**COUPEVILLE PLANNING COMMISSION**
**REGULAR MEETING**
**November 3, 2026 @ 6:00 pm**
**– Hybrid Meeting: In-person or Online via GoTo –**

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**To Join In-Person**
Commissioners Hearing Room, Island County Annex Building, 1 NE 6th Street, Coupeville, WA 98239
**To Join Virtually**
https://meet.goto.com/205095981
Access via phone | +1 (872) 240-3212 (United States) | Access Code: 205-095-981

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1. **CALL TO ORDER**
2. **LAND ACKNOWLEDGEMENT**

*The Town of Coupeville is located on the homelands of the Lower Skagit People. For thousands of years, Coast Salish tribes have stewarded the lands, waterways, plants, and animals in our region. We pay respect to the elders and their families, past, present, and emerging, for they hold the memories, traditions, and culture of their people. The Town of Coupeville is committed to respecting this long history as we honor and acknowledge the continued presence and rights of all Indigenous people. We will advocate for and partner with our Indigenous neighbors as we continue to work together as an inclusive community.*

3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES:**
   - October 6, 2026
5. **1st PUBLIC INPUT – Items NOT on the agenda**

   *PLEASE NOTE:* Public comments related to specific agenda items will be taken following the staff presentation and the Planning Commission's discussion of each item.
6. **OLD BUSINESS**
7. **DISCUSSION**
   - Staff Report – current staff projects
   - Planning Commission Rules of Procedure
8. **ANNOUNCEMENTS**
9. **2nd PUBLIC INPUT**
10. **ADJOURNMENT**

    Next Meeting: December 1, 2026 @ 6:00 pm

**2026 Planning Commission Schedule** *(Tentative / Subject to change)*:

| Date (1st Tuesday) | Topic |
|---|---|
| January 6, 2026 | New Planning Commissioners<br>• Ricardo Reyes<br>• Brandon Roos<br>Project Timeline<br>• Comprehensive Plan - Periodic Update<br>• Other Code Updates<br>Periodic Update<br>• Zoning Changes (discussion) |
| February 3, 2026 | Countywide Planning Policies (discussion)<br>Portable Signs (discussion) |
| March 3, 2026 | Countywide Planning Policies (recommendation)<br>MOA (discussion) |
| April 7, 2026 | Supportive Housing (discussion)<br>MOA (discussion) |
| May 5, 2026 | Temporary Homeless Encampments – Religious Organizations (discussion)<br>Density Bonus – Affordable Housing (discussion) |
| June 2, 2026 | 2025 Coupeville Comprehensive Plan (discussion)<br>CTC Title 16 - Development Regulations (discussion) |
| July 7, 2026 | Comprehensive Plan (recommendation)<br>Zoning Maps (recommendation)<br>Code Amendments (recommendation) |
| August 4, 2026 | CANCELLED |
| September 1, 2026 | CTC 16.34 – Critical Area Ordinance (discussion)<br>2027 Staff Work Plan (discussion) |
| October 6, 2026 | 2027 Staff Work Plan (discussion) |
| November 3, 2026 | Planning Commission Rules of Procedure (discussion) |
| December 1, 2026 | CTC 16.34 – Critical Area Ordinance (recommendation) |