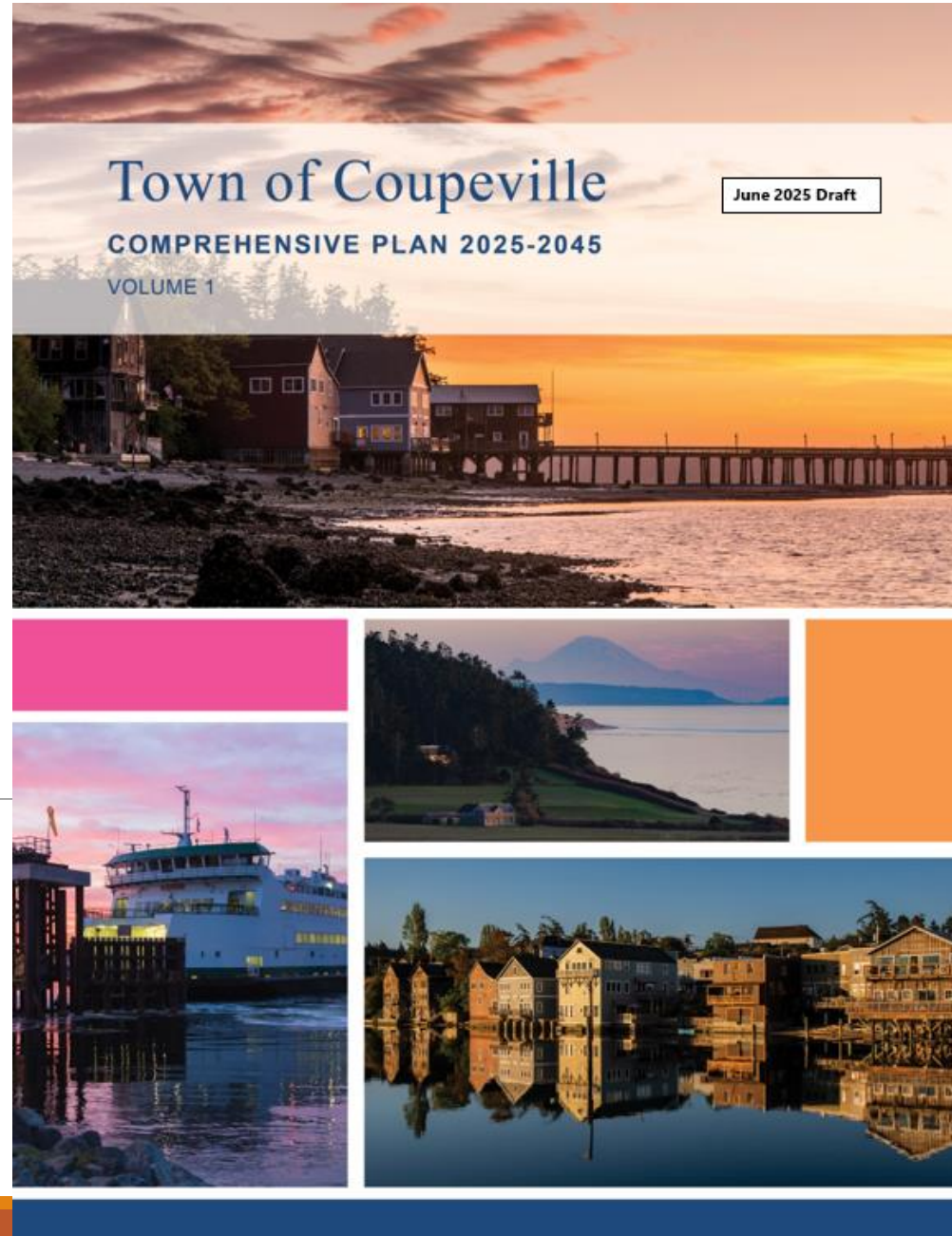


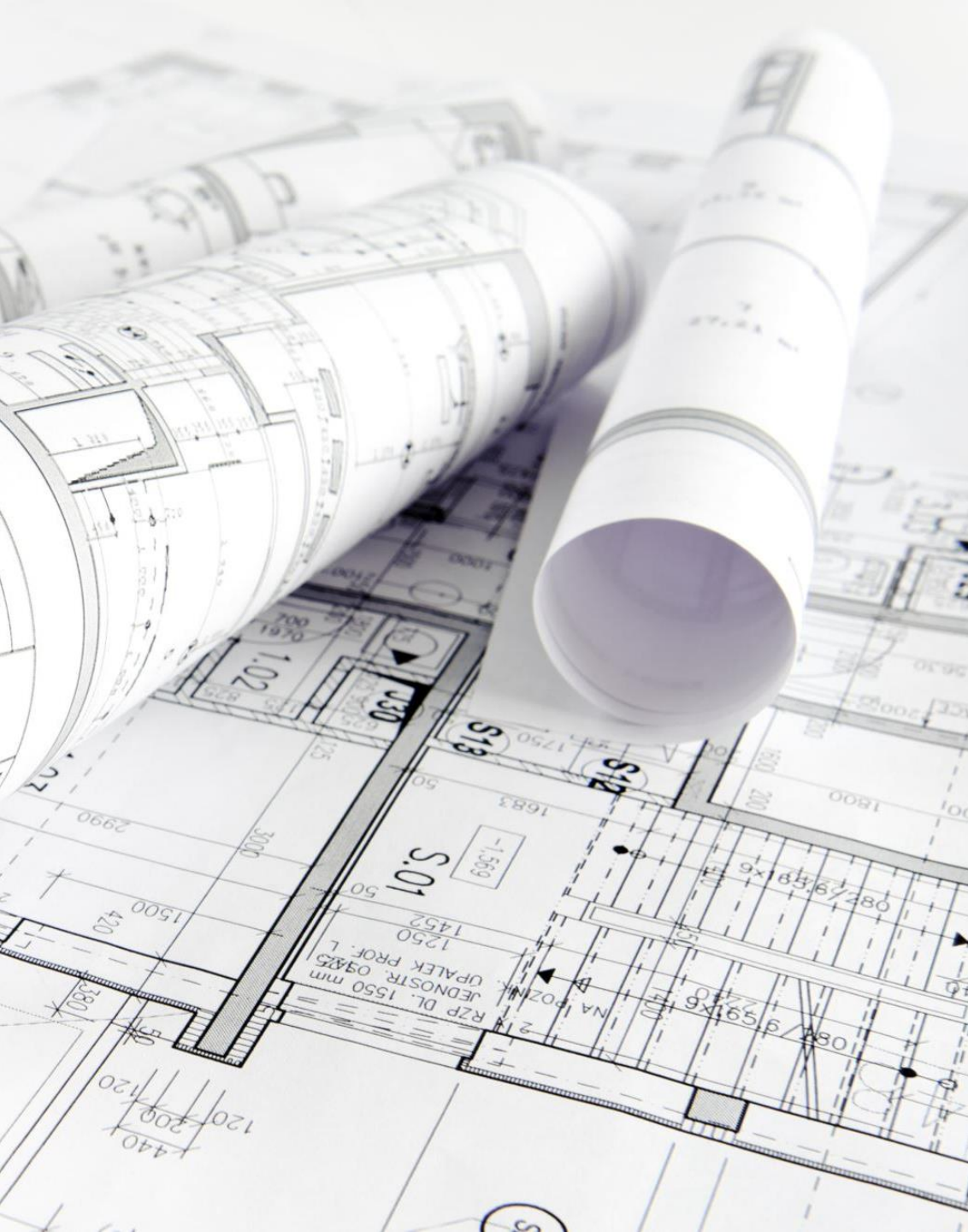


Town of Coupeville Draft Comprehensive Plan 2025-2045 Update

Community Open House

October 1, 2025





What is a Comprehensive Plan?

Blueprint for the future:

Encapsulates community goals, values and vision

Establishes policies to guide future development consistent with that vision

20-year horizon

Required under GMA

Plan Elements

REQUIRED ELEMENTS UNDER GMA:

Land Use

Housing

Parks, Recreation, Open Space

Transportation

Capital Facilities

Utilities

Climate *(New!)*

OPTIONAL ELEMENTS:

Vision Statement and Land Acknowledgement

Historic Preservation & Community Design

Economic Stability

Natural Systems

Chapter 1: Introduction and Vision

Retained 2023 Vision Statement:

Coupeville is a vibrant, friendly, and historic waterfront town with a rich Indigenous, agricultural, maritime, and architectural heritage in the heart of Ebey's Landing National Historical Reserve. Our community cherishes and enhances natural habitats, walkable neighborhoods connected to great parks, trails and beaches, a diversity of housing choices, and homegrown economic opportunities while implementing responsible climate change actions.



Chapter 1: Vision and Plan Introduction

Updated “Plan at a Glance” Page

Maintained the Land
Acknowledgement from 2023 and
added more historical photos

Updated population data.

Land Use Element

Reviewed Existing Conditions

Updated the land capacity analysis to determine development potential for all vacant parcels within each zoning designation.

Updated employment capacity by zone

For the above, considered market factors, environmental constraints, other issues that may restrict further development potential

Employment Capacity:

- 17 new jobs

Net Housing Unit Capacity:

- 332 Total (without sewer expansion)
- 383 (with sewer expansion)

Land Use Element (Continued)

Added middle housing types and densities as appropriate in low and medium density residential designations.

Increased maximum density in high density residential designation.

Incorporated policies addressing climate resilience to comply with the requirements of HB 1181, including reducing wildfire risk.

Added a manufactured home park zoning overlay as a land use designation.

Removed policies encouraging actions that have now been taken and add policies related to new housing element requirements

Added new goal and policies around resource protection, sustainability and climate change.

Housing Element

Reviewed 2023 Plan for consistency with new housing regulations under the Growth Management Act, specifically:

- Ensuring adequate provisions for existing and projected needs for all economic segments of the community. (0%-30% AMI, 30%-50% AMI...)
- Revising or removing any local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing
- Identify areas that may be at higher risk of displacement from market forces.
- Anti-displacement policies.

Housing Element (Continued)

Updated data from housing needs assessment

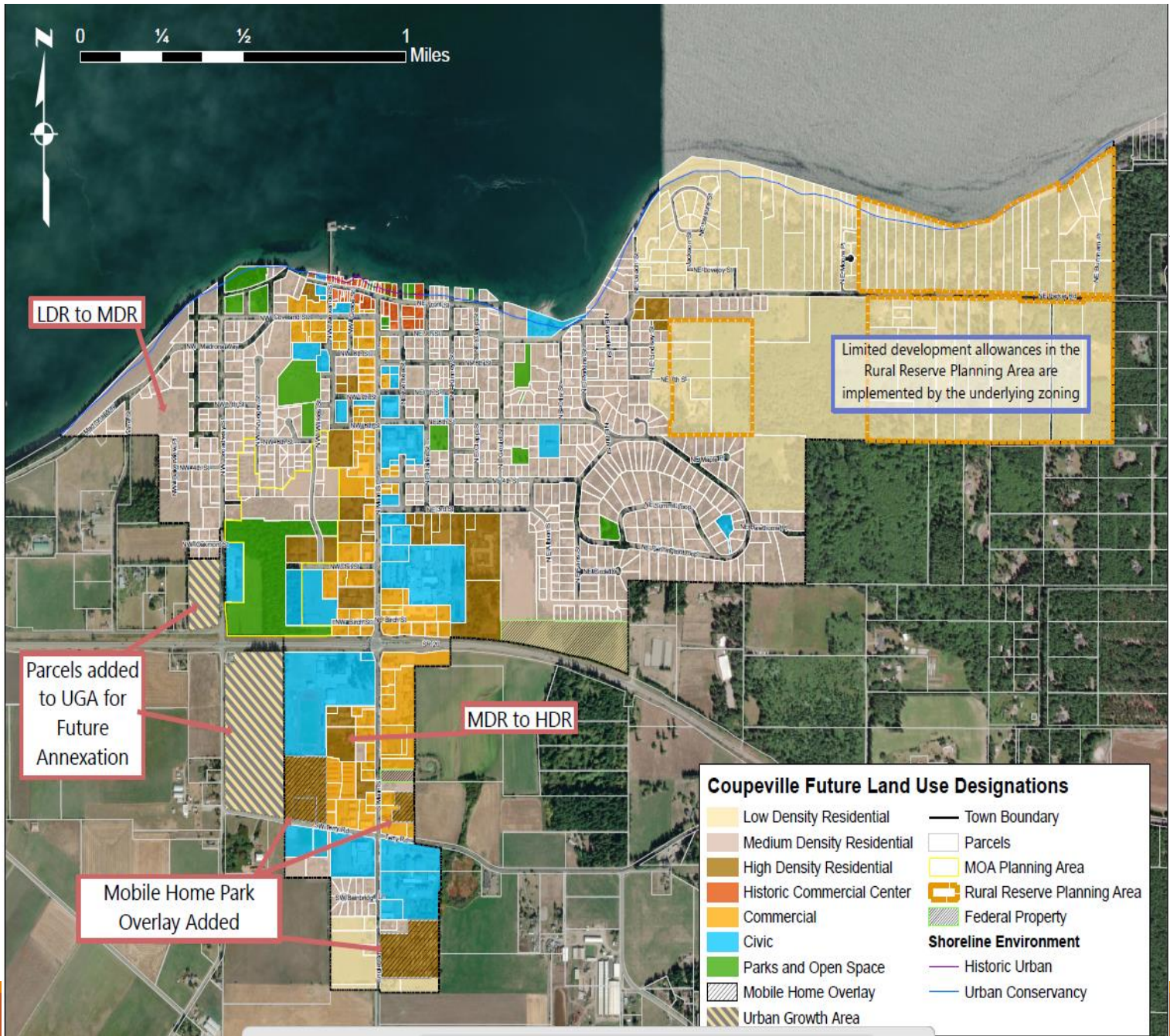
Added summary of housing need versus capacity in all income brackets in accordance with state guidance

Summary of adequate provisions being made on land use map and in Town development regulations

Policy support for manufactured home park zoning overlay and middle housing code changes

Added climate resilience policies





Updated the future land use map with proposed land use changes to meet housing needs



Transportation Element

Bolstered policies improving the efficiency of the transportation network and accident prevention

Added transportation goals encouraging efficient multimodal transportation system including active transportation to aid in the reduction of GHG emissions (HB 1181)

Included forecast of multimodal transportation demands

Included estimated multimodal level of service (LOS) impacts

Updated inventory of active transportation facilities

Included policies supporting partnerships and funding opportunities



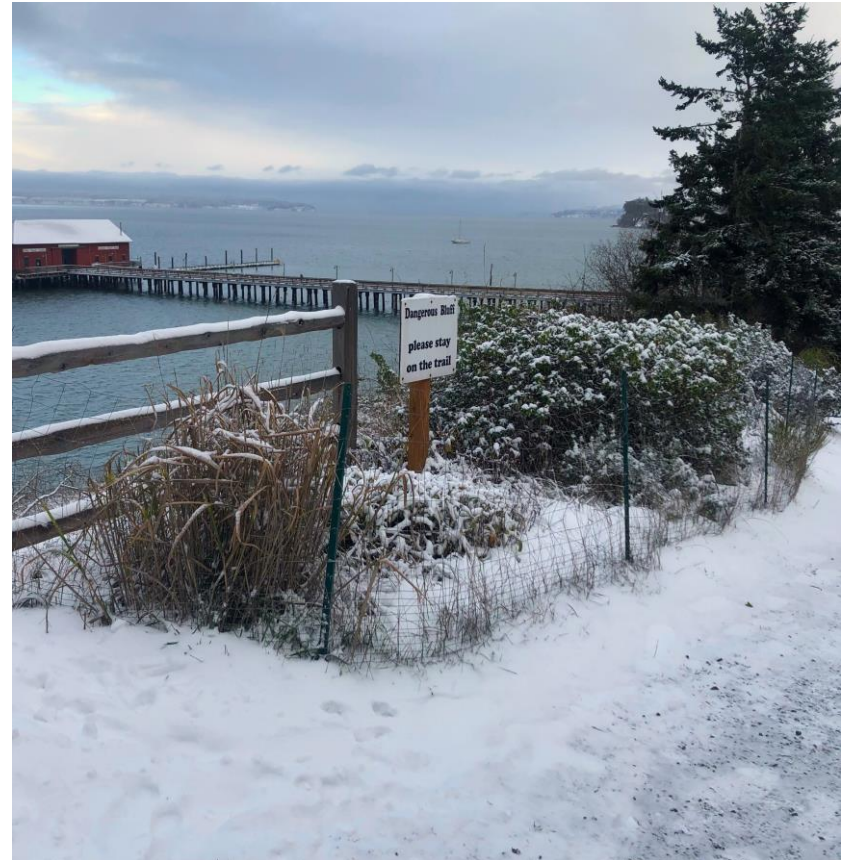
Capital Facilities and Utilities

- Maintained most of the goals and policies from the 2023
- Updated project lists and data on existing facilities
- Updated financing section



Climate Element

- New element and related sub-elements required under House Bill (HB) 1181.
- Incorporated policy recommendations and strategies to reduce GHG emissions, increase resilience to climate-related hazards and advance environmental justice.
- Added policies highlighting efforts the Town is already doing to increase resilience to climate hazards through development regulations or existing programs
- Developed new goals and policies to align with the Coastal Adaptation Strategy and the 2020 Island County Multi-Jurisdictional Hazard Mitigation Plan



Climate Element

General Themes:

- Provide education and technical expertise for staff
- Encourage sustainable building construction and resilient land use patterns
- Protection of water quality and quantity
- Effective energy conservation and recycling measures
- Support local agricultural economy resiliency
- Protecting and restoring coastal ecosystems
- Encourage resiliency of cultural resources and practices
- Prioritize land conservation of properties at risk of climate-related hazards (*Coastal Adaptation Strategy*)
- Protect and adapt critical infrastructure
- Prioritizing resiliency of local transportation system, including infrastructure, routes, and travel modes (*survey priority*)



Next Steps

Continued public review / comments

Issue SEPA Determination

Submit 60-day Notice to Commerce

Revise draft plan based on comments received

Schedule public hearing with the Planning Commission

Final adoption with Town Council – *Est. November or December*



Thank you!

Questions and Discussion