF ITS OWN, THE
CHANSEY HOUSE NOW HAS 2
MAJOR STRIKES AGAINST IT.

VISITORS COME TO THIS AREA
BECAUSE OF THE NATURAL BEAUTY
AND HISTORY. THE CHANSEY
HOUSE IS PART OF THIS
HISTORY. PLEASE HELP PRESERVE
IT. DO NOT UPZONE THE
PARCEL FROM MEDIUM TO
HIGH DENSITY

THANK YOU

Testimony. Planning Commission. July 7, 2026

My name is Bob Schutt, residing at 502E NW Kruger St.

As a relative newcomer to Coupeville, I attended a community meeting to view and discuss the 2023 Comp Plan. Regrettably, despite opportunities to do so, I did not follow closely the Comp Plan process until late 2025. Since then, I have been pleased to witness active involvement of many community members expressing views, raising concerns and asking questions on the MOA, transportation, land use and other elements of the 2025 Comp Plan. I don't believe that all issues have been satisfactorily addressed, whether it be affordable vs. workforce housing; housing development incentive and options; and the MOA dwelling credit count, among others elements covered the Comp Plan.

Respectfully, I ask that Planning Community and Town Council delay a final vote of the Comp Plan for 6 months, to allow time for further community engagement and input. Otherwise, I ask that the Planning Commission and Town of Coupeville commit to provide an opportunity the amend the Comp Plan in 2027. I am sure that there are committed community members who would be prepared to help facilitate a broad community outreach that would help inform all community members, including the Planning Commission and Town Council, on these important issues.