

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Coupeville 2025 Comprehensive Plan Periodic Update

2. Name of applicant:

Town of Coupeville

3. Address and phone number of applicant and contact person:

Town of Coupeville
Joshua Engelbrecht, Community Planning Director
4 NE Seventh Street
P.O. Box 725
Coupeville, WA 98239
Ph: (360) 678-4461
E: planner@townofcoupeville.org

4. Date checklist prepared:

October 6, 2025

5. Agency requesting checklist:

Town of Coupeville

6. Proposed timing of schedule (including phasing, if applicable):

Planning Commission hearing in November and Town Council consideration of adoption in December of 2025.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The proposal is a non-project action. Future development and infrastructure implemented by public and private applicants would be subject to their own environmental review.

The Town is planning to review its development regulations (Title 16) for consistency with the proposed Comprehensive Plan amendments, including zoning, building, subdivision, and critical areas regulations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

In 1994, the Town completed a Determination of Non-Significance (DNS) supported by a SEPA Checklist for its first Comprehensive Plan. The Town has subsequently issued DNSs supported by SEPA Checklists for annual docket amendments or periodic updates of its Comprehensive Plan. The most recent update to the Comprehensive Plan was adopted by the Town in October 2023.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

A comprehensive update to the Town's Critical Areas Ordinance (CTC 16.34) was adopted in March 2022.

Documents associated with this 2025 Comprehensive Plan Update are available on the Town's website: <https://townofcoupeville.org/coupevilles-2025-comprehensive-plan-periodic-update/>.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not applicable to this non-project action. Future development activities may submit applications and would be subject to the plans and regulations in place at the time.

10. List any government approvals or permits that will be needed for your proposal, if known.

- Planning Commission recommendation and Town Council approval.
- Washington State Department of Commerce 60-day review.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Town of Coupeville is evaluating, amending, and updating its Comprehensive Plan consistent with the Growth Management Act (GMA; [RCW 36.70A.130](#)) and the Coupeville Town Code (CTC) [16.06.070](#). The Comprehensive Plan Update includes revisions to the Future Land Use Map within town limits, Comprehensive Plan goals and policies, and the Capital Facility Plan addressing a range of services and infrastructure. A new Climate Change and Resiliency Element with a Resilience Sub-element has been developed as part of this update. The Town is coordinating with Island County to revise the urban growth area boundary to annex two public properties. Both parcels are contiguous to the Town boundary and will not be used to accommodate future population growth or housing. See draft Future Land Use Map on following page for proposed adjustments.³

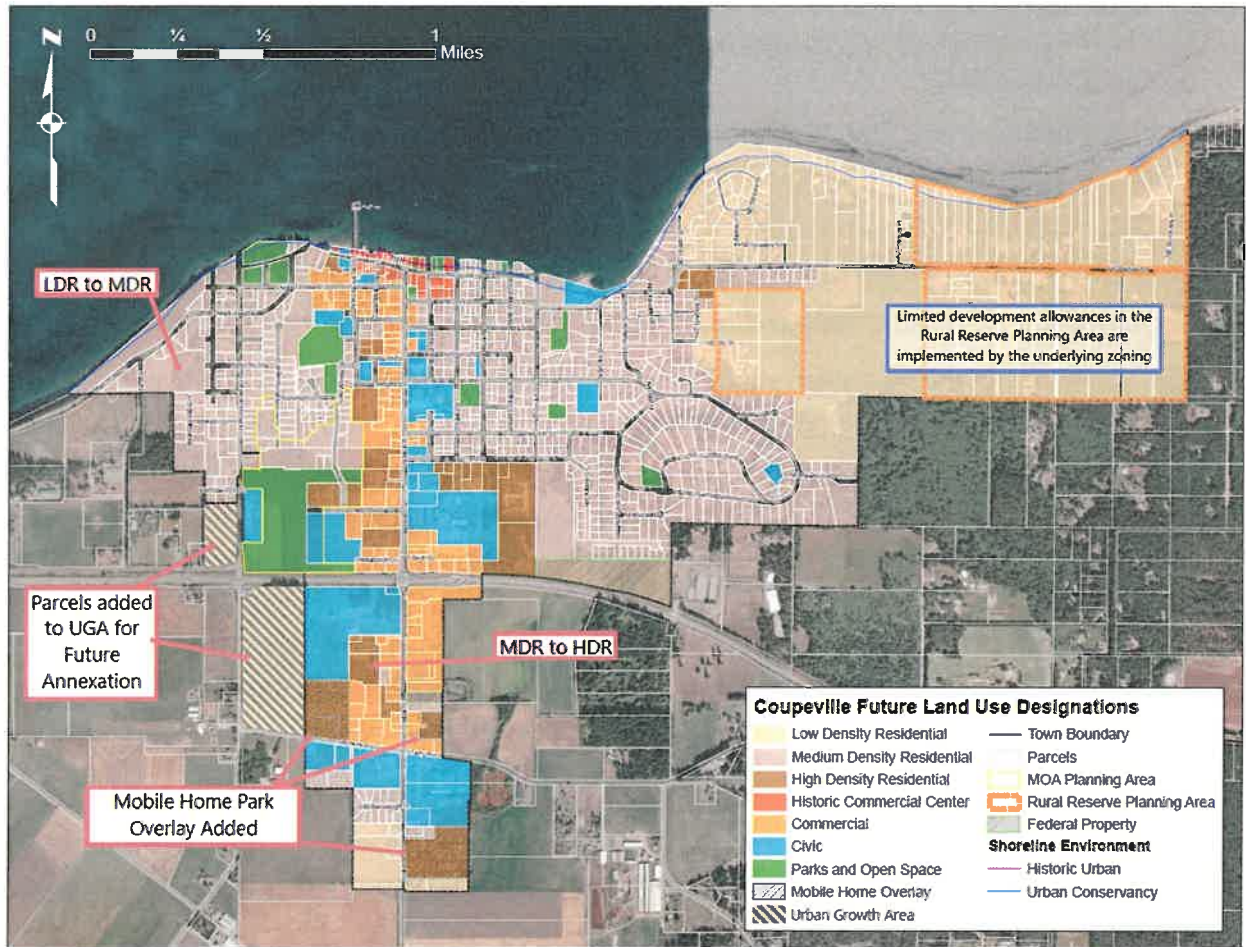
Updates to development regulations for consistency with the proposed Comprehensive Plan amendments include:

- New chapter under Title 16, CTC 16.19, Unit Lot Subdivisions, ESSSB 5258
- Middle Housing Code Update Project: integration of the middle housing components into the existing code framework, HB 1337
- Amendments to development regulations to provide for Accessory Dwelling Units, House Bill 1337
- New Mobile Home Park Overlay
- Land use designation changes for some properties to allow higher density development

³ The entirety of Coupeville lies within the boundaries of Ebey's Landing National Historical Reserve and, as such, is not required under GMA to designate an Urban Growth Area outside of the incorporated town limits. See RCW [36.70A.110\(2\)](#).

For more detail on these proposed revisions, see [Section B.8, Land and Shoreline Use](#).

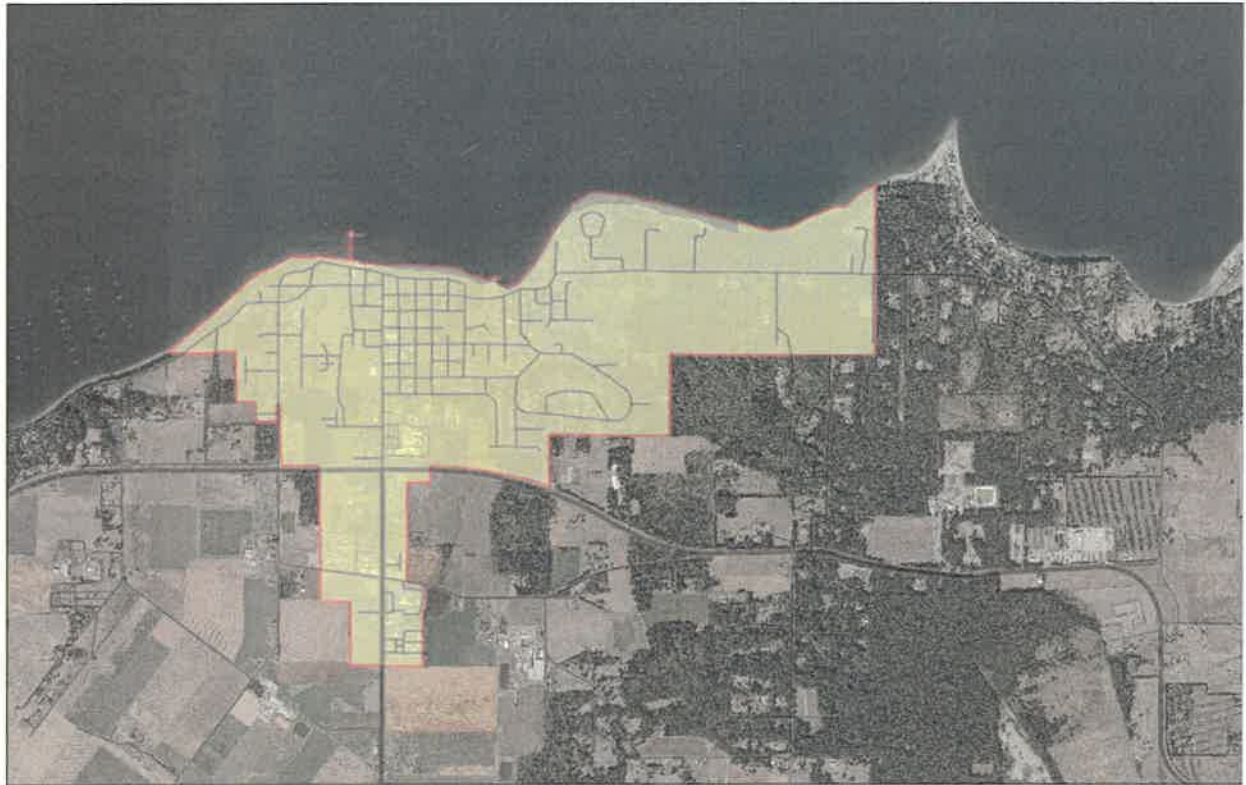
Exhibit A-1: Future Land Use Map



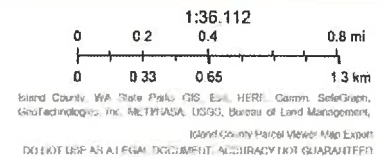
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Town of Coupeville is located in the central part of Whidbey Island in Island County in northwest Washington State. The proposal includes the entire Coupeville town limits. See [Exhibit A-1](#).

Exhibit A-1. Town of Coupeville Planning Area



 Town Limits



Source: Island County Parcel Viewer, 2025

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)⁴

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

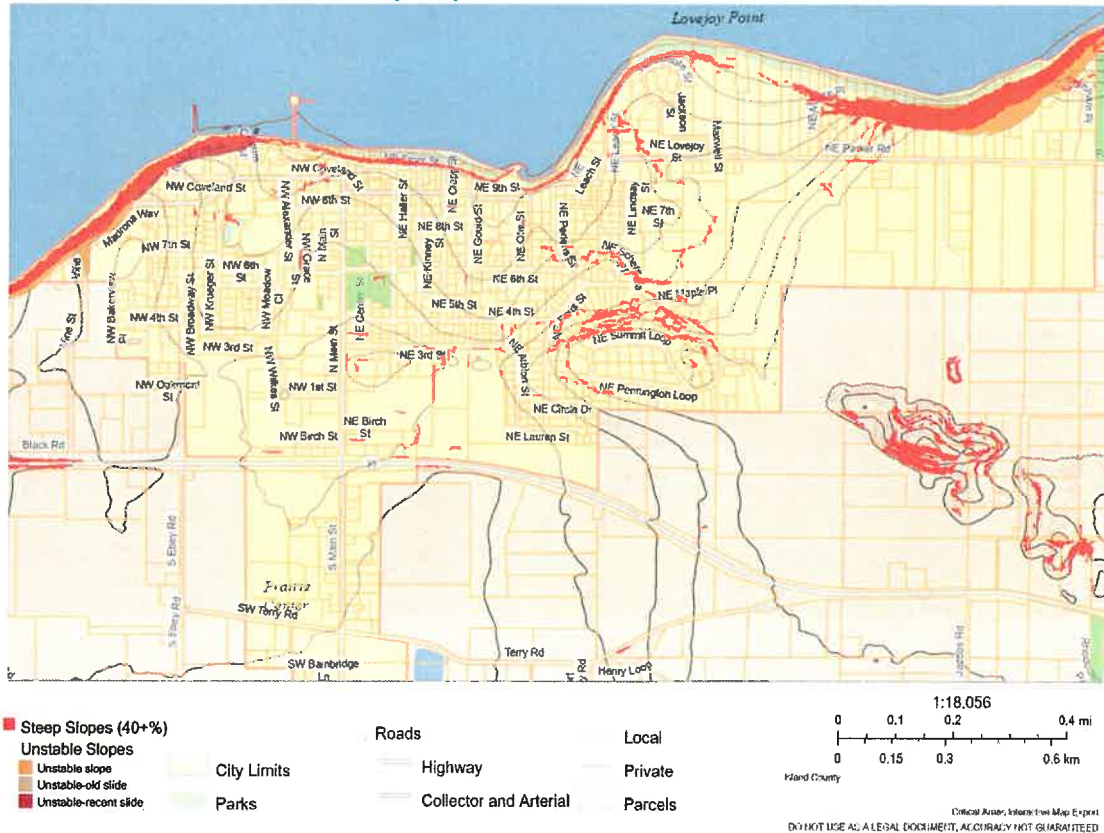
The Town of Coupeville is situated on and around three hills: one in the northeast end of Town and two in the central portion of Town. Elevations range from sea level along the Penn Cove shoreline to approximately 200 feet above sea level in hilltop areas. In some areas, uplands slope gently to the shoreline. In other areas, uplands meet Penn Cove with a steep slope. South of SR 20, the south side of Coupeville blends into the surrounding prairie. See [Exhibit B-1](#).

⁴ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

b. What is the steepest slope on the site (approximate percent slope)?

Steep slopes exceed 40% on some parts of the shoreline and in other limited areas. See [Exhibit B-1](#).

Exhibit B-1. Critical Areas - Steep Slopes



Source: Island County ICGeo, 2025

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Glacial drift is the primary parent material of the soils throughout Coupeville. Soils are found in a relatively thin layer on Whidbey Island and are classified by topographic relief, climate and time, biological activity, and the parent material. The U.S. Soil Conservation Service groups the following soils found in Coupeville according to terrain:

- *Glacial Uplands* are very shallow and have a cemented gravel material subsurface called glacial till. Surface drainage is good, but the subsurface is relatively impermeable. This is the predominant type of soil found in Coupeville. These soils may not be suitable for intensive development.
- *Terraces* are found on the prairies at the south end of Town. These soils have high agricultural productivity. Certain characteristics, such as a high water table

and corrosivity, may limit their potential for development. Drainage is usually moderate.

- *Depressions* refers to soils found in the glacial depressions of uplands and terraces. These areas receive much seepage and runoff from lands around them. They are usually impermeable, cemented till of glacial/marine sediments and clays. During the wet season, they hold large quantities of water. This soil type is found between Clapp and Perkins Streets from the shoreline to the Town limits.
- *Rough Broken Terrain* occurs in a few places along the shoreline.

No agricultural lands of long-term commercial significance or working farmlands are within Town limits. Approximately 2% of an 11-acre parcel designated as agricultural land under [RCW 84.34](#) is within Town limits (the parcel is located south of NW Madrona Way and Vine St and is primarily in unincorporated Island County); Island County designates this parcel as Rural outside of town limits and it is not considered agricultural land of long-term commercial significance.⁵

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Geologic hazards include areas susceptible to erosion, sliding, earthquake, or other geological events. There are steep slopes and unstable slopes subject to erosion on the northeastern and northwestern shores of Coupeville. See [Exhibit B-1](#).

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Not applicable to this non-project action.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Not applicable to this non-project action. Erosion could occur during clearing or construction by development occurring in the future under the proposed plan or regulations. Development standards and regulations would continue to apply, and the Town would continue to apply its stormwater standards.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable to this non-project action. Future development would be subject to zoning standards for building coverage, stormwater standards, and critical areas regulations.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

The Town will continue to apply its critical areas regulations, stormwater management regulations and manual, and dust control standards to any future development.

⁵ Island County designates agricultural lands of long-term commercial significance by the Rural Agriculture (RA) or Commercial Agriculture (CA) land use designation. See also [B.8.b](#) below.

2. Air

[Find help answering air questions](#)⁶

- a. **What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable to this non-project action. Future development would use construction equipment. New households, employees, and visitors would use motorized vehicles.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable to this non-project action.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

Not applicable to this non-project action. Promoting growth in the town limits with mixed uses in the historic commercial center and added local opportunities for workforce and affordable housing could reduce commuting and reduce air emissions.

3. Water

[Find help answering water questions](#)⁷

- a. **Surface:**

[Find help answering surface water questions](#)⁸

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Penn Cove, a part of the greater Puget Sound, is a saltwater bay that fronts Coupeville on its northern shore.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Not applicable to this non-project action. Future development or activities in the shoreline jurisdiction of Coupeville would be subject to Coupeville's Shoreline Master Program.

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable to this non-project action. Future development would be subject to Coupeville’s wetland and shoreline regulations designed to avoid impacts to critical areas.

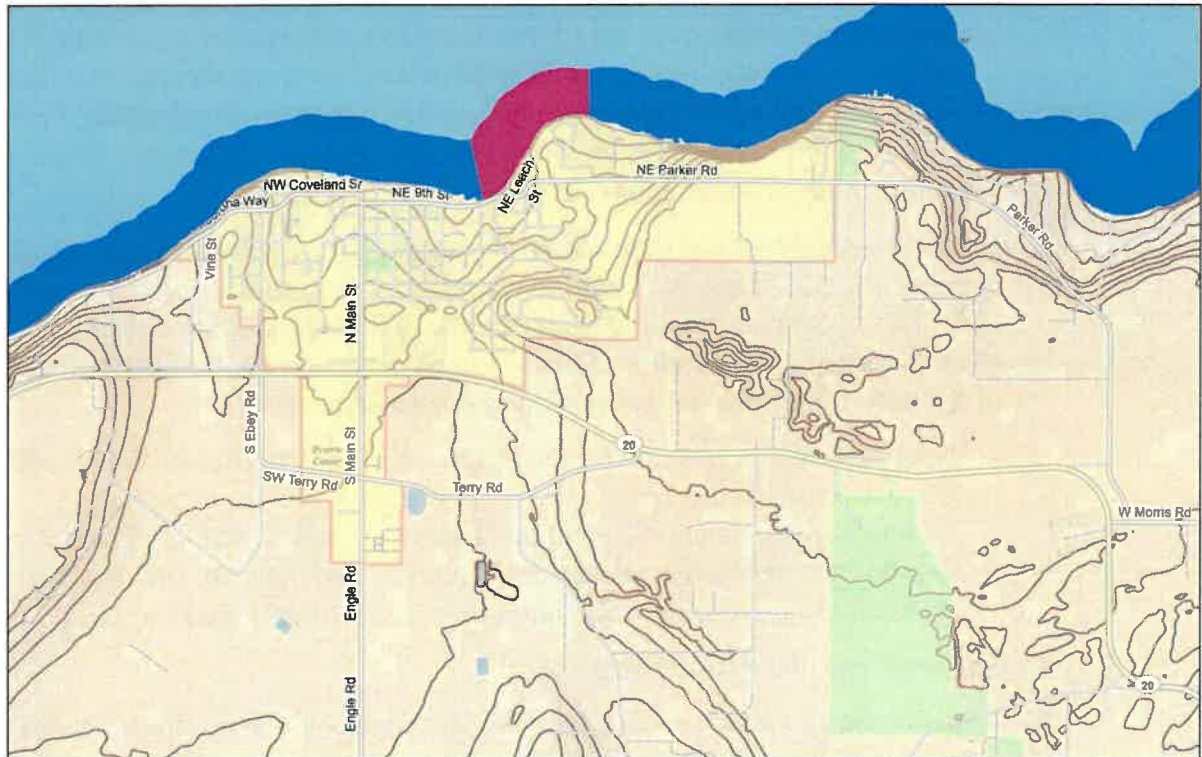
4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

Not applicable to this non-project action.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Areas along the shoreline of Coupeville are within a 100-year floodplain. See [Exhibit B-2](#).

Exhibit B-2. FEMA Flood Zones



6/1/2023, 5:30:04 PM

FEMA Flood Zones

- VE
- AE

OPEN WATER

- City Limits
- Parks

Roads

- Highway
- Collector and Arterial

Local

Private

1:36,112

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

Island County

Critical Areas Interactive Map Export
DO NOT USE AS A LEGAL DOCUMENT. ACCURACY NOT GUARANTEED

Note: Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30.

Source: FEMA, 2020; Island County, 2023.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Not applicable to this non-project action. No discharges of waste material to surface water are anticipated as a result of this project and any future actions will continue to be regulated by the federal Clean Water Act and the Washington State Water Pollution Control Act ([RCW 90.48](#)).

b. Ground:

[Find help answering ground water questions](#)⁹

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

Not applicable to this non-project action. All of Island County (including Coupeville) is designated as a sole source aquifer (SSA) under the Federal Safe Drinking Water Act - Coupeville is within the Whidbey SSA.¹⁰ Groundwater wells are the sole source of water for the Town of Coupeville so protection of the source aquifer is critical to the long-term viability of the system. The Town has a Wellhead Protection Plan that is included as Appendix P in the 2022 Water System Plan.¹¹ The Comprehensive Plan also includes policies to protect sole source ground water aquifer supplies.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable to this non-project action. A portion of eastern Coupeville is currently outside the Town's sewer service area. The Town's adopted Comprehensive Sewer Plan and the proposed Capital Facilities Element and Capital Facilities Plan Appendix detail policies and plans for the reconstruction, rehabilitation, expansion, and operation of the Town's sewer system.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable to this non-project action. Future development will be subject to stormwater management standards in CTC Title 13.

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

¹⁰ [EPA interactive map of sole source aquifers.](#)

¹¹ <https://townofcoupeville.org/wp-content/uploads/2023/09/2023-Town-of-Coupeville-WSP.pdf>

2. Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable to this non-project action.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable to this non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The Town's critical areas regulations protecting surface and groundwater and stormwater standards will continue to apply to all future development.

4. Plants

[Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

Coupeville is classified as "Western Hemlock Vegetative Zone" but logging and burning over the past 150 years have enabled Douglas Fir to replace Western Hemlock as the climax species. A wide diversity in the plant community provides varied habitat throughout the town. Priority habitats (estuarine zone and estuarine and marine wetlands) are documented by the Washington Department of Fish and Wildlife (WDFW) and the U.S. Fish and Wildlife Service (USFWS) in Penn Cove.

1. What kind and amount of vegetation will be removed or altered?

Not applicable to this non-project action.

2. List threatened and endangered species known to be on or near the site.

Threatened or endangered vascular plant species in Island County and nonvascular species statewide as identified by the Washington Department of Natural Resources

Natural Heritage Program are listed in [Exhibit B-3](#).¹² The Town will evaluate the presence of these and any other special status plant species during the environmental review phase of specific development projects.

¹² The Washington Natural Heritage Program does not identify nonvascular species by county.

Exhibit B-3. Washington Natural Heritage Information System: List of Known Occurrences of Rare Plants and Mosses in Washington: Compiled on July 7, 2025

Scientific Name	Common Name	State Status ¹	Federal Status ^{2,3}
Vascular Plants (Island County)			
<i>Agoseris elata</i>	Tall agoseris	S	
<i>Castilleja levisecta</i>	Golden paintbrush	T	
<i>Cicuta bulbifera</i>	Bulb-bearing water-hemlock	S	BS, FS
<i>Fritillaria camschatcensis</i>	Kamchatka fritillary (Black lily)	S	BS, FS
<i>Leptosiphon minimus</i>	True babystars	T	
<i>Meconella oregana</i>	White meconella	E	BS, FS
<i>Nuttallanthus canadensis</i> *	Old field blue toadflax	S	
<i>Nuttallanthus texanus</i>	Texas blue toadflax	S	
<i>Plectritis brachystemon</i>	Short-spurred plectritis	S	FS
<i>Sericocarpus rigidus</i>	Columbia white-topped aster	S	BS, FS
<i>Silene scouleri</i> ssp. <i>scouleri</i>	Scouler's catchfly	S	BS, FS
Nonvascular Species: Mosses (Statewide)			
<i>Bartramiopsis lescurii</i>	Polytrichaceae	E	
<i>Brotherella roellii</i>	Sematophyllaceae	T	
<i>Encalypta brevicollis</i>	Encalyptaceae	E	
<i>Iwatsukiella leucotricha</i>	Pterigynandraceae	E	
<i>Orthotrichum praemorsum</i>	Orthotrichaceae	E	
<i>Scouleria marginata</i>	Scouleriaceae	T	
Nonvascular Species: Lichens (Statewide)			
<i>Calicium abietinum</i>	Fir Pin Lichen	S	
<i>Cladonia poroscypha</i>	Perforate Pixie Cup	E	
<i>Cladonia portentosa</i> ssp. <i>pacifica</i>	Maritime Reindeer Lichen	T	
<i>Hypogymnia heterophylla</i>	Seaside Bone Lichen	S	
<i>Niebla cephalota</i>	Niebla Lichen	S	BS
<i>Ramalina labiosorediata</i> (<i>R. pollinaria</i>)	Powdery Twig Lichen	S	
<i>Sulcaria spiralifera</i> (<i>Bryoria pseudocapillaris</i> , <i>B. spiralifera</i>)	Horsehair Lichen	E	
<i>Thelomma mammosum</i>	Thelomma Lichen	S	BS

¹ State Status: Washington state status is assigned by the Washington Natural Heritage Program..

- E = Endangered, in danger of becoming extinct or extirpated from Washington.
- T = Threatened, likely to become Endangered in Washington.
- S = Sensitive, vulnerable or declining and could become Threatened or Endangered in Washington.
- X = possibly extinct or extirpated in Washington (includes state historical species).

² Federal Status: Under the US Endangered Species Act (ESA), the US Fish and Wildlife Service recognizes four categories:

- E = Endangered. A species, subspecies, or variety in danger of extinction throughout all or a significant portion of its range.
- T = Threatened. A species, subspecies, or variety likely to become Endangered in the foreseeable future.
- P = Proposed. A species, subspecies, or variety formally proposed for listing as Endangered or Threatened (a proposal has been published in the Federal Register, but not a final rule).
- C = Candidate. A species, subspecies, or variety being evaluated by USFWS for potential listing as Threatened or Endangered under the ESA, but no formal proposal has been published yet.

3 The Interagency Special Status and Sensitive Species Program (ISSSSP) of the US Forest Service (USFS) and Bureau of Land Management (BLM) in Washington and Oregon also updated its list of Sensitive species in 2021 (ISSSSP 2021):

- BS = BLM Sensitive; all USFWS candidate and delisted species and WNHP species of concern ranked S1, S1S2, S1S3, S2, or S2S3 found on at least one BLM managed area in Washington.
- FS = Forest Service Sensitive: all USFWS candidate and delisted species and WNHP species of concern ranked S1, S1S2, S1S3, S2, or S2S3 found on at least one USFS managed area in Washington.

Source: Washington Natural Heritage Program [Species Lists](#), 2024to app

b. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Coupeville will continue to apply its landscaping standards, tree protection standards and critical areas regulations in CTC Title 16 to new development.

c. List all noxious weeds and invasive species known to be on or near the site.

Not applicable to this non-project action. Noxious weeds of concern in Island County are listed at <https://www.islandcountywa.gov/344/Noxious-Weeds> and managed by the Island County Noxious Weed Control Board.

5. Animals

[Find help answering animal questions](#)¹³

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

A variety of birds, mammals, and aquatic species are known to have habitat in Coupeville. The forested and agricultural areas (both within town limits and in adjacent unincorporated Island County) and the interface between them supply food and shelter for the major wildlife populations. Black-tailed deer and cottontail rabbits are the most abundant species of mammal found in Coupeville. The forested and agricultural areas also support significant populations of ring-necked pheasants and California quail.

Migratory and resident waterfowl are found on and near the shoreline in large numbers—the variety of available habitats and mild climate account for the many types found during various seasons of the year. The waters of Penn Cove also feature an abundance of aquatic life, such as forage fish, eelgrass, shellfish, salmon, and occasionally whales. Fish and wildlife conservation areas include waters of the state (Penn Cove) and priority habitats and species including estuarine zones and estuarine and marine wetlands among others. Priority fish are present in Penn Cove.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

b. List any threatened and endangered species known to be on or near the site.

Federally listed species with the potential to occur in Coupeville are listed in [Exhibit B-4](#). The list is based on the unofficial species list obtained from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) online database and National Oceanographic and Atmospheric Administration – Fisheries (NOAA) website.

USFWS identifies four threatened and endangered species that are potentially present within the town: marbled murrelet, yellow-billed cuckoo, Taylor's Checkerspot, and bull trout. The northwestern pond turtle and monarch butterfly are proposed threatened, while the Suckley's cuckoo bumble bee is proposed endangered. The Town of Coupeville is within the designated critical habitat for bull trout.

Four ESA-listed species under the jurisdiction of the National Marine Fisheries Service (NMFS) are also listed as potentially present in the town: Chinook salmon, steelhead trout, bocaccio, and killer whale. Within town limits, critical habitat is designated by NOAA for Chinook salmon, bocaccio, and killer whale (all in Penn Cove).

[Exhibit B-4](#) also identifies the priority species occurring within the town as reported in the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) data. The Washington WDFW maintains the PHS database to inventory potentially significant and endangered species.

Numerous parts of town—including aquatic habitat, vegetation patches along the shoreline, and documented/undocumented wetlands have the potential to provide habitat for state priority species and may be associated with federally listed species. However, none of the ESA-listed terrestrial species (marbled murrelet, yellow-billed cuckoo, or Taylor's checkerspot) are known to occur in the town per the PHS data.

Exhibit B-4. ESA-listed Animal Species Potentially Present and State Priority Species Occurrence

Species	Federal Status	State Status	Critical or Priority Habitat	Listing Agency
ESA-listed				
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	Threatened	Endangered	Designated—none present in town limits	USFWS
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	Threatened	Endangered	Designated—none present in town limits	USFWS
Northwestern pond turtle (<i>Actinemys marmorata</i>)	Proposed Threatened	Endangered		USFWS
Taylor's (=whulge) checkerspot (<i>Euphydryas editha taylori</i>)	Endangered	Endangered	Designated—none present in town limits	USFWS
Monarch butterfly (<i>Danaus Plexippus</i>)	Proposed Threatened	Sensitive		USFWS
Suckley's cuckoo bumble bee (<i>Bombus suckleyi</i>)	Proposed Endangered	Sensitive		USFWS
Bull trout (<i>Salvelinus confluentus</i>)	Threatened	Threatened	Designated and present in town limits (Penn Cove)	USFWS
Puget Sound Chinook salmon (<i>Oncorhynchus tshawytscha</i>)	Threatened	—	Designated and present in town limits (Penn Cove)	NOAA Fisheries
Puget Sound steelhead trout (<i>Oncorhynchus mykiss</i>)	Threatened	Threatened	Designated—none present in town limits	NOAA Fisheries
Bocaccio (<i>Sebastes paucispinis</i>)	Endangered	—	Designated and present in town limits (Penn Cove)	NOAA Fisheries

Killer Whale (<i>Orcinus orca</i>)	Endangered	Endangered	Designated and present in town limits (Penn Cove) ¹	NOAA Fisheries
State-listed or PHS Only				
Surf smelt (<i>Hypomesus pretiosus</i>)	—	—	PHS listed species or habitat (Penn Cove)	WDFW
Pacific Sand Lance (<i>Ammodytes hexapterus</i>)	—	—	PHS listed species or habitat (Penn Cove)	WDFW
Hardshell Clam (<i>Mercenaria mercenaria</i>)	—	—	PHS listed occurrence (Penn Cove)	WDFW
Big brown bat (<i>Eptesicus fuscus</i>)	—	—	PHS listed occurrence—sensitive location (town limits)	WDFW
Little brown bat (<i>Myotis lucifugus</i>)	—	—	PHS listed occurrence—sensitive location (town limits)	WDFW
Townsend's Big-eared Bat (<i>Corynorhinus townsendii</i>)	—	Candidate	PHS listed occurrence—sensitive location (town limits)	WDFW
Yuma myotis (<i>Myotis yumanensis</i>)	—	Candidate	PHS listed occurrence—sensitive location (town limits)	WDFW

¹ Areas shallower than the 6.1 meter isobath (relative to extreme high water) are not designated as critical habitat.

Sources: USFWS *IPaC*, 2025; NOAA *Status of ESA Listings and Critical Habitat Designations for West Coast Salmon and Steelhead* (2016) and *Species and Habitat App*, 2025; WDFW *Priority Habitat and Species database and list by County*, 2023; BERK, 2023.

c. Is the site part of a migration route? If so, explain.

The Town of Coupeville is located within the Pacific Flyway migration route utilized by waterfowl migrating north into Alaska and northern Canada. The Pacific Flyway extends from Mexico to Canada and Alaska.

d. Proposed measures to preserve or enhance wildlife, if any.

Not applicable as this is a non-project action. The proposed updates include measures to protect critical areas and to develop and maintain parks, trails, and open spaces. Hunting is also prohibited in Coupeville under CTC Title 9.

Individual development projects will conduct wildlife surveys as necessary during the environmental review process to determine the presence of federal or state listed species or habitat.

e. List any invasive animal species known to be on or near the site.

According to the Washington Invasive Species Council, the following priority invasive animal species are known to occur in Coupeville:

- Bullfrog: found throughout the lowlands of Washington.
- Marine clam: purple varnish clams have been reported in northern Puget Sound for about 10 years and can be found from the Strait of Georgia, British Columbia to Alsea Bay, OR.
- Nutria: first introduced into Washington for the fur-farming industry in the 1930s, populations are spreading rapidly throughout western Washington.

Aquatic invasive species in Washington are listed at <https://wdfw.wa.gov/species-habitats/invasive> and regulated by the WDFW. None of the three aquatic invasive

species of greatest concern (the European green crab, northern pike, or zebra and quagga mussels) are known to occur in Coupeville.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)¹⁴

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

As a non-project action, the proposal does not have energy needs. Future development within Coupeville would likely use electric, oil, wood stove, or solar energy sources depending on the proposed use.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

As a non-project action, there would be no impact on solar energy as a result of this proposal. The Comprehensive Plan Update includes policies to encourage the use of solar energy and to protect solar access.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

As a non-project action, energy conservation features are not applicable to this proposal. Future site-specific development would be required to meet applicable building and energy codes.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁵

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

As a non-project action, no environmental health hazards would result as a consequence of this proposal. Future development could uncover contaminated soils or result in potential environmental health hazards, such as exposure to toxic chemicals, hazardous waste, or spills. The Town will evaluate the potential for environmental health hazards during the environmental review phase of future projects.

1. **Describe any known or possible contamination at the site from present or past uses.**

There are currently three (3) sites within Town limits that have known or possible contamination based on the Washington State Department of Ecology's database of confirmed and suspected contaminated sites ([Exhibit B-5](#)).

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Exhibit B-5. Confirmed and Suspected Contaminated Sites—Town of Coupeville

Site Name	Address	Site Status	Material
Coupeville Country Store	1 S Main St	Cleanup Started	Non-halogenated solvents, methyl tertiary-butyl ether, benzene, petroleum (gasoline and other), lead
Prairie Center Red Apple	408 Main St S	Cleanup Started	Benzene, petroleum (gasoline)
Whidbey Island Public Hospital	101 N Main St	Cleanup Started	Petroleum (diesel)

Source: Washington State Department of Ecology [Confirmed and Suspected Contaminated Sites](#), 2025.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

See **B.7.a** above. No pipelines, liquefied natural gas plants, or breakout tanks under Department of Transportation (DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA) jurisdiction are mapped in Coupeville or in the surrounding vicinity.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

See **B.7.a** above. As a non-project action, no toxic or hazardous chemicals would be stored, used, or produced as a consequence of this proposal. A diesel fuel tank at the Coupeville Wharf that provided fuel to boaters was decommissioned and replaced with a new tank in 2024. Future development may propose the use of chemicals or may be located near hazardous sites and would be evaluated on a project-by-project basis during environmental review.

4. Describe special emergency services that might be required.

As a non-project action, no special emergency services are required or proposed.

5. Proposed measures to reduce or control environmental health hazards, if any.

As a non-project action, no measures to reduce or control environmental health hazards are required. Future site-specific development would be subject to the Town's codes and regulations, State hazardous materials regulations, and additional environmental review.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Several types of noise exist throughout Coupeville, including noise from traffic on SR 20, existing commercial use, and air traffic. Portions of the town are within the 65 dBA DNL noise contour for the Navy's Outlying Landing Field (OLF) Coupeville—this includes parts of eastern Coupeville along Parker Rd NE and southern Coupeville south of Terry Rd. Aircraft also fly over town when approaching or departing Naval Air Station (NAS) Whidbey (approximately 9 miles north of town).

Coupeville is under Class C airspace that NAS Whidbey Island controls and so residents will experience overflights that air traffic control directs into, and out of, the air station for safety of flight.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

While this proposal is for a non-project action, growth within the town and surrounding areas will likely contribute to increased traffic which in turn leads to higher noise levels impacting properties along major transportation routes. Future site-specific development within town may add to background traffic noise, add operational noise, and/or increase overall ambient noise levels. Short-term noise generated from the construction of individual projects is also likely, but these impacts would be temporary and transient in nature. The Town will evaluate the noise impacts from additional development and construction during environmental review for individual projects.

- 3. Proposed measures to reduce or control noise impacts, if any:**

Future site-specific development would be subject to State noise regulations and CTC Title 8. The Town's development regulations also reduce the potential for conflicts such as noise between various incompatible use types.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹⁶

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Within Coupeville's Town limits there is a total land area of 721 acres. Current land uses include a mixture of residential, commercial, and public uses and a significant amount of land is vacant and undeveloped. The oldest and most densely developed area is the original Town plat, which includes much of the area extending south from the shoreline between Main Street and Gould Street. This area includes both the central commercial core and some older residential neighborhoods.

Commercial development today is focused on the Town's primary streets, including N Main Street, S Main Street, NW Front Street, and NW Coveland Street. Retail businesses are mixed with government and professional offices. Coupeville is also home to WhidbeyHealth Medical Center, which anchors many medical uses, and the Coupeville School District. Coupeville's land use is also significantly shaped by public uses, including government offices, as it is the Island County seat.

Residential development is distributed throughout the Town. Early residential development occurred on small lots in the central portion of the town. More recent development has been suburban in nature, with large lots in outlying parts of town.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

While the majority of existing housing is single family, the Town also has an increasing number of attached and multifamily units, as well as three mobile home parks.

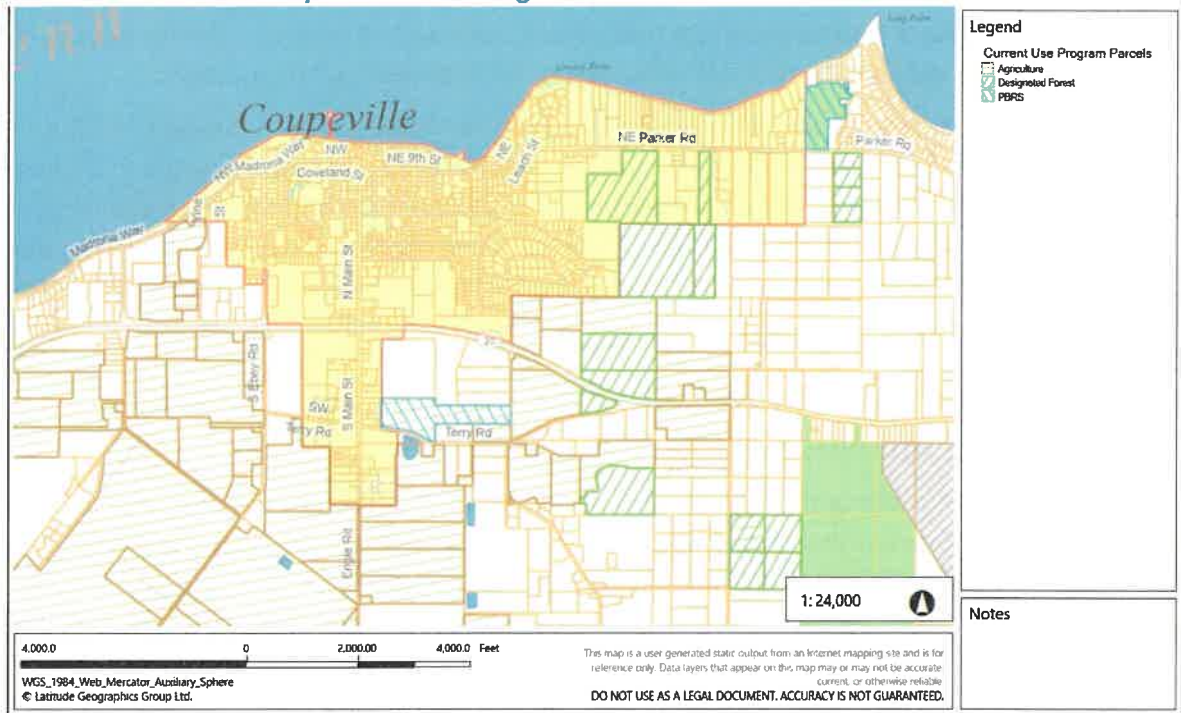
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

Island County designates resource lands of long-term commercial significance by the Rural Agriculture, Commercial Agriculture, or Rural Forest land use designations and the Mineral Lands Overlay. Most land south of SR 20 and adjacent to Coupeville is designated as Commercial Agriculture by the County and is working farmland. There are a few other working farmlands adjacent to Coupeville north of SR 20 that are not designated resource lands, mostly west of town limits. Conservation easements further restrict future development on many of these parcels. See [Exhibit B-6](#) and [Exhibit B-7](#). These areas are unlikely to be impacted by any future proposed growth as many of the adjacent parcels in town limits are unlikely to redevelop over the planning period—for example, about 44% of land south of SR 20 is currently occupied by three mobile home parks, Coupeville Elementary School, and Coupeville High School, all of which are considered unlikely to redevelop. Approximately 2% of an 11 acre parcel designated as agricultural land under [RCW 84.34](#) is within town limits (the parcel is generally located south of NW Madrona Way and Vine St).¹⁷ No other working farmlands are within town limits.

Two parcels in eastern Coupeville totaling approximately 37 acres are also designated forest lands under [RCW 84.33](#) but not currently used for timber production. Neither parcel is designated as forest lands of long-term commercial significance. See [Exhibit B-6](#).

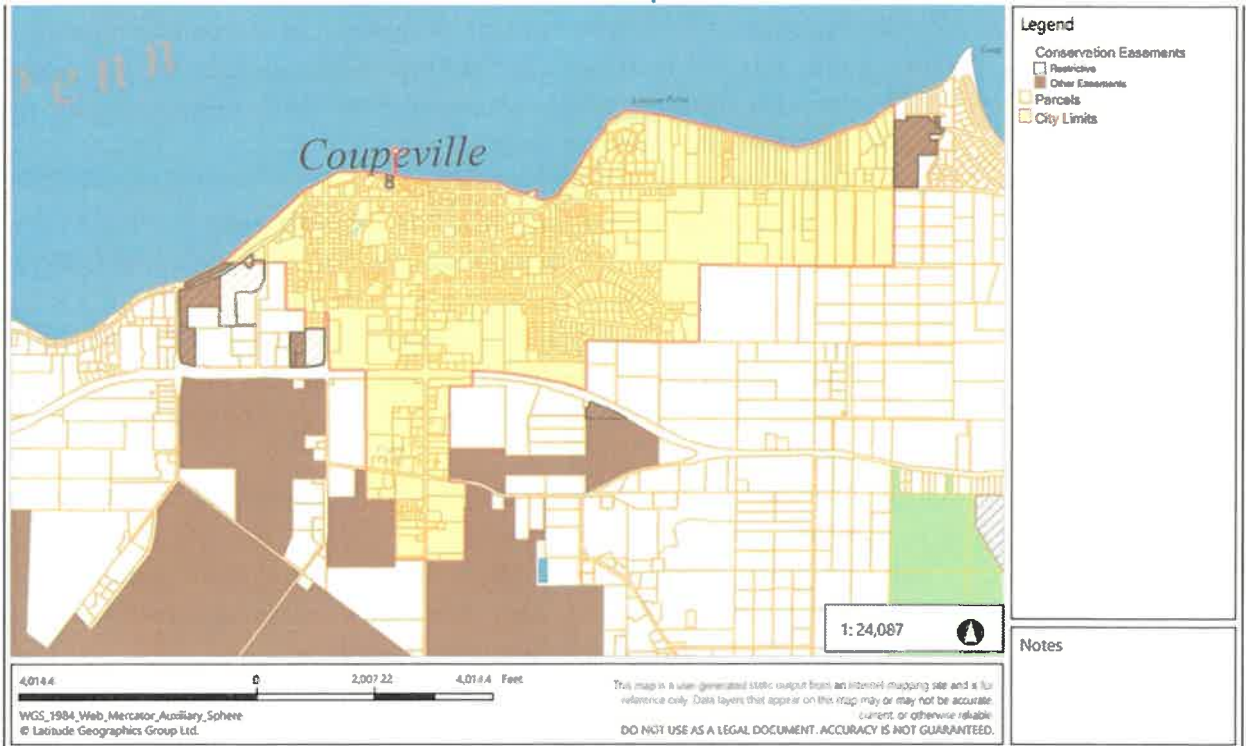
¹⁷ The 11 acre parcel is designated as Rural by Island County and not considered a resource land of long-term commercial significance. However, a conservation easement on the parcel requires maintaining minor agricultural improvements with one enclosed structure no larger than 120 square feet allowed.

Exhibit B-6. Island County Current Use Program Parcels



Source: Island County ICGeoMap, 2025

Exhibit B-7. Conservation Easements In and Near Coupeville



Source: Island County ICGeoMap, 2025

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

See **B.8.b** above. Working farmlands on adjacent unincorporated Island County parcels are unlikely to affect or be affected by proposed future growth patterns. Two areas east of town limits (one adjacent to the larger parcel in town designated under [RCW 84.33](#)) are designated as Rural Forest by the County but are unlikely to affect or be affected by proposed future growth patterns.

c. Describe any structures on the site.

Not applicable to this non-project action.

d. Will any structures be demolished? If so, what?

Not applicable to this non-project action. However, current uses could convert to other uses allowed under the zoning code as development occurs consistent with the Comprehensive Plan and implementing regulations.

e. What is the current zoning classification of the site?

Coupeville's existing zoning map is available online at <https://townofcoupeville.org/permits/>. Amendments to the development regulations include:

- Middle Housing Code Update Project: integration of the middle housing components into the existing code framework includes updated standards for ADUs to comply with new GMA requirements as well as provisions for several middle housing types. Specific changes include:
 - New definitions as needed
 - Duplexes allowed in Residential Reserve (RR) zone
 - Duplexes and cottages allowed in Low Density Residential (LDR) zone
 - Duplexes, cottages, townhomes, and triplexes (as well as Class II group homes) allowed in Medium Density Residential (MR-9600) zone
 - Townhomes allowed in High Density Residential (RH) zone
 - Mixed-use structures added to permitted uses in Historic/Limited Commercial (HLC) zone
 - All multifamily residential and mixed-use added to permitted uses in Town Commercial (TC) zone
 - Mixed-use added to permitted uses in General Commercial (GC) zone
 - New supplemental use standards for triplexes and townhomes as well as revisions to duplex supplemental standards
 - Updated ADU code, including affordability incentive
 - New cottage housing standards
 - New parking requirements for duplexes, triplexes, townhouses, cottages, and ADUs (previously parking was only separated by single-family and multifamily units)

- Unit Lot Subdivision code – In addition to establishing use allowances and supplemental use standards in the zoning code, the Town completed a unit lot subdivision ordinance creating standards in the subdivision title
- Other. Additional code amendments may be required to ensure consistency with the 2025 Comprehensive Plan Periodic Update.

f. What is the current comprehensive plan designation of the site?

Current future land use designations in Coupeville are mapped in [Exhibit B-8](#), while proposed changes to the map are shown in [Exhibit B-9](#) (also available at a larger scale on the [project website](#)).

Exhibit B-8. Existing Future Land Use Map

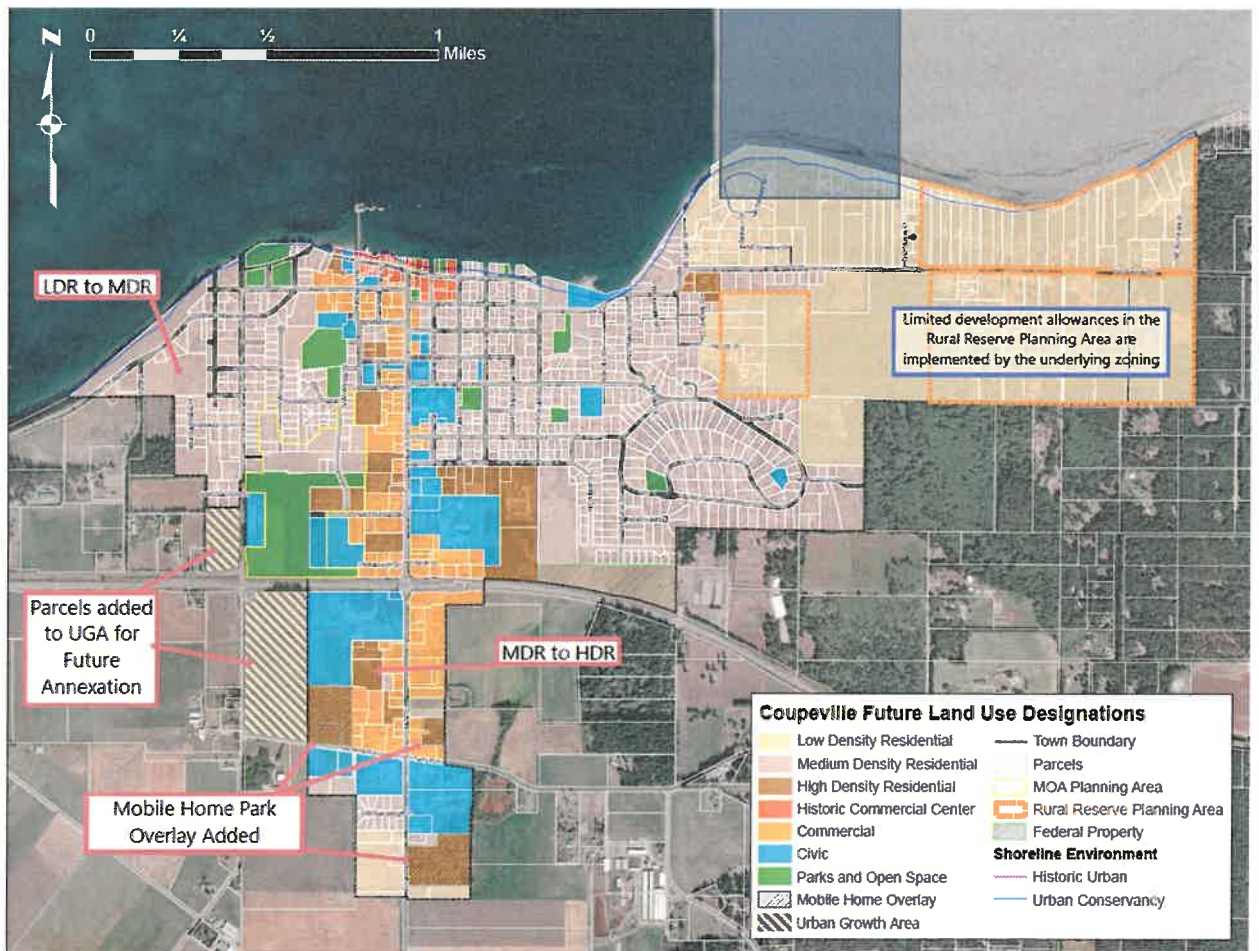
Source: Town of Coupeville, 2023; MAKERS, 2023

The draft proposed Future Land Use Map designates residential, commercial, civic, parks and open space, and mobile home parks. The proposed future land use designations and corresponding implementing zones are further detailed in [Exhibit B-10](#).

Proposed changes as labeled on the map and [Exhibit B-10](#) include:

- Remove Rural Reserve Zone as an implementing zone from the Medium Density Residential land use designation
- Expand Rural Reserve Planning Area
- Revise required density within Medium Density Residential
- Revise required density within High Density Residential
- Establish a Mobile Home Park land use designation to protect naturally occurring affordable housing as well as other policies in this element to deter displacement implemented in the High Density Residential Zone
- A new policy LU-1.15 *In coordination with all parties, work toward converting the MOA area into appropriate zoning designations consistent with other residential zones in Coupeville.*
- 5.6-acre parcel in NW Coupeville future land use designation changing from Low Density Residential to Medium Density Residential
- 2.1-acre parcel in south Coupeville off S Main St future land use designation changing from Medium Density Residential to High Density Residential

Exhibit B-9. Proposed Future Land Use Map Changes



Source: Town of Coupeville, 2025

Exhibit B-10. Land Use Designations

Future Land Use Designation	Description.	Implementing Zones
Low Density Residential (LDR)	<p><u>Purpose:</u> This designation is for areas inappropriate for more intensive urban development due to topography, presence of wetlands, high cost of extending urban services, and/or the desire to serve as a transition between the town and surrounding rural lands. Lands within this designation are intended to minimize impervious surfaces, protect natural features, and/or to protect the cultural and physical integrity of Ebey's Landing National Historical Reserve.</p> <p><u>Land use and density:</u> Single-family dwellings are predominant land use, with other compatible housing forms (cottages and accessory dwelling units) permitted in certain circumstances. Areas with minimal or no public sewer service or which are difficult to develop owing to topography or other factors should be zoned RR. Areas with public sewer service should be zoned LDR.</p> <ul style="list-style-type: none"> ▪ Residential density should be a maximum of 32 units per acre with 1 principal unit and up to 2 middle housing units. • Those areas currently without public sewer are limited to 2-acre minimums lot size (Rural Reserve). 	<ul style="list-style-type: none"> ▪ Rural Reserve ▪ Low Density Residential
Medium Density Residential	<p><u>Purpose:</u> Allows for medium density residential use in areas that provide a suitable environment for residential development, have good access to the Town's transportation system, and feature (or are planned to feature) adequate public services to serve residential development.</p> <p><u>Land use and density:</u> Single-family dwellings are predominant land use. Appropriately scaled and designed middle housing types, including accessory dwelling units, cottages, and duplexes are allowed depending on the site's size and context and size and design of the dwellings.</p> <p>Residential densities depend on the current context:</p> <ul style="list-style-type: none"> • Those areas currently without public sewer service are limited to 2 acre minimum lot sizes (Rural Reserve) • Residential density in all other areas should be a maximum of 13.5 units per acre with 1 principal unit and up to 2 ADU's per lot, or up to 3 middle housing units per lot. 	<ul style="list-style-type: none"> ▪ Medium Density Residential ▪ Memorandum of Agreement (MOA Area)
High Density Residential	<p><u>Purpose:</u> Allows for high density residential use in areas that are near commercial areas, parks, trails, transit routes, and located to permit efficient provision of public services.</p> <p><u>Land use and density:</u> This designation allows for a mixture of multifamily housing types, including townhouse and apartment dwellings. Small scale and pedestrian-oriented commercial services are also allowed on corner lots. Residential densities depend on the current context:</p> <ul style="list-style-type: none"> • Those areas currently without public sewer service are limited to 2-acre minimum lot sizes (Rural Reserve). • All other areas are allowed up to 18 units per acre. • Minimum densities for new subdivisions and other multi-unit developments are important to maintain and enhance housing capacity and diversity. 	<ul style="list-style-type: none"> ▪ High Density Residential ▪ Memorandum of Agreement (MOA Area)
Commercial	<p><u>Purpose:</u> Allows for commercial and multifamily development that is appropriate in size and scale to the Town. This designation should be applied in areas with multimodal transportation access and near concentrations of residential development.</p> <p><u>Land use and density:</u> Commercial-designated areas have land uses which serve the entire Town. The TC zone is appropriate for commercial areas centered on Main Street and providing a variety of neighborhood services. The GC zone is appropriate in areas which prioritize automobile-oriented access and characterized by existing light industrial development and larger-scale retail and service uses</p>	<ul style="list-style-type: none"> ▪ Town Commercial ▪ General Commercial

Future Land Use Designation	Description	Implementing Zones
	Residential uses are allowed in the TC zone with no maximum density, subject to other zoning requirements. Residential uses are allowed in the GC zone up to a maximum of 15 units per acre.	
Historic Commercial Center	<p><u>Purpose:</u> Provides for a range of commercial, residential, and water-oriented development which is appropriate in scale and character within historic downtown Coupeville. This area balances services and amenities for both Coupeville residents and tourists.</p> <p><u>Land use and density:</u> A variety of commercial retail, office, and service uses are permitted. Residential uses are limited, largely consisting of historic single-family homes, short term rentals, and apartment units generally not at street level.</p>	<ul style="list-style-type: none"> ▪ Historic Commercial Center
Civic	<p><u>Purpose:</u> Includes areas used for schools, religious institutions, government buildings, public parking lots, hospitals, public cultural centers, parks, public recreation centers, and other similar uses.</p> <p><u>Land use and density:</u> A variety of public, quasi-public, civic, governmental, and institutional uses are allowed. Some principal commercial uses that support the functions and operations of the Civic designation are permitted. Residential uses are allowed in some circumstances such as when surplus publicly-owned land is available or when they are integrated with existing or planned civic uses.</p>	<ul style="list-style-type: none"> ▪ Civic ▪ High Density Residential ▪ Medium Density Residential ▪ Town Commercial ▪ Memorandum of Agreement (MOA)
Parks and Open Space	<p><u>Purpose:</u> Intended to identify existing public parks, recreation, and open spaces within Town limits.</p> <p><u>Land use and density:</u> Parks, recreation, and open space only, including lands managed by the National Park Service which may not be open to the public.</p>	<ul style="list-style-type: none"> ▪ Parks and Open Space ▪ Memorandum of Agreement (MOA)
Manufactured Home Park	<p><u>Purpose:</u> Intended to protect existing affordable housing stock and provide for affordable homeownership and rental housing.</p> <p><u>Land use and density:</u> Areas suitable for development or placement and occupancy of mobile homes, manufactured homes, or modular homes for residential purposes or rented or leased sites in mobile home parks. These areas are intended to encourage multifamily density residential areas.</p>	<ul style="list-style-type: none"> ▪ High Density Residential

Source: Town of Coupeville, 2025.

g. If applicable, what is the current shoreline master program designation of the site?

The Town of Coupeville has a 2.4-mile shoreline along Penn Cove, which forms the Town’s northern boundary. This is the only shoreline under the Town’s jurisdiction. [CTC 16.30](#) implements the Shoreline Master Program. The extents of the shoreline are designated Urban Conservancy and Historic Urban. These shoreline environment designations direct the land uses and development standards within the shoreline jurisdiction and serve as an overlay to the Town’s zoning districts.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical areas in Coupeville include the following areas and ecosystems: wetlands, critical aquifer recharge areas, frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservations areas. These are regulated in [CTC 16.34](#), Critical Areas Ordinance, and [CTC 16.45](#), Flood Damage Prevention.

Each of these critical areas are found within town limits. See [Exhibit B-1](#) and [Exhibit B-2](#) for maps of steep slopes and FEMA flood zones. Fish and wildlife habitat conservation areas include areas with state or federally designated endangered, threatened, and sensitive species, state priority habitats or areas associated with state priority species,

and habitats and species of local importance (see section **B.5** above). All of Island County (including Coupeville) is designated as a sole source aquifer under the Federal Safe Drinking Water Act and is therefore considered a critical aquifer recharge area.¹⁸ Estuarine and marine wetlands are mapped along the shoreline by the National Wetlands Inventory¹⁹ and additional wetlands may be present throughout town.

i. Approximately how many people would reside or work in the completed project?

The Comprehensive Plan Update is required to show how Coupeville will accommodate 20 years of growth. Coupeville had an estimated population of 2,020 people as of 2024. According to the 2024 OFM Postcensal estimates, Coupeville has an estimated 1,047 housing units. Coupeville is planning for an increase of approximately 350 dwelling units. With an average household size of 2.04, the associated 2045 population is expected to be 2,744 people.²⁰

j. Approximately how many people would the completed project displace?

The intent of the Comprehensive Plan Update is to address how to accommodate Coupeville's projected growth by 2045. The Plan includes future land use designations to accommodate both residential and commercial uses. Goals and policies contained within the Plan include protections against displacement.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The Comprehensive Plan Update is designed to be consistent with the GMA. The Comprehensive Plan contains goals and policies intended to ensure new development is compatible with existing land uses and an analysis of future land use needs and projected growth demands to guide future land development. It also includes guidance to use the Comprehensive Plan Future Land Use Map to ensure that Town's functional plans support the land use patterns outlined in the Comprehensive Plan. Existing regulations also ensure future development is compatible with existing and projected land uses and plans via zoning standards and design review (e.g., appropriate locations for various land uses as well as height, bulk, setback, and landscaping requirements).

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No agricultural and forest lands of long-term commercial significance are designated within town limits. See **B.8.b** above for a discussion of adjacent working farmlands in unincorporated Island County and land designated as agriculture or forest under RCW 84.34 and RCW 84.33.

¹⁸ [EPA interactive map of sole source aquifers.](#)

¹⁹ <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>

²⁰ According to the projection method selected by Island County.

9. Housing

[Find help answering housing questions](#)²¹

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

No housing units will be provided as part of this non-project proposal. However, the Comprehensive Plan includes a Housing Element, Land Use Element, and Future Land Use Plan that provide capacity for estimated population growth over a 20-year planning period, promote affordable housing incentives, and increase housing variety.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

This non-project proposal does not include any plans for eliminating housing units. Any future elimination of units would likely be the result of existing housing being replaced by new development or redevelopment. Overall, it is expected that there will be a net increase in units over the 20-year planning period even if some are eliminated or reach the end of their useful life. All development will need to comply with the proposed Comprehensive Plan as well as zoning and development regulations. Future site-specific development proposals would also be subject to separate SEPA review including review of any elimination or addition of housing.

- c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable—this is a non-project action and no measures to reduce or control impacts to housing are required. The proposed Housing Element of the Comprehensive Plan establishes goals and policies to provide for a sufficient supply of housing, preserve existing housing stock, and encourage a mix of housing types affordable to a range of income levels. As discussed in the Housing Element and supporting appendix, new units will be needed to accommodate the projected population growth and to address existing affordability gaps (particularly at the lower end of the income spectrum). Future zoning amendments consistent with the Housing Element could also promote additional choices for housing and incentives for affordable housing.

10. Aesthetics

[Find help answering aesthetics questions](#)²²

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

[CTC 16.12](#) outlines development standards including maximum allowable heights. There is a uniform 28-foot maximum height limit for new development in all zones, except that the height of new structures lying north of Front Street and lying between

²¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

²² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

Alexander and North Main Streets shall not exceed 35 feet, or 28 feet above street grade, whichever is less.

b. What views in the immediate vicinity would be altered or obstructed?

As a non-project action, no views would be altered or obstructed as a result of this proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Not applicable. CTC Title 16 will be implemented for future proposals.

11. Light and glare

[Find help answering light and glare questions](#)²³

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

As a non-project action, no light or glare would occur as a result of this proposal.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

As a non-project action, no light or glare that could be a safety hazard or interfere with views would result from this proposal. Future site-specific development proposals would be subject to a separate SEPA and permit reviews, which would include review of light and glare from the development where appropriate.

c. What existing off-site sources of light or glare may affect your proposal?

As a non-project action, no existing sources of light or glare would affect the Comprehensive Plan Update.

d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable—as a non-project action, no measures to reduce or control light and glare are required. Future site-specific development proposals would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control light and glare impacts, if any.

12. Recreation

[Find help answering recreation questions](#)

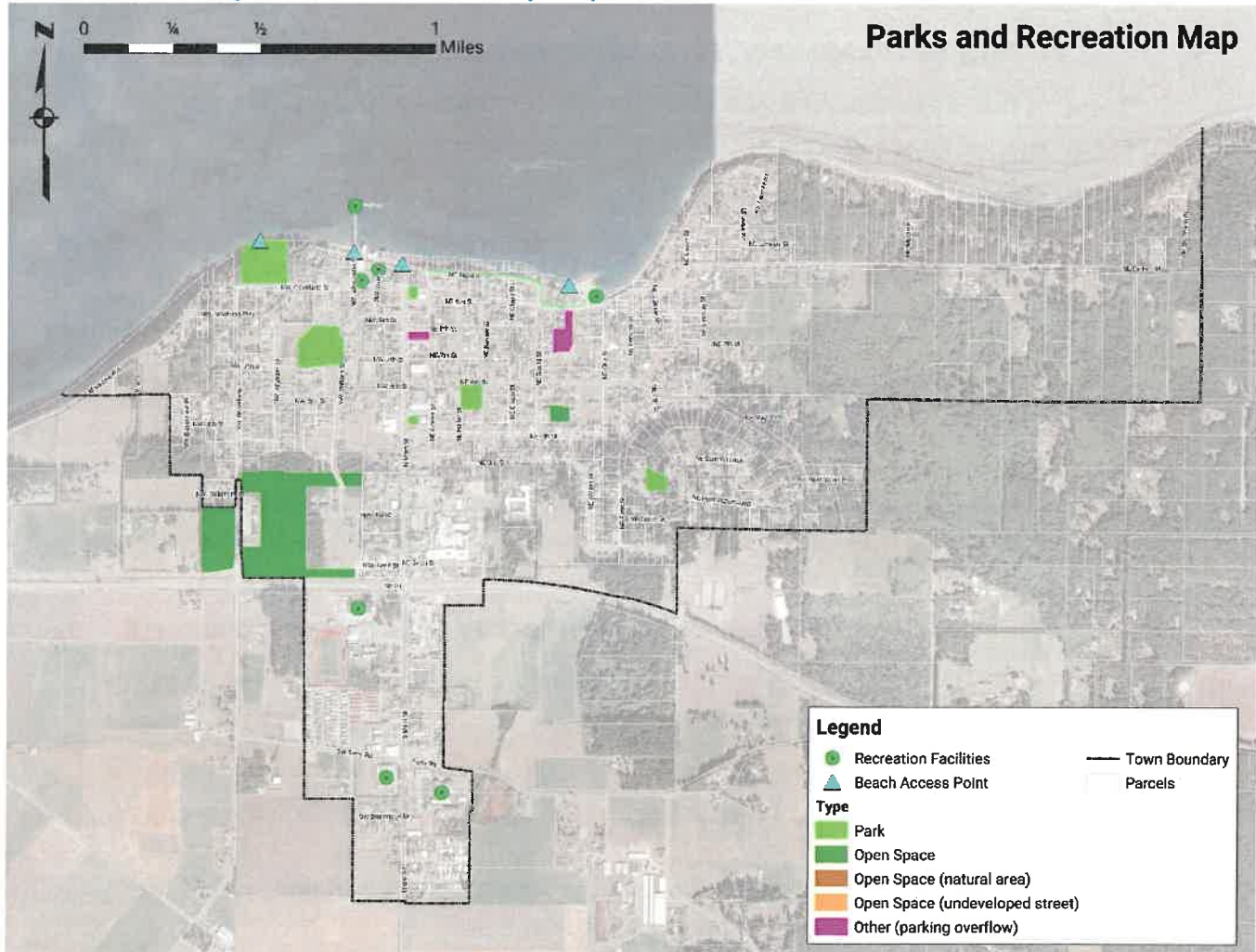
a. What designated and informal recreational opportunities are in the immediate vicinity?

The Capital Facilities Plan Appendix provides a full inventory of existing park and recreation resources in Coupeville. The Town owns and maintains a number of developed and undeveloped active and passive recreational facilities classified as either parks, open space, or trails and walkways ([Exhibit B-11](#))—the Town owns and operates 9 parks totaling approximately 12.2 acres, 22.7 acres of open space, and a growing network of

²³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

approximately 7.7 miles of trails and walkways (including off-street trails and sidewalks). Coupeville residents and visitors are also served by several public recreation facilities owned and operated by other providers such as the Coupeville School District, Port of Coupeville, and Island County.

Exhibit B-11. Existing Parks, Recreation, and Open Space



Note: Open space properties owned by the National Park Service (mapped here as natural areas) are not open to the public. Sources: Town of Coupeville, 2023; BERK, 2023; MAKERS, 2023.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced as a result of this proposal.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed Parks, Recreation, and Open Space Element provides a framework for planning for and meeting recreation demand over the planning period, including a revised level of service standard for parks, trails and walkways, and open space. Proposed goals and policies help ensure a healthy and equitable recreational and open space environment in Coupeville and prioritize development of a more in-depth Parks, Recreation, and Open

Space Plan in the future. The Capital Facilities Plan Appendix inventories existing facilities and details specific projects identified to mitigate impacts of growth.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)²⁴

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Coupeville is one of Washington's oldest towns and is entirely within Ebey's Landing National Historical Reserve. In 1978, Congress designated Ebey's Landing the nation's first National Historical Reserve in order to preserve and protect the historic rural community. With at least 136 contributing and non-contributing historic properties, the community takes great pride in its history and unique context within Ebey's Landing National Historical Reserve. Many buildings remain much as they were over a century ago and at least 32 date back to the Territorial Era of 1850-1875.

Of the 136 listed properties in Coupeville, 106 are classified as contributing and 30 are non-contributing to Ebey's Landing National Historical Reserve. All historic properties in the Ebey's Reserve Inventory are considered to have the same level of protection or categorization as individually listed buildings.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Native American families—including those of the Swinomish, Lower Skagit, Suquamish, and Snohomish Tribes—historically inhabited the area and there may be evidence, artifacts, or areas of cultural importance throughout the town. The Department of Archaeology and Historic Preservation (DAHP) has identified through a predictive model that most of Coupeville has a high or very high risk of containing sensitive archaeological resources (**Exhibit B-12**). Cultural resource surveys are highly advised prior to development and construction.

²⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

Exhibit B-12. Environmental Factors with Archaeological Resources



Source: State Department of Archaeology and Historic Preservation, 2023.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

In the summer of 2006, the Trust Board of Ebey's Landing National Historical Reserve completed an update to an inventory of the historic structures within the reserve (available online at <https://s3.amazonaws.com/cartogaia-ebeyslanding/home/home.html>). The Town utilizes this inventory (available in [CTC 16.13](#) – Appendix 2) to help identify potential register properties and to assist with reviewing demolition permit applications. Future development proposals will be evaluated for impacts to any historic sites and subject to comply with the Comprehensive Plan, City, state, and federal regulations.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

The Comprehensive Plan Update aims to avoid and minimize losses and changes to historic and cultural resources. The preservation and restoration of historic and cultural resources is identified as a priority in the Historic Preservation and Community Design

Element. The Ebey's Reserve Design Guidelines adopted in 2011, along with CTC 16.13 (Ebey's Landing National Historical Reserve Design Review and Community Design Standards), serve as the tools to facilitate the protection of historic resources in the Reserve. Potential impacts due to development will be identified through the project-specific SEPA review process. *(Note: The Design Guidelines are currently being updated and anticipated to be adopted by December, 2025).*

The following state laws also provide protection of archaeological resources:

- Chapter 27.44 RCW provides for the protection of Native American graves and burial grounds, encourages voluntary reporting of said sites when discovered, and mandates a penalty for disturbance or desecration of such sites.
- Chapter 27.53 RCW governs the protection and preservation of archaeological sites and resources and establishes the DAHP as the administering agency for these regulations.
- Section 36.70A.020 RCW includes a goal to identify and encourage “the preservation of lands, sites, and structures that have historical, cultural, and archaeological significance.” This goal must be considered and incorporated into comprehensive plans and the implementing development regulations.
- Chapter 68.60 RCW provides for the protection and preservation of abandoned and historic cemeteries and graves.

14. Transportation

[Find help with answering transportation questions](#)²⁵

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Exhibit B-13 maps the public street system and functional classification of each roadway in Coupeville. The function of streets are defined by the level of mobility and access that each street is expected to serve. The Transportation Element of the Comprehensive Plan also classifies streets in Coupeville according to mode priorities to inform street cross-section designs (**Exhibit B-14**). While every street should provide safe travel for all modes (truck, car, walk, or bike), street corridors vary as described below on which modes are prioritized for higher levels of comfort and accessibility:

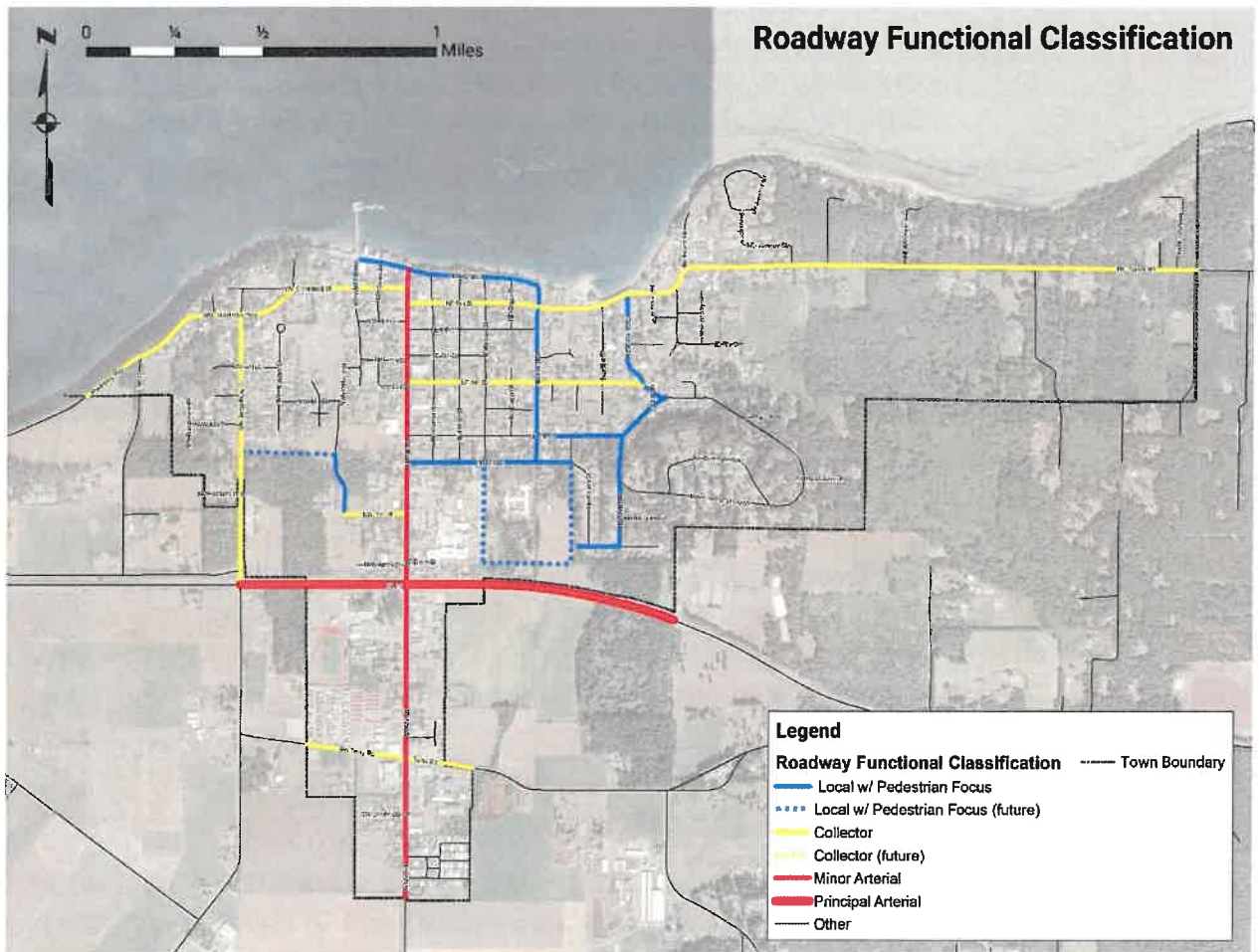
- *Auto/Truck Priority.* SR 20 is the only corridor classified as an Auto/Truck priority. This means street and intersection designs should consider higher volumes and speeds for cars and trucks.
- *Shared Priority.* N Main Street, S Main Street, NW Madrona Way, NE 9th Street, Terry Road, and NE Parker Road are classified as Shared Priority. This means there needs to be a balance of all modes. Vehicle posted speeds are set lower, and a typical street cross-section would include sidewalks and bike facilities.

²⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- **Walk/Bike Priority.** These roadways provide good overall walk/bike connectivity within Coupeville when combined with off-street pathways and Shared Priority roadways. These corridors would also be prioritized over other local streets for cross-section improvements such as sidewalks, curb/gutter, and traffic calming elements.

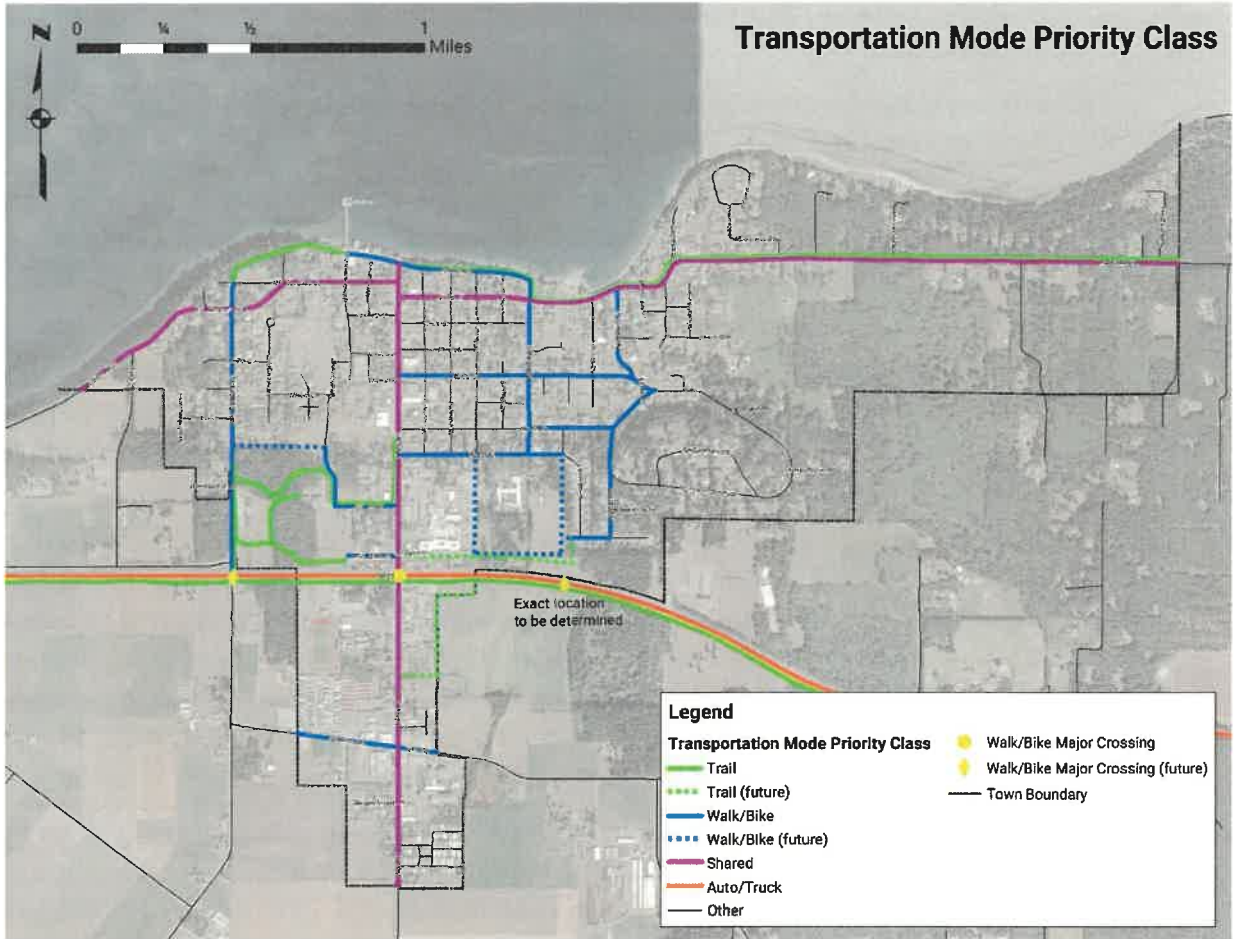
Historically, the Town has been successful in separating pedestrian traffic from vehicular traffic on higher volume corridors. Sidewalks and high-visibility crosswalks near the schools have helped reduce crash risks. In addition, most roadways within the town have lower travel speeds which lowers risks of injury when crashes do occur. SR 20 is the only major higher-speed facility within Coupeville and that increases the severity of crashes. Of particular interest to the Town is the higher frequency of crashes at the intersection of SR 20 and Broadway Street—this location has had numerous crashes and two fatalities in the last 15 years.

Exhibit B-13. Functional Classification Map



Sources: Town of Coupeville, 2023; Transpo, 2023; MAKERS, 2023.

Exhibit B-14. Mode Priority Classification Map



Sources: Town of Coupeville, 2023; Transpo, 2023; MAKERS, 2023.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Coupeville is served by Island Transit which serves all of Island County. Within town, two routes generally traverse between the Coupeville Recreation Hall area and the Coupeville Elementary School along Main Street. This provides opportunities for people to access transit in both the northern and southern sections of the town near Main Street. Route 1 operates between Oak Harbor and Clinton with 60-minute headways during weekdays. Route 6 operates between Oak Harbor and Coupeville Ferry Terminal with 120-minute headways during weekdays. A designated Park and Ride facility co-located with commercial business is also located on Main Street southeast of the Coupeville Elementary School.

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The proposed Transportation Element and adopted Transportation Improvement Program (TIP) include proposed improvements to roads and non-motorized infrastructure.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Water transportation is available from the Coupeville Ferry dock, and the Clinton Ferry Terminal. OLF Coupeville is a Naval Airfield approximately 2 miles outside town limits. Under normal circumstances, air transportation is not accessible to the public at this site.

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

See the Transportation Element and supporting appendix for a traffic forecast evaluation based on existing conditions and the Future Land Use Map. Historical traffic growth was reviewed along SR 20 to gauge annual growth trends that may persist into the long-range future. WSDOT maintains a permanent traffic count location on SR 20 east of the town. Annual traffic volumes at this location have fluctuated depending on economic conditions, but volumes have increased by about 0.3% annually over the past 20 years. That growth trend is higher over the past 10 years at 1.1% annually.

The proposed Future Land Use Map focuses new growth in the center of town along and near Main Street. These growth areas will likely add trips to the major collectors and arterials that connect to Town services and commercial areas as well as connecting roadways to other communities in Island County. It is not anticipated that any new traffic signals would be required due to new growth. Any upgraded traffic controls would be limited to all-way stop control or single-lane roundabouts.

Coupled with the safety concerns mentioned in [B.14.a](#), any further land use growth on the Broadway Street corridor would add more safety risk at the US 20/Broadway Street intersection. Noted as having safety issues and as a high priority location in the 2025 Comprehensive Safety Action Plan prepared by the Island Regional Transportation Planning Organization, this location will need to be evaluated further to address safety and growth impacts. Increased traffic volumes would also further drive the need to better delineate walk and bike facilities on select local streets, collector streets, and arterial roadways. This includes off-street paths, sidewalks, and high-visibility crosswalk locations.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Not applicable to this non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any:**

The Transportation Element provides a framework for planning for and meeting transportation demand over the planning period; implementation of the Transportation

Element at a system level would reduce or control transportation impacts. The adopted six-year Transportation Improvement Program also details specific projects identified to mitigate impacts of growth. In addition, Coupeville’s existing development regulations—including required street improvements in certain zoning districts (CTC 16.24.060) and concurrency standards (CTC 16.06.090)—would mitigate transportation impacts associated with specific development projects.

15. Public services

[Find help answering public service questions²⁶](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Future growth would increase demand for public services as described in the Capital Facilities Plan.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

The Parks, Recreation, and Open Space; Transportation; Capital Facilities; and Utilities elements provide a framework for planning for and meeting public service needs. Implementation of the Capital Facilities Plan Appendix and compliance with Coupeville’s existing development regulations—including concurrency standards ([CTC 16.06.090](#))—would mitigate impacts to public services associated with specific development projects.

16. Utilities

[Find help answering utilities questions²⁷](#)

- a. **Circle utilities currently available at the site:** electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Most of the above-mentioned utilities are available in Coupeville:

- **Electrical** service in Coupeville is provided by Puget Sound Energy (PSE).
- The Town’s Public Works and Utilities Department supplies **water** within town limits (as well as some areas in unincorporated Island County) and supplies **sanitary sewer** to most of the town.
- **Septic systems** are allowed in accordance with the Town’s code and local Health Department requirements.
- **Solid waste, recycling, and composting** services in Coupeville are provided via an Interlocal Agreement between the Town and Island County. The County contracts with Island Disposal to provide waste hauling.
- **Telecommunications** services in Coupeville are available from several providers using a variety of technologies and facilities.

²⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

²⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed Comprehensive Plan Capital Facilities and Utilities elements, supporting appendices, and detailed utility system plans discuss current and future services and needs for Coupeville

C. Signature

[Find help about who should sign](#)²⁸

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Joshua Engelbrecht

Position and agency/organization: Community Planning Director, Town of Coupeville

Date submitted: October 11, 2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁹

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The Comprehensive Plan Update emphasizes land use patterns similar to existing patterns with new growth focused on providing an adequate supply of appropriately zoned land to accommodate Coupeville's housing allocations by income bracket. Future development

²⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁹ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

consistent with the Comprehensive Plan and implementing zoning code is not anticipated to result in any of these increases and could result in the following impacts:

- Fill and grade proposals, new impervious surfaces, or vegetation removal could result in altered surface water flows, increased stormwater flow, localized flooding impacts, and generation of non-point source pollution to local surface waters.
- Increased vehicle trips could increase air emissions or result in additional noise.
- Project construction activities may temporarily produce toxic or hazardous substances, generate noise from the use of standard construction equipment, or result in additional exhaust and fugitive dust (on site or along hauling routes or nearby local streets).
- Some commercial or industrial uses may handle hazardous materials, though the International Fire Code and state and federal laws would continue to apply.
- **Proposed measures to avoid or reduce such increases are:**

The Town's Comprehensive Plan Update provides a policy framework intended to protect water and air quality, address climate change, minimize excessive noise, and prevent pollution such as the release of toxic substances. This proposed policy guidance is consistent with and builds on the direction established in the Town's current Comprehensive Plan and regulations.

Future project level approval will be conditioned in accordance with appropriate Town review and environmental analysis to be determined at the time of application. Mitigation strategies are identified in Coupeville's existing codes and regulations (e.g., the building and construction code in CTC Title 15, stormwater regulations in CTC 13.20, and critical area regulations in CTC 16.34 and CTC 16.45). Other mitigation measures will be identified and applied during the project review based on information provided by the applicants and/or Town-mandated analyses. Federal, state, and Island County regulations and requirements in place at the time of development would also continue to apply (e.g., EPA, Ecology, and Island County air quality requirements). Construction related impacts would be temporary and as mentioned above, all construction activities would be required to comply with adopted mitigation strategies intended to minimize impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Future development allowed by the Comprehensive Plan and development regulations could affect plants and animals in Coupeville through land clearing for construction of housing and infrastructure, stormwater runoff, and human disturbance associated with future growth. Environmental resources subject to risk of direct and indirect impacts include numerous species of plants, animals, and fish (including federal and state designated threatened or endangered species and their habitat).

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

The Comprehensive Plan Update includes a Natural Environment Element with goals and policies that support key environmental features in Coupeville (including natural

habitats). These goals and policies work together with local, state, and federal environmental regulations—such as the Critical Areas Ordinance (CTC 16.34 and CTC 16.45), stormwater regulations (CTC 13.20), and Coupeville’s SMP (CTC 16.30)—to continue to protect plants and wildlife in Coupeville as development occurs. Impacts on plants, animals, fish, and marine life as a result of specific development projects would be further evaluated during individual environmental review. For example, required environmental review could include wildlife or wetlands surveys to evaluate the presence of specific species or critical/priority habitats.

A new Climate Element sets forth goals and policies to respond to impacts of climate change on the natural environment, including proactive measures and adaptation strategies to improve the resilience of the shoreline environment and plant and animal life in Coupeville.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposed Comprehensive Plan Update will not directly deplete energy or natural resources. Demands for energy and natural resources (such as heating, light, and electricity for residential units or commercial uses) will increase along with population growth and associated development irrespective of the proposed updates.

- **Proposed measures to protect or conserve energy and natural resources are:**

Proposed measures to reduce or respond to increased energy demands include application of existing building and energy codes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No direct impacts to environmentally sensitive areas or areas designated, or eligible or under study, for government protection are expected as a result of this non-project action. Population and employment growth would likely increase demand for parks and place additional pressure on environmentally sensitive areas irrespective of the proposed updates. Future development projects may dredge or fill surface waters or wetlands or affect other environmentally sensitive areas or areas designated for government protection. Historic and cultural sites would remain protected by federal, state, and local regulations and policies. There are no long-term commercially significant farmlands or forest lands within town limits.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

The Comprehensive Plan Update includes a Natural Environment Element with goals and policies that support key environmental features in Coupeville (including sensitive areas or areas designated or eligible for governmental protection). These goals and policies work together with local, state, and federal environmental regulations—such as the Critical Areas Ordinance (CTC 16.34 and CTC 16.45), stormwater regulations (CTC 13.20), and Coupeville’s SMP (CTC 16.30)—to continue to protect environmentally sensitive areas in Coupeville as development occurs.

The Parks, Recreation, and Open Space Element also includes goals and policies to help ensure a healthy and equitable recreational and open space environment in Coupeville and prioritizes development of a more in-depth Parks, Recreation, and Open Space Plan in the future. Specific impacts to sensitive or protected areas will be evaluated during the environmental review of individual projects and, if necessary, mitigation measures to avoid or minimize potential effects will be developed.

The Comprehensive Plan Update also aims to avoid and minimize losses and changes to historic and cultural resources. Preservation and restoration of historic and cultural resources is identified as a priority in the Historic Preservation and Community Design Element. Existing tools in place to protect historic resources include the Ebey's Reserve Design Guidelines adopted in 2011, CTC 16.13 (Ebey's Landing National Historical Reserve Design Review and Community Design Standards), and consultation requirements with DAHP and the appropriate tribes regarding historic and cultural resources. Impacts on historic or cultural sites will be evaluated during the environmental review of individual projects and, if necessary, mitigation measures to avoid or minimize potential impacts will be developed. Any alterations to existing historic or cultural sites would also require evaluation and mitigation.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The Town of Coupeville currently contains numerous zoning and future land use designations, ranging from rural residential to commercial areas with some mixed-use allowed, as well as two shoreline designations. The proposal has been reviewed for consistency with the GMA and the Island County Countywide Planning Policies.

The draft proposed Future Land Use Map designates residential, commercial, civic, parks and open space, and mobile home parks. No changes to shoreline designations are currently proposed. Goals and policies are intended to be consistent with designated land uses.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Comprehensive Plan Update is designed to be consistent with the GMA. The Land Use Element includes goals and policies intended to ensure new development is compatible with existing land uses and an analysis of future land use needs and projected growth demands to guide future land development. It also includes guidance to use the Future Land Use Map to ensure that Town's functional plans support the land use patterns outlined in the Comprehensive Plan. Existing regulations also ensure future development is compatible with existing and projected land uses and plans via zoning standards and design review (e.g., appropriate locations for various land uses as well as height, bulk, setback, and landscaping requirements). Individual development projects will be subject to local, state, and federal regulations and must be consistent with the Town's

Comprehensive Plan (including the Land Use Element goals and policies), the adopted SMP (CTC 16.30), and the GMA.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

As a non-project action, the proposal would not directly impact demand on transportation or public services or utilities. However, the Comprehensive Plan Update would guide the type, location, and intensity of development within the town and demand for transportation, public services, and utilities is likely to increase as new development and growth occur.

- **Proposed measures to reduce or respond to such demand(s) are:**

The proposed Capital Facilities; Transportation; Parks, Recreation, and Open Space; and Utilities elements provide a framework for planning for and meeting demands on transportation, public services, and utilities over the planning period:

- The Capital Facilities Element details adopted level of service standards and calls for providing adequate capital facilities and public services necessary to support existing development and new growth (Goal CF-1). Goal CF-3 calls for ensuring that capital facilities are financially feasible and managed well and Goal CF-4 calls for planning, designing, and siting capital facilities in an equitable manner. Policies under this element recognize the need for collaboration with non-Town providers in order to plan for and ensure continued provision of quality services (such as fire). Applicable plans, as amended and listed in the element, are adopted by reference.
- The Capital Facilities Plan Appendix inventories existing facilities and details specific projects identified to mitigate impacts of growth.
- The Transportation Element details adopted level of service standards, incorporates local, regional, and national transportation policies, and focuses on interjurisdictional collaboration to support infrastructure connectivity for local and regional users. Key concepts include supporting sustainable and multi-modal programs, projects, and services that address economic, social, and environmental needs in the context of transportation planning. Implementation of the Transportation Element at a system level would reduce or control transportation impacts. The adopted six-year Transportation Improvement Program also details specific projects identified to mitigate impacts of growth.
- The Parks, Recreation, and Open Space Element guides the expansion and maintenance of Coupeville's park system and helps ensure a healthy recreational and open space environment, including parks, trails and walkways, and open space. Proposed goals and policies help ensure a healthy and equitable recreational and open space environment in Coupeville and prioritize development of a more in-depth Parks, Recreation, and Open Space Plan in the future.

- The Utilities Element supports the provision of quality utility services that are reliable, efficient, and financially and environmentally sustainable. Policies under this element recognize the need for collaboration with non-Town utility providers in order to plan for and ensure continued provision of quality utility services. Applicable plans detailing current and future services and needs for the Town-managed utilities (water, stormwater, and sanitary sewer), as amended and listed in the element, are adopted by reference.

Implementation of the Capital Facilities; Transportation; Parks, Recreation, and Open Space; and Utilities elements, the Capital Facilities Plan Appendix and compliance with Coupeville’s existing development regulations—including required street improvements in certain zoning districts (CTC 16.24.060) and concurrency standards (CTC 16.06.090)—would mitigate impacts on transportation, public services, and utilities associated with specific development projects.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

In general, the Comprehensive Plan Update seeks to protect the environment and so would not conflict with any local, state, or federal laws for the protection of the environment. The Comprehensive Plan Update and development regulations have been prepared in accordance with the provisions of the GMA and Island County Planning Policies to ensure coordinated planning.

