



**COUPEVILLE PLANNING COMMISSION**  
**Island County Annex Building - Commissioners Hearing Room**  
**(1 NE 6<sup>th</sup> Street, Coupeville)**  
**December 2, 2025**  
**6:00 pm**

**CALL TO ORDER**

**LAND ACKNOWLEDGEMENT**

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

**CHANGES AND APPROVAL OF AGENDA**

**APPROVAL OF MINUTES:**

- November 4, 2025

**PUBLIC INPUT**

**PUBLIC HEARING**

- None

**DISCUSSION**

- Comprehensive Plan - Periodic Update
  - Commerce Comments
  - Timeline
- MOA
- Street-Level Residential
- Portable Sign Code

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

You may also join the meeting from your computer, tablet, or smartphone.

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**2025 Planning Commission Schedule (Tentative / Subject to change):**

Date (1 <sup>st</sup> Tuesday)	Topic	Date (3 <sup>rd</sup> Tuesday)	Topic
July 1	Street Level Residential / Vacation Rental Comp Plan Draft Overview	July 15	<b>Ebey's Reserve Code #1</b> <b>Development Regulations #1</b> <b>Sign Code Update</b> <b>Shoreline Master Program Update</b>
August 5	<b>Comp Plan Topic:</b> Workforce Housing	August 19	<b>Comp Plan Topic:</b> Transportation <b>Development Regulations #2</b>
September 2	<b>Comp Plan Topic:</b> Parks + Rec Housing within the MOA Other Topics? <b>SMP: Short term Rental</b>	September 16	<b>Countywide Planning Policies</b> Population revision <b>Comp Plan Topic:</b> Housing within the MOA <b>STR Code project</b> Planning Commission discussion and potential action:
<b>October 1: Comprehensive Plan Open House – 6:00pm @ Coupeville Rec Hall</b>			
October 7	Cancelled	October 21	<b>Development Regulations #3</b> <b>Sign Code</b> <b>SMP: Barrier Removal</b>
November 4	<b>Timeline Update</b>		
December 2	<b>Periodic Update</b> Timeline Update Commerce Comments <b>Updates</b> MOA Street Level Residential A-Frame Sign Code Update		
January 6, 2026			
February 3, 2026			