



TOWN COUNCIL MEETING
Island County Hearing Room
January 13, 2026
6:00 pm

CALL TO ORDER

PLEDGE OF ALLEGIANCE

CHANGES AND APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Regular Council Meeting of December 9, 2025

MAYOR'S REPORT

AUDIENCE INPUT – See NOTE

PRESENTATION – Donna Keeler and Lisa Walsh – Park & Rec Work to Date

NEW BUSINESS

1. Appointment to Island Transit Board of Directors
2. Appointment to Island County Tourism Committee
3. Appointment to Island County Law and Justice Council
4. Council review of monthly financials
5. Utility Advisory Committee
6. Approval of December 2025 payroll and AP transactions

STAFF REPORTS

COUNCIL REPORTS

DISCUSSION – Community Planning Director, Josh Pitts

- Comp Plan and related code updates, timeline for approval
- Comp Plan Zoning Changes

AUDIENCE INPUT – See NOTE

ADJOURNMENT

NOTE: As a reminder: This is time set aside for members of the public to speak to the Council about subjects of concern or interest, or items not already set aside for a public hearing. Input requiring more lengthy comment is best submitted in writing.

To join the meeting from your computer, tablet or smartphone.
<https://www.gotomeet.me/TownOfCoupeville/coupeville-town-council-meeting>

To access the Town Council meeting remotely, by phone dial 571-317-3122 and use access code 707-347-805.

**TOWN OF COUPEVILLE
REGULAR COUNCIL MEETING
December 9, 2025
6:00pm**

CALL TO ORDER

At 6:00pm, Mayor Hughes called the meeting to order and led the Council in reciting the Pledge of Allegiance.

PRESENT

Mayor Molly Hughes, Councilmembers Jenny Bright, Rick Walti, Pat Powell, Michael Moore, and Jackie Henderson

STAFF PRESENT

Deputy Clerk Chris Jolly, Community Planning Director Josh Pitts, and Public Works Director Joe Grogan

APPROVAL OF AGENDA

The agenda of the December 9, 2025 Regular Council Meeting was approved as submitted.

APPROVAL OF MINUTES

The minutes of the November 25, 2025 Regular Council Meeting were approved as submitted.

MAYOR'S REPORT

- Mayor Hughes reported that the Christmas Parade and Tree Lighting went very well. It was one of the biggest parades in a long time, with 32 entries. Mayor Hughes thanked the Public Works employees who decorated the park and participated in the parade, as well as the Chamber Board for organizing the event.
- Mayor Hughes and Community Planning Director Pitts interviewed candidates for the open Planning Commission seats. Mayor Hughes also reported that Josh Pitts is doing a great job picking up where Joshua Engelbrecht left off.
- Mayor Hughes reported that there is still an open seat on the Ebey's Trust Board that the Town is trying to fill and asked that anyone who is interested reach out to her office.
- Mayor Hughes reported on the scheduled ferry disruptions in January and February on the Clinton-Mukilteo line.
- Mayor Hughes gave a special thank you to Councilmembers Powell and Moore, who's terms end at the end of 2025. They have served 12 and 7 years respectively, and their service to the Town is very appreciated.

AUDIENCE INPUT

- Lynn Hyde addressed the Council to thank Councilmember Powell for her many years of service to the Town.

- Gretchen Luxenberg address the Council to thank Councilmember Powell for her time on the Council.

NEW BUSINESS

New Councilmember Oaths of Office

Action: Incoming Councilmember Kristo Allred took his Oath of Office.

Action: Incoming Councilmember Evan Henrich took his Oath of Office.

Planning Commission Appointments

Action: A motion was made by Councilmember Moore, seconded by Councilmember Powell, to appoint Ricard Reyes to the Coupeville Planning Commission for the term ending March 31, 2027. The motion passed unanimously.

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Bright, to appoint Brandon Roos to the Coupeville Planning Commission for the term ending March 31, 2028. The motion passed unanimously.

Appoint Mayor Pro Tem

Action: A motion was made by Councilmember Henderson, seconded by Councilmember Powell, to appoint Jenny Bright Mayor Pro Tem for the term of January 1, 2026 to June 30, 2026. The motion passed unanimously.

Facet Scope of Work

Action: A motion was made by Councilmember Walti, seconded by Councilmember Moore, to approve Work Order 25-02 with Facet to design and engineer the 6th Street Project in the amount not to exceed \$148,444. The motion passed unanimously.

Hearing Examiner Contract Extension

Action: A motion was made by Councilmember Bright, seconded by Councilmember Henderson, to approve Amendment 1 with Toyer Strategic Advisors, extending their Professional Services Agreement to December 31, 2026.

Department of Ecology Nutrient Reduction Grant

Action: A motion was made by Councilmember Moore, seconded by Councilmember Bright, to ratify the approval of the amended agreement with the Department of Ecology, increasing the total grant to \$558,894 and extending the expiration date to June 30, 2026. The motion passed unanimously.

November A/P and Payroll

Action: A motion was made by Councilmember Walti, seconded by Councilmember Henderson, to approve November 2025 Payroll EFT Transactions for a total of \$144,743.94, and November 2025 A/P Transactions and EFT payments #11455 - #11492 for a total of \$104,221.82. The motion passed unanimously.

COUNCIL REPORTS

Councilmember Bright

Councilmember Bright reported that the Island Transit Board has adopted their 2026 Operating Budget.

ADJOURNMENT

At 6:50pm, Mayor Hughes adjourned the meeting.

Respectfully submitted,

MAYOR

Deputy Clerk Chris Jolly

Molly Hughes

DRAFT

TOWN OF COUPEVILLE

From the Desk of Mayor Molly Hughes

MEMORANDUM

January 9, 2026

TO: Town Council

RE: 2026 Board and Committee Appointments

It's that time of year to appoint or reappoint Council Members to boards or committees we have been invited to be a part of, on behalf of the town. Some require an elected official to serve; others are areas we want Council input. I gave the three Council Members who have served their Boards well, the option to say if they would like to continue, but the Council has to make the final appointments.

Island Transit Board – Council Member Jenny Bright has served on this Board for at least two years, probably longer. She worked tirelessly during changes in administration and some HR issues. She was elected Chair by her peers in 2025 and they have asked her to chair again in 2026. I recommend her reappointment.

Motion: I move to appoint Council Member _____ to serve on the Island Transit Board for 2026.

Island County Tourism Committee – Council Member Jackie Henderson has represented us on this committee for several years. She has served as Chair and worked long hours as this committee was hiring a new Director and cleaning up some procedural issues. Some big changes are going to be made to this Committee and as one of the most experienced members, she would like to stay on another year to see them through. Members of the committee have also asked her about serving as Chair in 2026. I recommend her reappointment.

Motion: I move to appoint Council Member _____ to serve on the Island County Tourism Committee for 2026.

Island County Law and Justice Council – Council Member Moore had served on this Council and they did not have regular meetings. Even though they did not meet often, Mike found the meetings interesting. This from Jose Briones, Chief Jail Administrator: *Last year our team decided to move to a quarterly meeting. This year the meetings will be scheduled on the fourth Wednesday of January, April, July, and October. The Island County Law & Justice Council meets to discuss topics relating to our Law & Justice Stakeholders. This meeting highlights trending issues that the group helps identify solutions for. Some of our meetings highlight the work being done within the county and sometimes we discuss data-related issues. The group is steered by RCW 72.09.300.*

Because the County Seat, the Island County Jail and Courthouse are all located in our town limits, I think it is important to have a representative on this Council.

Motion: I move to appoint Council Member _____ to serve on the Island County Law and Justice Council for 2026.

Monthly Financials – Coupeville has always had a Council Member go over the monthly AP and Payroll as an extra level of review. Council Member Rick Walti has been doing this for the Council for years. He said he wouldn't mind if someone else would like to take it on. Clerk Treasurer Corine Jackson would work with the new reviewer to get them up to speed.

Motion: I move to appoint Council Member _____ to serve as the Councils representative in the review of town AP and Payroll for 2026.

Utility Advisory Committee (UAC) – Council Member Walti has served as the Council representative to this committee for many years and would like to continue in this roll. He makes detailed reports to the Council about the meetings. I recommend his reappointment.

Motion: I move to appoint council Member _____ to serve as the Councils representative on the Utility Advisory Committee for 2026

Thank you all for your service on these Boards and Committees. It is important that Coupeville's interests are represented.



TOWN OF COUPEVILLE
Coupeville, Washington
PAYROLL & A/P VOUCHER APPROVAL
for
Council Meeting of January 13, 2026

December 2025 Payroll Transactions & EFT payments as attached; for a total of \$150,317.61;

December 2025 A/P Transactions and Checks: #11493 - #11544, & EFT payments as attached;
for a total of \$358,172.08;

STATE OF WASHINGTON)

) §

COUNTY OF ISLAND)

We, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claim is a just, due and unpaid obligation against the Town of Coupeville and that we are authorized to authenticate and certify to said claim.

Clerk-Treasurer

Mayor

Council Member

Approved by Council

Approved by Council with the following exceptions/instructions:

RECOMMENDATION:

A motion to approve December 2025 Payroll EFT Transactions, as attached; for a total of \$150,317.61 and December 2025 A/P Transactions & EFT payments #11493-#11544 as attached; for a total of \$358,172.08;

CHECK REGISTER

Town of Coupeville

Time: 15:23:54 Date: 01/09/2026

12/01/2025 To: 12/31/2025

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3442	12/04/2025	Payroll	1	EFT	EFTPS	17,302.40	941 Deposit for Pay Cycle(s) 12/05/2025 - 12/05/2025
3443	12/04/2025	Payroll	1	EFT	Dept of Retirement Systems	7,032.17	Pay Cycle(s) 11/20/2025 To 12/05/2025 - DC
3444	12/04/2025	Payroll	1	EFT	Dept of Retirement Systems	139.27	Pay Cycle(s) 11/20/2025 To 12/05/2025 - Roth DC
3445	12/04/2025	Payroll	1	EFT	Dept of Retirement Systems	600.00	Pay Cycle(s) 11/20/2025 To 12/05/2025 - Roth DC - No Match
3446	12/04/2025	Payroll	1	EFT	Dept of Retirement Systems	9,270.28	Pay Cycle(s) 11/20/2025 To 12/05/2025 - PERS2
3447	12/04/2025	Payroll	1	EFT	Dept of Retirement Systems	3,131.21	Pay Cycle(s) 11/20/2025 To 12/05/2025 - PERS3
3421	12/05/2025	Payroll	1	EFT		1,795.36	December 5th, 2025
3422	12/05/2025	Payroll	1	EFT		1,357.64	December 5th, 2025
3423	12/05/2025	Payroll	1	EFT		7,006.94	December 5th, 2025
3424	12/05/2025	Payroll	1	EFT		1,650.64	December 5th, 2025
3425	12/05/2025	Payroll	1	EFT		4,452.29	December 5th, 2025
3426	12/05/2025	Payroll	1	EFT		2,192.53	December 5th, 2025
3427	12/05/2025	Payroll	1	EFT		3,046.68	December 5th, 2025
3428	12/05/2025	Payroll	1	EFT		1,665.39	December 5th, 2025
3429	12/05/2025	Payroll	1	EFT		3,666.66	December 5th, 2025
3430	12/05/2025	Payroll	1	EFT		3,048.93	December 5th, 2025
3431	12/05/2025	Payroll	1	EFT		1,939.38	December 5th, 2025
3432	12/05/2025	Payroll	1	EFT		2,208.51	December 5th, 2025
3433	12/05/2025	Payroll	1	EFT		1,592.90	December 5th, 2025
3434	12/05/2025	Payroll	1	EFT		1,428.01	December 5th, 2025
3435	12/05/2025	Payroll	1	EFT		3,571.51	December 5th, 2025
3436	12/05/2025	Payroll	1	EFT		1,778.10	December 5th, 2025
3437	12/05/2025	Payroll	1	EFT		1,154.95	December 5th, 2025
3438	12/05/2025	Payroll	1	EFT		569.09	December 5th, 2025
3546	12/05/2025	Payroll	1	EFT	Vimly Benefit Solutions Inc. c/o AWC Emp	16,377.76	Pay Cycle(s) 12/05/2025 To 12/05/2025 - Medical - AWC 250; Pay Cycle(s) 12/05/2025 To 12/05/2025 - Medical - Kaiser 500; Pay Cycle(s) 12/05/2025 To 12/05/2025 - Dental; Pay Cycle(s) 12/05/2025 To 12/0
3575	12/17/2025	Payroll	1	EFT	EFTPS	13,139.65	941 Deposit for Pay Cycle(s) 12/20/2025 - 12/20/2025
3556	12/20/2025	Payroll	1	EFT		1,721.24	December 20, 2025
3557	12/20/2025	Payroll	1	EFT		1,624.60	December 20, 2025
3558	12/20/2025	Payroll	1	EFT		1,876.86	December 20, 2025
3559	12/20/2025	Payroll	1	EFT		4,664.43	December 20, 2025
3560	12/20/2025	Payroll	1	EFT		2,249.27	December 20, 2025
3561	12/20/2025	Payroll	1	EFT		3,109.53	December 20, 2025
3562	12/20/2025	Payroll	1	EFT		2,018.48	December 20, 2025
3563	12/20/2025	Payroll	1	EFT		3,402.14	December 20, 2025
3564	12/20/2025	Payroll	1	EFT		2,978.18	December 20, 2025
3565	12/20/2025	Payroll	1	EFT		2,770.31	December 20, 2025
3566	12/20/2025	Payroll	1	EFT		2,101.46	December 20, 2025
3567	12/20/2025	Payroll	1	EFT		1,552.11	December 20, 2025
3568	12/20/2025	Payroll	1	EFT		1,578.67	December 20, 2025
3569	12/20/2025	Payroll	1	EFT		2,115.53	December 20, 2025
3570	12/20/2025	Payroll	1	EFT		2,163.32	December 20, 2025
3571	12/20/2025	Payroll	1	EFT		2,047.37	December 20, 2025
3572	12/20/2025	Payroll	1	EFT		635.12	December 20, 2025
3597	12/23/2025	Payroll	1	EFT	Dept of Retirement Systems	590.74	Pay Cycle(s) 12/20/2025 To 12/20/2025 - Roth DC - No Match; Pay Cycle(s) 12/20/2025 To 12/20/2025 - Roth DC

CHECK REGISTER

Town of Coupeville

Time: 15:23:54 Date: 01/09/2026

12/01/2025 To: 12/31/2025

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
		001	General Fund			75,511.86	
		101	Street Fund			7,119.31	
		410	Water Utility			34,185.82	
		420	Utilities Sewer			24,567.12	
		430	Storm Water Utility			8,933.50	
						<u>150,317.61</u>	
						150,317.61	Payroll: 150,317.61

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Town of Coupeville

Time: 15:23:26 Date: 01/09/2026

12/01/2025 To: 12/31/2025

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3439	12/03/2025	Claims	1	EFT	WA State Dept Of Revenue	1,400.76	11.2025 Excise Tax
3440	12/03/2025	Claims	1	EFT	WA State Dept Of Revenue	21,576.91	10.2025 Excise Tax
3441	12/03/2025	Claims	1	EFT	WA State Dept Of Revenue	14,531.97	08.2025 Amended Excise Tax
3478	12/09/2025	Claims	1	EFT	Navia Benefit Solutions	394.26	12.09.2025 FSA- Stiltner
3498	12/15/2025	Claims	1	EFT	Comcast (CA)		EFT payment rejected by vendor. Reprocessed as check.
3499	12/15/2025	Claims	1	EFT	Comcast (CA)		EFT payment rejected by vendor. Reprocessed as check.
3500	12/15/2025	Claims	1	EFT	Comcast Business (PA)		EFT payment rejected by vendor. Reprocessed as check.
3501	12/15/2025	Claims	1	EFT	Comcast Business (PA)		EFT payment rejected by vendor. Reprocessed as check.
3502	12/15/2025	Claims	1	EFT	Comcast Business (PA)		EFT payment rejected by vendor. Reprocessed as check.
3503	12/15/2025	Claims	1	EFT	VISA	97.89	Inv. 9178 November 2025
3504	12/15/2025	Claims	1	EFT	VISA	475.00	Inv. 3595 November 2025
3505	12/15/2025	Claims	1	EFT	VISA	4,586.33	Inv. 8212 November 2025
3506	12/15/2025	Claims	1	EFT	VISA	1,366.08	Inv. 8035 November 2025
3573	12/16/2025	Claims	1	EFT	Navia Benefit Solutions	50.00	12.17.2025 FSA Disbursement-Stiltner
3574	12/16/2025	Claims	1	EFT	Navia Benefit Solutions	292.86	12.16.2025 FSA Disbursement-Wagner
3598	12/23/2025	Claims	1	EFT	Navia Benefit Solutions	131.29	12.23.2025 FSA Disbursement-Stiltner
3655	12/31/2025	Claims	1	EFT	Puget Sound Energy	26,139.94	Inv. 12.31.2025 Acct# 300000650022
3507	12/15/2025	Claims	1	11493	All Island Lock/key	35.15	Inv. 101616 Shop Keys
3508	12/15/2025	Claims	1	11494	Databar Inc.	1,089.07	Inv. 273344 Statements November
3509	12/15/2025	Claims	1	11495	Facet	851.25	Inv. 0068633 Parks and Rec Committee Assistance
3510	12/15/2025	Claims	1	11496	GreatAmerica Financial Services	299.32	Inv. 40753057 Konica
3511	12/15/2025	Claims	1	11497	Island County Public Works	5,512.91	Inv. 25-270 Yearly Paint Striping for Streets
3512	12/15/2025	Claims	1	11498	Island County Solid Waste	4,682.50	Inv. 11494 Biosolids Disposal-Credit for overpayment; Inv. 11546 Biosolids Disposal; Inv. 11601 Biosolids Disposal; Inv. 11662 Biosolids Disposal; Inv. 11711 Biosolids and Solid Waste Disposal
3513	12/15/2025	Claims	1	11499	Mailliard's Landing Nursery Inc	228.35	Inv. 391810 Mulch
3514	12/15/2025	Claims	1	11500	Vodean Miller	115.94	REIMB 12.2025- Halloween Lights for Trick or Treaters.
3515	12/15/2025	Claims	1	11501	Navia Benefit Solutions	100.00	Inv. 11046902 Monthly Minimum
3516	12/15/2025	Claims	1	11502	Oak Harbor Ace Hardware	417.93	Inv. 373426 Shop Supplies; Inv. 373430 Toilet Repair Items; Inv. 373371 Small tools and supplies; Inv. 373421 Toilet Repair Supplies; Inv. 373316 Shop Supplies and Vehicle Repair Supplies; Inv. 373617
3517	12/15/2025	Claims	1	11503	Prairie Center	93.16	Inv. 2000341200 Water for Sewer; Inv. 3001371130 Navy Task3
3518	12/15/2025	Claims	1	11504	Quality Controls Corp.	172,839.68	Inv. 3014-2 PSNGP Telemetry Upgrade; Inv. 3014-3 PSNGP Telemetry Upgrade
3519	12/15/2025	Claims	1	11505	SGS North America Inc	7,830.00	Inv. 52130220656 PFAS Navy Task3
3520	12/15/2025	Claims	1	11506	Sound Publishing Inc	134.60	Inv. 8183821 November Legal Notice

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Town of Coupeville

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3521	12/15/2025	Claims	1	11507	Stericycle, Inc.	397.00	Inv. 8012718349 Shreding Old Archive Files
3522	12/15/2025	Claims	1	11508	Surety Pest Control	78.34	Inv. 276590766 Pest Control Well 108
3523	12/15/2025	Claims	1	11509	Utilities Underground Location Center	40.50	Inv. 5110737 Excavation Notices November
3524	12/15/2025	Claims	1	11510	Vac-Tank Western Services	2,832.78	Inv. 2609 Biosolids Disposal
3525	12/15/2025	Claims	1	11511	Verizon	189.80	Inv. 6129669337 Navy Task 1
3526	12/15/2025	Claims	1	11512	Jimmy R Wadlington	294.27	Inv. REIMB 12.2025 Clothing
3527	12/15/2025	Claims	1	11513	ZiPLY Fiber	208.26	Inv. 120115-5 12.2025
3656	12/31/2025	Claims	1	11514	Cesco Solutions	1,081.52	Inv. 1732573 Water Testing supplies
3657	12/31/2025	Claims	1	11515	Comcast (CA)	257.43	Inv. 12.2025 Acct # 0168328
3658	12/31/2025	Claims	1	11516	Comcast (CA)	1,123.36	Inv. 11.2025 Parent Acct. 8498300990009140
3659	12/31/2025	Claims	1	11517	Comcast Business (PA)	568.78	Inv. 257957689 Acct# 963239633
3660	12/31/2025	Claims	1	11518	Comcast Business (PA)	188.40	Inv. 001003056684 Acct# 708843108
3661	12/31/2025	Claims	1	11519	Comcast Business (PA)	665.77	Inv. 001003056683 Acct#708843107
3662	12/31/2025	Claims	1	11520	Databar Inc.	1,035.56	Inv. 273319 Town Hall News Letter
3663	12/31/2025	Claims	1	11521	Eurofins Environment Testing NW	1,490.40	Inv. 1100003437 PSNGP; Inv. 1500004660 Compliance Testing; Inv. 1100003647 Lead and copper testing
3664	12/31/2025	Claims	1	11522	Facet	2,764.90	Inv. 0068865 PW On Call Consulting; Inv. 0068862 Navy 3 PFAS Testing; Inv. 0068858 New Well
3665	12/31/2025	Claims	1	11523	Builders Alliance Frontier Building Supply	357.95	Inv. 1387982 Roofing Supplies PW; Inv. 1391718 Treated Lumber and shims
3666	12/31/2025	Claims	1	11524	Greenbank Concrete & Aggregates	2,278.13	Inv. 46549 Washed Sand and Aggregate; Inv. 46524 Sand and aggregate
3667	12/31/2025	Claims	1	11525	Joseph Michael Grogan	68.65	REIMB 12.2025 Roller seats for X-mass Lights/shop
3668	12/31/2025	Claims	1	11526	ICOM 911	12,936.00	Inv. 1QTR26-04 Interlocal Agreement
3669	12/31/2025	Claims	1	11527	Island County Auditor	2,594.90	Inv. B0038572 Voter Registration 2025
3670	12/31/2025	Claims	1	11528	Island County Auditor	1,156.09	Inv. B0038574 Nov 4, 2025 General Election
3671	12/31/2025	Claims	1	11529	Island County ER&R Fund	838.06	Inv. 25-275 Fuel November
3672	12/31/2025	Claims	1	11530	Lynn, Jesse	141.86	REIMB 12.2025 Clothing
3673	12/31/2025	Claims	1	11531	NCL Of Wisconsin, Inc.	751.06	Inv. 529366 Water Testing Supplies; Inv. 529493 Sewer Testing Supplies
3674	12/31/2025	Claims	1	11532	O'Reilly Auto Parts	202.04	Inv. 2532-127273 supplies; Inv. 2532-127272 Supplies; Inv. 2532-127460 Vactor V55
3675	12/31/2025	Claims	1	11533	Oak Harbor Ace Hardware	80.13	Inv. 373799 Supplies Generator; Inv. 373719 New Well Supplies
3676	12/31/2025	Claims	1	11534	Teresa Pierzchala	120.00	Inv. 11.2025 Town Newsletter
3677	12/31/2025	Claims	1	11535	Quality Controls Corp.	48,960.00	Inv. 3014-1 PSNGP
3678	12/31/2025	Claims	1	11536	Secur-Serv	3,453.31	Inv. 80138694 Activation and Onboarding

CHECK REGISTER

Town of Coupeville

Time: 15:23:26 Date: 01/09/2026

12/01/2025 To: 12/31/2025

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Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
3679	12/31/2025	Claims	1	11537	Sunbelt Rentals, Inc	151.44	Inv. 177783565-0001 Floor Buffer Rental
3680	12/31/2025	Claims	1	11538	Surety Pest Control	78.34	Inv. 277966891 Pest Control Well 108
3681	12/31/2025	Claims	1	11539	Thompson, Guildner & Associates Inc. P.S	1,906.14	Inv. 4546 Legal Services
3682	12/31/2025	Claims	1	11540	Town Of Coupeville	2,127.90	Pay Cycle(s) 11/20/2025 To 12/05/2025 - FSA Contributions; Pay Cycle(s) 10/05/2025 To 10/05/2025 - FSA Contributions; Pay Cycle(s) 11/05/2025 To 11/05/2025 - FSA Contributions; Pay Cycle(s) 09/05/2025
3683	12/31/2025	Claims	1	11541	Tuff Cleaning	800.00	Inv. November 2025 Cleaning Services
3684	12/31/2025	Claims	1	11542	USA Blue Book	449.02	Inv 00906729 Maintenance Kit for Incubator
3685	12/31/2025	Claims	1	11543	Lisa Walsh		Voided / Non-reimbursable expense
3686	12/31/2025	Claims	1	11544	Zipty Fiber	230.84	Inv. 12.31.25 Acct#022608-5 Lift Station; Inv. 12.2025 100113-5
						38,127.75	
						10,069.70	
						56,053.79	
						249,787.40	
						3,265.03	
						868.41	
						358,172.08	Claims: 358,172.08



DEPARTMENT REPORT – FINANCE & ADMINISTRATION

DATE: January 2026
TO: Mayor Hughes and Town Council
FROM: Clerk Treasurer Corine Jackson
RE: December 2025

2025 Finance Department Year in Review:

- Completed four audits covering both fiscal years 2022 and 2023.
- Adoption of the 2026 Town of Coupeville Annual Operating Budget
- Development & maintenance of draft personnel and other policies

Deputy Clerk - Chris

- Archive Room maintenance
 - Processed 19 boxes of retained records for destruction/shredding
 - Emptied 7 file cabinets of records
- Developed 2 large Requests for Proposals (RFP)
- Development of 6-8 small policies and 2 large policies – still in draft
- Managed new hire process for 4 new employees
- Processed 33 public document requests
- Oversaw 4 WCIA insurance claims

Accounts Payable / Payroll - Brandy

- Completed several training opportunities with SAO, DRS, Dept of Revenue, GFOA, WFOA, MRSC, and AWC
- Open Enrollment Benefit Fair and training
- Significantly decreased outstanding Accounts Receivable (Fire Inspections) covering two years of overdue billing
- Assist with DRS audit

Utility Billing – Kayden

- Regained \$5,500 in missed utility revenue
- Digitized water meter work orders dating back to 1970
- Revised 7 forms and created property sale form requiring contact information to be listed
- Self-taught Metron software and integrated into billing process
- Revitalized social media page and grew followers by 27%
- Created budget billing and deferred payment programs
- Shutoffs have stayed at 3 or fewer for 8 billing periods, with an overall 90% decrease from 2023 - 2024
- Successfully integrated SmartGov with Springbrook and troubleshooted online payments issue after a year of it being dormant



STAFF REPORT

Date: January 7, 2026

To: Mayor Hughes and Town Council

From: Marshal Miller

Re: Month of December 2026

Town Calls For Service

In December, calls for service totaled 93, led by 13 Traffic Complaints, 11 Public Assistance complaints, and 11 Commercial/Residential Alarms. The increase in Alarm calls is primarily attributed to new software installed at one of the WHMC buildings that took some time to work out the bugs. There were no other significant changes.

See Something, Say Something

As everyone is aware by now, 3 Bronze statues were stolen from the Downtown area on the night of December 18th. We have identified a suspect vehicle, and we are actively looking for, an older model white Honda Accord with rusty hubcaps or wheels. We also have a vague description of a male, approximately 5' 5" tall, wearing a white top, dark jeans, and a beanie type hat, who we believe was involved. We have this information because someone in the downtown area that night saw some suspicious activity and reported it. This type of observation is best reported to either **911** or the ICOM non-emergency line; **360-679-9567**, depending on the observer's assessment of urgency or criticality. Calling the Coupeville Marshal's Office and leaving a message does not guarantee a timely response to time critical issues or incidents.

Holiday Season

The Christmas Parade, Greening of Coupeville, and other holiday related events all went off without a hitch, or at least any complaints to the Marshal's Office. We should be sure to thank whoever it was that ordered up such great weather for those events! I know there were a lot of volunteers involved in making each event happen and they really did the lion's share of the work as we closed roads and placed bollards, so a big thanks to all involved.

School is Back in Session

The long winter break is over and while I didn't observe any crazy change in traffic over the break, this is a good time to remind everyone that school is back in session and it's still dark outside when the High School and Middle Schools children are heading back to class. The number 1 reason people tell me they were speeding, is still, "I didn't know the speed limit". Coupeville is well posted with Speed Limit signs, which tells me these people are not paying attention to their location, speed, and probably the pedestrian traffic around them.



ISLAND COMMUNICATIONS CALLS FOR SERVICE

2024

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
911 Hang Up	4	4	3	8	9	8	8	11	10	10	11	7	93
Alarm Comm / Resid		3	2	4	5	4	13	5	2	3	1	11	53
Animal Complaint	5	3	3		7	11	12	9	2	3	4	6	65
Assault	3	1	1		1		1	1	2		1		11
Assist Agency	2	1	2		4	1	3	1		3		2	19
Assist Public	12	9	12	14	21	5	12	15	14	12	11	11	148
Burglary Comm / Resid								1	1				2
Civil / Verbal Dispute	1		1	2	1	2	4	1	8	3	3	3	29
Court Order Viol	1	1			1	1		2				1	7
Death Investigation	2			1	1	1	1	1		1			8
Disorderly Conduct	1	2	6	3	8	11	10	7	6	14	13	1	82
Domestic Violence	1		1			1		1	1		2		7
Fire / Medical Call	3			3	2		1		1			2	12
Fraud / Forgery	1	1		2	5	3	2	3	2	7	3	1	30
Harassment	2	1	1	2		2	2	1	2				13
Juvenile Complaints	3	4	1	3	1	2	3	1			2		20
Malicious Mischief	1		1		2		3	1	2	4	1		15
Marine Incident					2		2					1	5
Mental	1	7		2	4	4	4	3		4	2	2	33
Missing Person		1	1							1		1	4
MVA -Vehicle Accident	4	2		2	3	1	11	5	6	7	6	3	50
Noise												1	1
Nuisance				1		1	3		1		1		7
Property	4	3	3	2	3	1		1	1		1	2	21
Prowler	1										1		2
Sex Crime	3		3	1		1	3	1	2	4	3	1	22
Suicide Threat	5	2	2		2	1	1	5				3	21
Suspicious Activity	4	4	2	3	2	4	2	3	6	5	4	4	43
Theft	2	1		2	1	1	1	1	1	1	1	4	16
Threats	1		1	1	1	2		1	6		1		14
Traffic Complaint	9	6	14	10	6	12	13	10	13	15	12	13	133
Trespassing	6		4		2	1	3	4	5	7	4	5	41
Unsecure Premise					1					1	1		3
Vehicle Prowl						1							1
Vehicle Theft/TMVWOP		1				2	1				1	2	7
Vice - Alcohol					1	1	1					1	4
VUSCA - Drugs		1		1	1	2		1	1	1	1		9
Wanted Person	1	1	1			2		1	1		2	1	10
Weapons Violation	5		3	1		3	1		1	1	1		16
Welfare Check	9	8	3	3	3	8	7	4	8	5	5	3	66
Misc / Other Calls		2	3			2	3	4	2	1		1	18
Total Town calls	97	69	74	71	100	102	131	105	107	113	99	93	1161
CPD in Town	65	38	47	41	58	62	60	64	68	60	59	52	674
ICSO in Town	32	31	27	30	42	40	71	41	39	53	40	41	487
CPD in County	40	32	10	20	23	28	23	17	18	9	13	13	246
Traffic Stops	34	45	66	27	28	44	46	21	58	34	21	32	456

Coupeville Marshall's Office

2025

Responses to **Whidbey Health** Compared to **Town Responses**

	January	February	March	April	May	June	July	August	September	October	November	December
911 Hang Up	2	1		2	2	3	3	4		4	2	2
Alarm Commercial						1	3					
Animal		1			1	3	3	3				
Assault Phys		1			1	0			1		1	0
Assist Agency	1				2	2	1	1		2	1	1
Assist Public	4	3	2	7	9	12	4	5	7	4	7	4
Civil						1	8	10	2	8	1	6
Disorderly Conduct			4	2	1	1	7	4	3	13	12	1
Domestic Violence			1	0								
Harassment	1					1	2					
Information						0	1					
Juvenile Complaint	1					1		1				
Malicious Mischief							3		1			
Mental Non Criminal					1		1	2				
Missing Person			1	0								
Sex Offense												
Suicidal	1						1	1			2	1
Suspicious							0	4				
Theft												
Threats												
Traffic complaint								2	2			
Trespass	3		3		2	1	1	1	4	5	2	2
Verbal Dispute												
Vice Liquor/Drugs										1	0	1
Wanted Person								1			1	1
Weapons										1		
Welfare Check		1			1		3		2			
TOTALS	13	7	12	11	23	8	23	35	21	26	24	14
	21	18	15	14	46	8	33	35	21	12	9	28

TOWN OF COUPEVILLE

MEMORANDUM

COMMUNITY PLANNING AND BUILDING DEPARTMENT REPORT

DATE: January 13, 2026
TO: Mayor Molly Hughes & Members of Town Council
FROM: Josh Pitts, Community Planning Director
RE: December Department Review

COMMUNITY PLANNING

This memo provides a summary of Community Planning activities completed in December and an overview of key work items anticipated in January. The department continues to advance the Comprehensive Plan update, develop and integrate state housing regulatory mandates, and support shoreline-related permitting.

DECEMBER & JANUARY ACTIVITIES

Parks & Recreation Planning

Staff are working with the Washington State Recreation and Conservation Office (RCO) to establish planning eligibility with RCO to apply for and receive recreation grants.

Planning Commission

The Planning Commission seats are full, and at the Planning Commission's January 6th meeting, we welcomed Ricardo Reyes and Brandon Roos.

Shoreline Variance – 12 NW Main Street

Staff are working with the property owners on Shoreline Variance SVAR-25-001, which would allow the legally non-conforming historic over-water structure to be elevated twenty (20) to thirty (30) inches, depending on final building/engineering plans, to address sea-level rise impacts. The current height of the structure is twenty-nine (29) feet at street level. The owners also propose modifications and an extension to the west-side deck.

The Hearing Examiner has requested additional information regarding CTC 16.30.710. A virtual public hearing with the Hearing Examiner to address the request is scheduled for January 15, 2026, at 09:00 a.m.

Per CTC 2.52.090, the Hearing Examiner is vested with the duty and authority to hold public hearings and render decisions on certain matters, including shoreline variance and substantial development permits.

Comprehensive Plan – Housing Element Revisions

Staff has prepared a timeline to address and integrate Commerce's comments on the Housing Element. Staff will begin developing, discussing, and incorporating required state development regulations into the Town's municipal code.

Staff has met with the Stuurmans Family regarding the MOA and the number of dwelling unit credits they would like the Town to consider increasing. Staff expects to present their findings to the Town Council as a discussion item at the January 27th Town Council meeting.

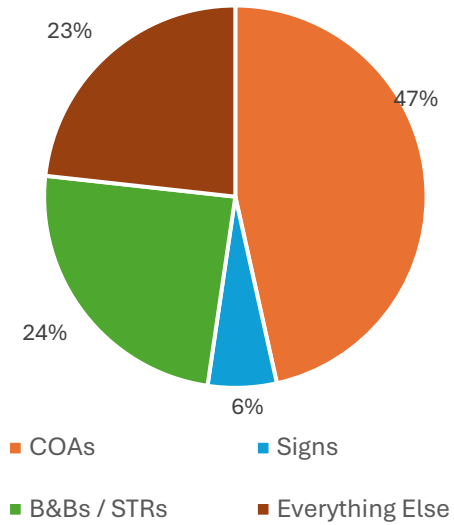
PERMITS

Design Review Land Use

In 2025, eighty-six (86) planning permits were issued.

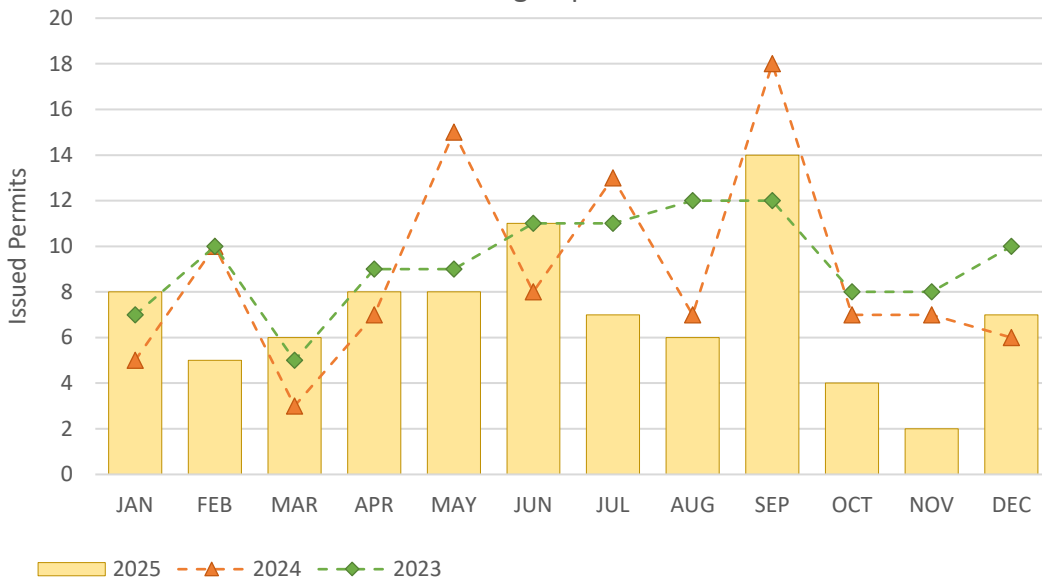
- 40 COAs
- 5 Shoreline Exemptions
- 13 Sign
- 1 Variance
- 3 Home Occupation
- 1 Short Plat
- 8 B&B
- 13 STR
- 1 Pre-App
- 1 BLA

2025 Permit Distribution



Overall, in 2025, the Town issued twenty (20) fewer planning permits than in 2024 (106).

Issued Planning Department Permits



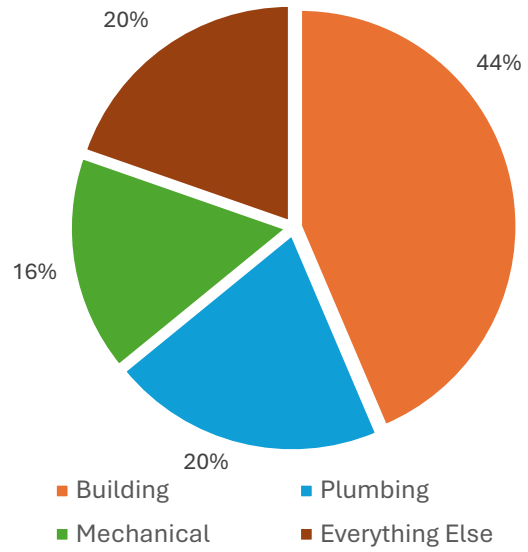
Building

In 2025, one hundred and seventeen (117) building permits were issued.

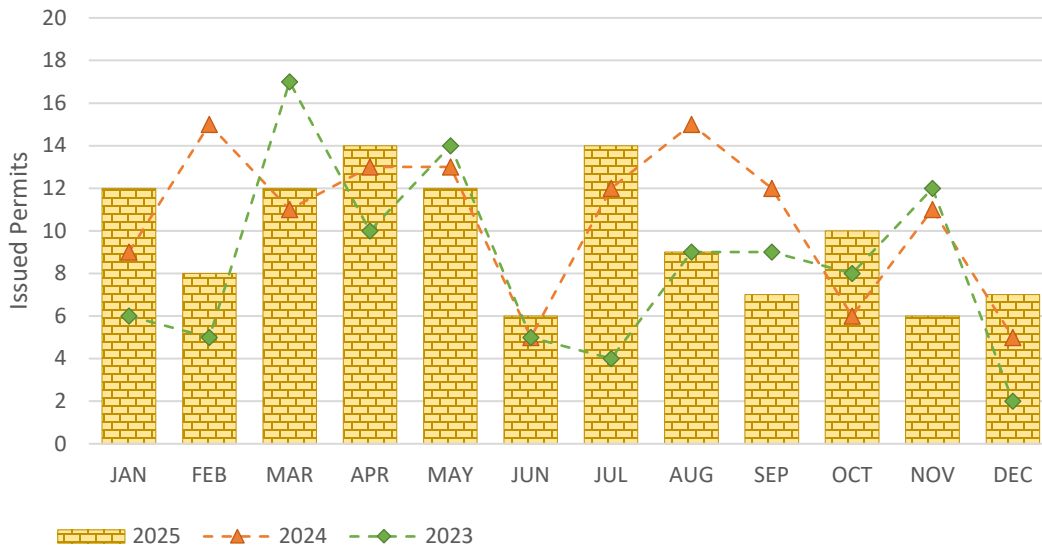
- 51 Building Permits
- 24 Plumbing Permits
- 19 Mechanical Permits
- 17 Fire Permits
- 6 Occupancy Permits

Overall, in 2025, the Town issued ten (10) fewer building permits than in 2024 (127).

2025 Permit Distribution



Issued Building Department Permits



TOWN OF COUPEVILLE

MEMORANDUM

COMMUNITY PLANNING DIRECTOR STAFF REPORT

DATE: January 13, 2026
TO: Mayor Molly Hughes & Members of Town Council
FROM: Josh Pitts, Community Planning Director
RE: Project Timeline

INTRODUCTION

This memorandum is intended to provide the Town Council with an overview of the Town's current planning work program, with particular emphasis on the Comprehensive Plan update and related code amendments. While staff were initially optimistic about completing the Comprehensive Plan on an accelerated timeline, it has become clear that additional time is necessary to ensure the work is thorough, well-researched, and responsive to Department of Commerce comments and community needs.

Staff's objective is to present the Town Council, the Planning Commission, and the public with high-quality analysis and clear policy choices that support informed decision-making. Rushing the Comprehensive Plan update simply to meet an earlier target date would not serve the long-term interests of the Town. As a result, staff have developed a revised, phased timeline for completing the Comprehensive Plan and associated code updates.

PROJECT TIMELINE

Several components of the Comprehensive Plan update require significant coordination and technical analysis. For example, AMI housing allocation numbers require collaboration with Facet, the Town's contracted consultant. Scheduling meetings, reviewing draft materials, and resolving policy questions requires more time than originally anticipated.

In addition to the Comprehensive Plan, staff responsibilities include managing an active shoreline variance application, conducting meetings with community stakeholders such as Island County and Island Roots, processing permits and Certificates of Appropriateness, preparing reports for the Historic Preservation Commission, advancing other code updates, and responding to calls and emails.

Based on these overlapping responsibilities, staff has developed a phased timeline identifying when each portion of the Comprehensive Plan and related code amendments will be prepared and brought forward to the Town Council and Planning Commission for discussion, recommendation, and approval. This approach allows for deliberate review and meaningful engagement at each step of the process.

LIST OF PROJECTS AND TIMELINE

The following projects are either directly related to, or running concurrently with, the Comprehensive Plan update:

Comprehensive Plan - Target recommendation: June 9, 2026

- Memorandum of Agreement: January 27, 2026
- Housing allocations and permanent housing needs by income level
 - Upzones – Target discussion: January 13, 2026
 - Ratify HAPT #s – Target Approval: February 24, 2026
 - Area Median Income (AMI) housing allocation numbers – Target discussion: March 10, 2026
 - Analysis of barriers to affordable housing, including identification of subsidies, incentives, and funding gaps – Target discussion: March 10, 2026
- Zoning updates:
 - Permanent supportive housing and transitional housing – Target discussion: April 14, 2026
 - Emergency housing and shelters – Target discussion: April 28, 2026
- Code creation:
 - Permanent Supportive Housing, CTC 16.10 – Target discussion: April 14, 2026
 - Temporary Homeless Encampments, CTC 16.10 – Target discussion: May 12, 2026
 - Affordable Housing Density Bonus for Religious Organizations, CTC 16.08.070 – Target discussion: May 26, 2026

Other Code Updates

- Fire Inspection Code - Target recommendation: February 10, 2026
- Sign Code - Target recommendation: March 24, 2026

Town Council	Target Date
• Upzones	January 13 th
• MOA	January 27 th
• Fire Inspection Code	February 10 th
• Ratify HAPT #s	February 24 th
• AMI Housing Allocations Numbers • Affordable Housing Subsidies, Incentives, & Funding Gaps	March 10 th
• Sign Code	March 24 th
• PSH & Transitional Housing • PSH Code	April 14 th
• Emergency Housing & Shelters	April 28 th
• Temporary Homeless Encampments – Religious Organizations	May 12 th
• Affordable Housing Density Bonus – Religious Organizations	May 26 th
• Comprehensive Plan Approval	June 9 nd

CONCLUSION

Staff believes that extending the Comprehensive Plan timeline is both prudent and necessary to ensure compliance with state requirements, meaningful consideration of Department of Commerce comments, and thoughtful engagement with the Town Council, Planning Commission, and the community. The revised work program and timeline reflect staff's commitment to producing a Comprehensive Plan and supporting code amendments that are defensible, implementable, and aligned with the Town's long-term goals.

Staff looks forward to continued collaboration with the Town Council as these projects advance and will provide regular updates as materials are ready for review and discussion.

TOWN OF COUPEVILLE

MEMORANDUM

COMMUNITY PLANNING DIRECTOR STAFF REPORT

DATE: January 13, 2026
TO: Mayor Molly Hughes & Members of Town Council
FROM: Josh Pitts, Community Planning Director
RE: Zoning Changes

INTRODUCTION

This memorandum provides an overview of proposed updates to the Town of Coupeville’s Future Land Use Map and Zoning Map. It is intended to clarify how zoning functions within the Town’s planning framework, explain the relationship between the Future Land Use Map and the Zoning Map, and outline the rationale for the proposed zoning changes. These changes are being advanced as part of the Town’s ongoing Comprehensive Plan update and are aimed at better aligning zoning regulations with adopted policies, particularly those related to housing needs and capacity.

ZONING OVERVIEW

Zoning is a fundamental land use tool used by municipalities to guide growth and development. Through zoning, land is divided into distinct districts, each with a defined set of regulations governing permitted uses, development intensity, lot sizes, building form, and scale. Some zones are use-based, allowing specific land uses such as residential or commercial activities, while others focus more on development form, density, and physical characteristics of buildings regardless of use. Zoning regulations also distinguish between outright permitted uses and conditional uses that require additional review.

In Coupeville, zoning establishes the regulatory framework that determines how land may be developed today, while also implementing the community’s long-term vision for growth. The Town currently has nine zoning districts, three overlay or planning areas, and two shoreline environment designations that collectively shape land use outcomes.

Zoning Districts

- Rural Reserve
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Historic Commercial Center
- Town Commercial
- General Commercial
- Civic
- Parks and Open Space

Overlays and Planning Areas

- Memorandum of Agreement
- Manufactured Home Park Overlay
- Urban Growth Area

Shoreline Environments

- Historic Urban
- Urban Conservancy

FUTURE LAND USE MAP VS. ZONING MAP

The Future Land Use Map is created in conjunction with the Comprehensive Plan and functions as a policy document. It illustrates the general pattern, type, and intensity of development the community anticipates over the long term. Rather than regulating development directly, the Future Land Use Map provides guidance and establishes a framework for future zoning decisions. It is intentionally broad and conceptual, allowing flexibility while still reflecting community values and adopted goals.

In contrast, the Zoning Map is adopted as part of the municipal code and serves as a regulatory document. It establishes the specific zoning designation for each parcel and determines exactly how land may be developed at present. The Zoning Map implements the vision expressed in the Future Land Use Map by applying detailed development standards and use regulations. In this way, the two maps work together: the Future Land Use Map sets the policy direction, and the Zoning Map provides the enforceable rules that carry out that direction.

ZONING CHANGES

Staff will be presenting the Planning Commission with a series of maps for reference, including the 2023 Coupeville Current Zoning Map, the 2023 Coupeville Future Land Use Map, the proposed 2026 Coupeville Current Zoning Map, and the proposed 2026 Coupeville Future Land Use Map (see maps 1–4). These maps illustrate how the proposed zoning changes align with updated land use policies.

As the Commission is aware, communities nationwide are experiencing a housing crisis, and Coupeville is no exception. Under the Growth Management Act, the Town is required to plan for and address its projected housing needs through the Comprehensive Plan. Permanent housing needs are analyzed by income category, expressed as a percentage of Area Median Income (AMI) (see figure 1). Coupeville's most significant housing capacity shortfall occurs in the 0–80 percent AMI category, with a projected deficit of 121 units (see figure 2).

Currently, more than two-thirds of the Town's residential properties are single-family units, and much of Coupeville is zoned low-density or medium-density residential. This development pattern limits the Town's ability to produce housing affordable to lower- and moderate-income households. To meaningfully address the identified housing deficit in the 80 percent and below AMI range, additional capacity must be created through strategic upzoning.

	Permanent Housing Needs by Income Level (% of Area Median Income)							Total
	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
	Non-PSH	PSH *						
Est. Housing Supply (2020)	73	0	191	162	77	118	396	1,017
Additional Units Needed (2020-2045)	40	34	71	61	29	27	89	351

(Figure 1. Sources: Department of Commerce Housing for All Planning Tool (HAPT), December 2022; Island County Countywide Planning Policies, adopted March 26, 2024; Coupeville Land Capacity Analysis (Facet), 2024.)

Income Level (% AMI)	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity	Capacity Surplus (Deficit)
0-30% PSH	34	Low-Rise Multifamily, Mid-Rise Multifamily, ADUs	194	4 + 69 ADU = 73	(121)
0-30% Non-PSH	40				
31-50%	71				
51-80%	61 – 10 multifamily – 2 ADU = 49				
81-100%	29	Moderate Density	56	27	(29)
101-120%	27				
>120%	89 – 5 = 84	Low Density	84	201	117
Total	351		351	310	(41)

(Figure 2. Sources: Facet, 2024.)

Staff is proposing to upzone three large parcels from Low Density Residential to Medium Density Residential, as well as rezone one Medium Density Residential parcel and one Low Density Residential parcel to High Density Residential. These parcels are located in areas that are walkable to essential services, including commercial uses and transit, making them appropriate locations for higher-density residential development. Concentrating density in these areas supports efficient land use, reduces reliance on automobiles, and aligns with broader planning and sustainability goals.

While increased residential density is being proposed in targeted locations, staff does not recommend high-density residential zoning along Parker Street. Given that most commercial services and amenities are concentrated along Main Street, higher-density residential development along Parker would be less consistent with walkability, access to services, and overall land use efficiency.

The Town is currently working with its consultant, Facet, to evaluate how the proposed zoning changes will affect projected housing capacity. While final modeling is still underway, staff are confident that these changes will result in a meaningful increase in housing opportunities for households at or below 80 percent AMI.

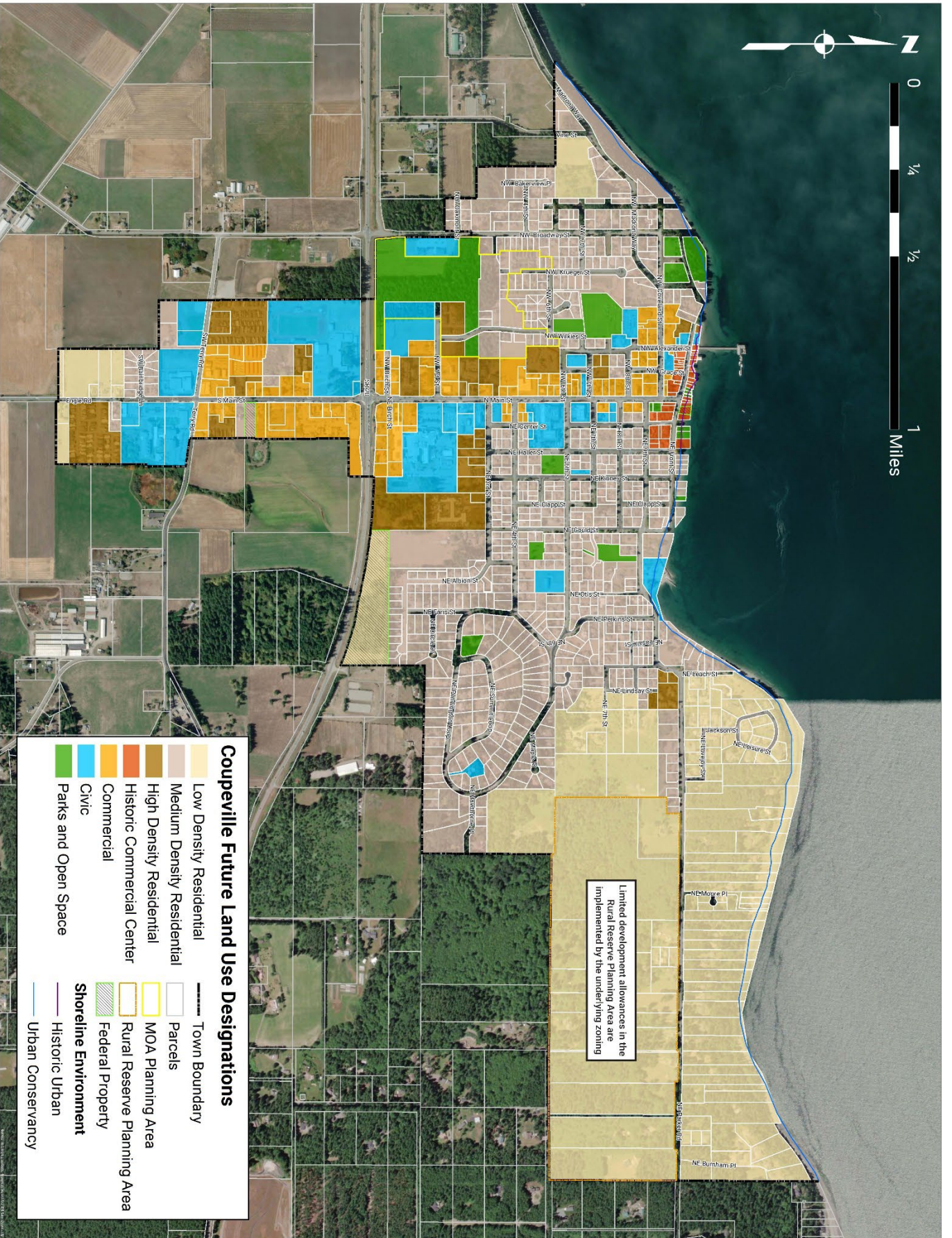
Finally, it is also important to note that Coupeville's role as the Island County seat and the location of WhidbeyHealth significantly affects land availability. A substantial portion of land within Town limits is owned and used by these public and institutional entities, limiting its ability to contribute to residential housing supply. Ensuring that these properties are appropriately zoned is necessary to clearly document why certain parcels cannot reasonably support residential development.

CONCLUSION
















The proposed zoning changes are intended to better align Coupeville's Zoning Map with its Future Land Use Map and Comprehensive Plan policies, particularly those addressing housing needs across income levels. By strategically increasing residential density in walkable, service-rich areas, the Town can make progress toward addressing its housing capacity shortfall while respecting existing development patterns and institutional land constraints. Staff looks forward to discussing these proposals with the Planning Commission and receiving guidance as the Comprehensive Plan update moves forward.

Attachments

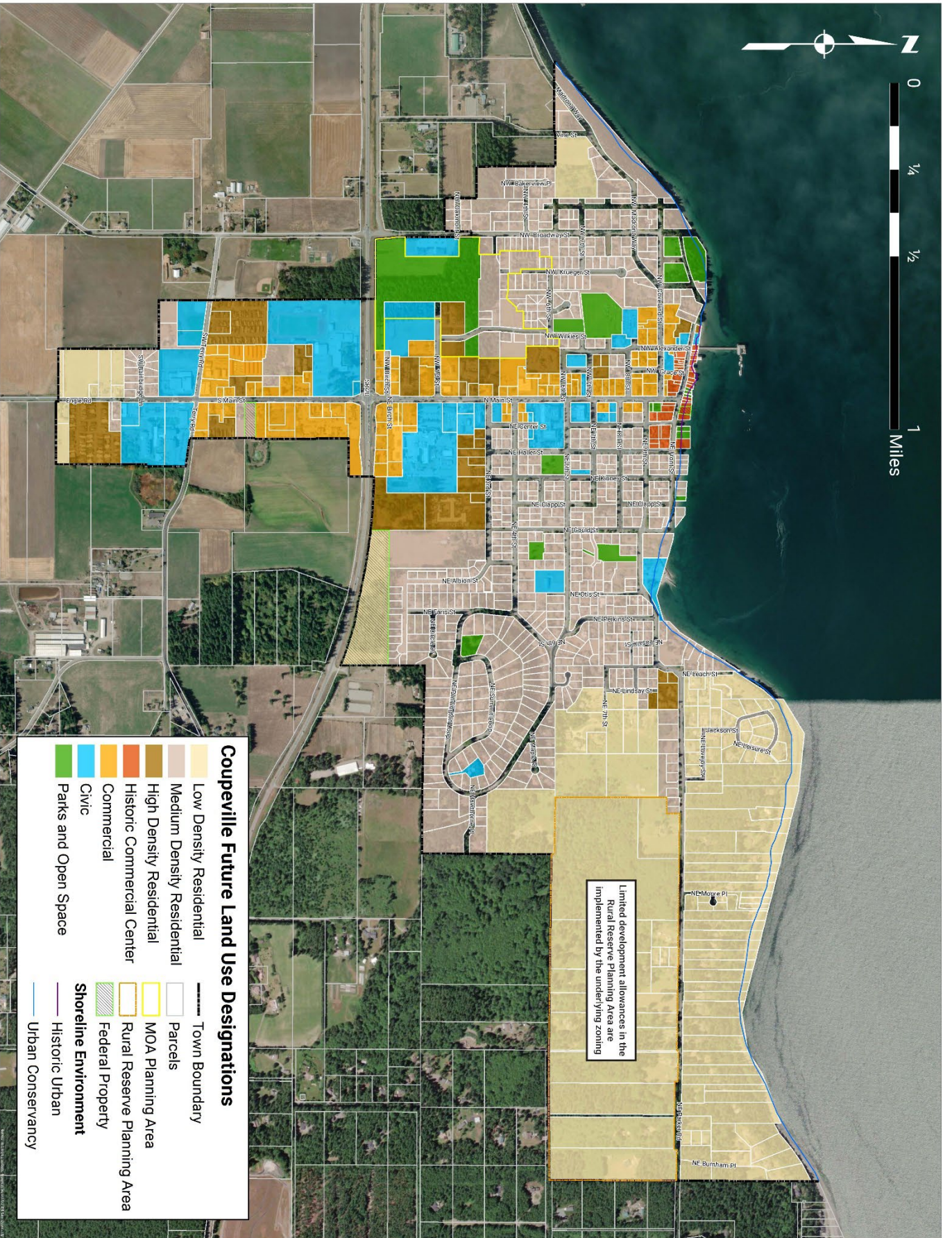
1. 2023 Coupeville Current Zoning Map
2. 2023 Coupeville Future Land Use Map
3. Working 2026 Coupeville Current Zoning Map
4. Working 2026 Coupeville Future Land Use Map


















Coupeville Future Land Use Designations

	Low Density Residential		Town Boundary
	Medium Density Residential		Parcels
	High Density Residential		MOA Planning Area
	Historic Commercial Center		Rural Reserve Planning Area
	Commercial		Federal Property
	Civic		Shoreline Environment
	Parks and Open Space		Historic Urban
			Urban Conservancy

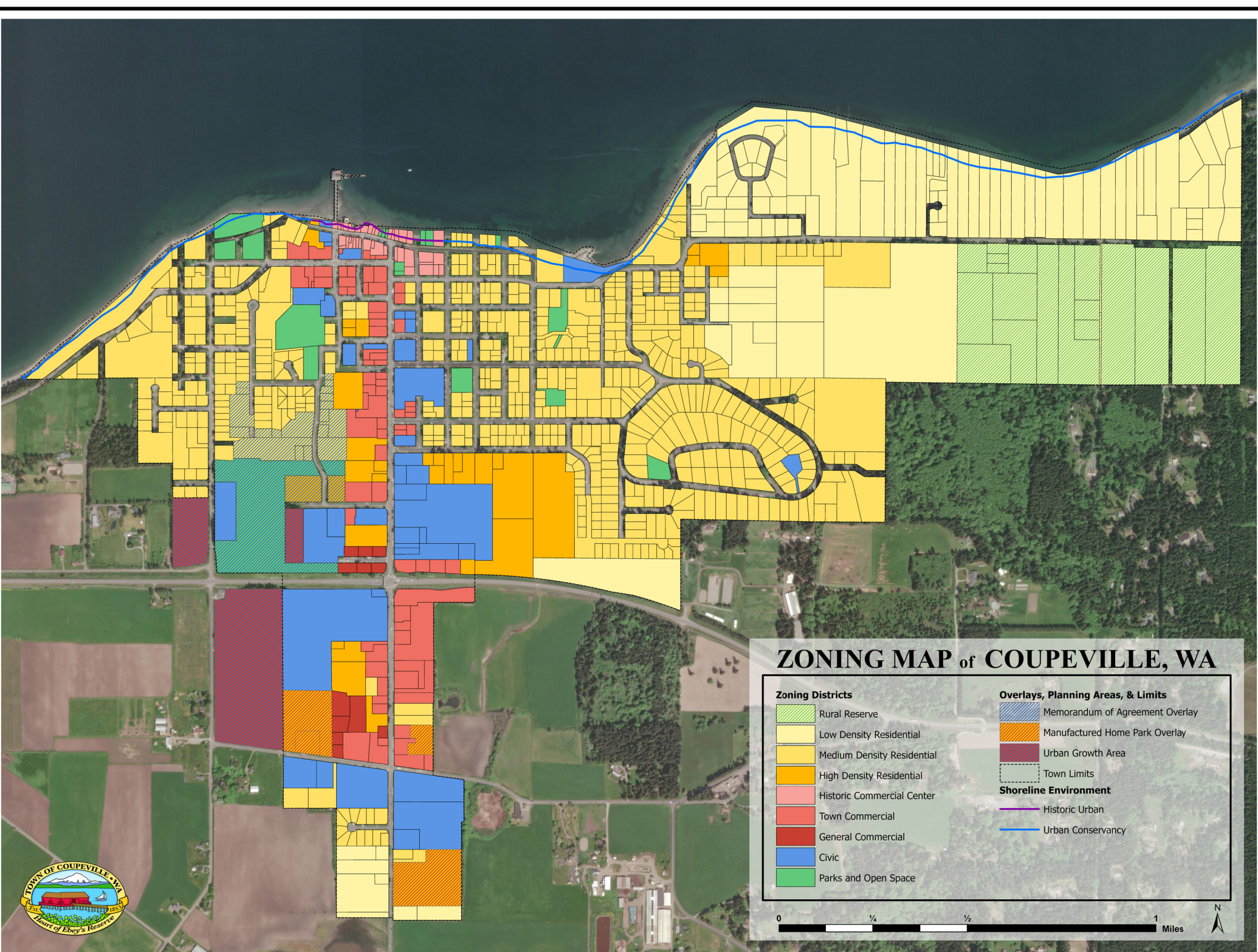
Limited development allowances in the Rural Reserve Planning Area are implemented by the underlying zoning


















Coupeville Future Land Use Designations

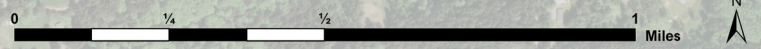
	Low Density Residential		Town Boundary
	Medium Density Residential		Parcels
	High Density Residential		MOA Planning Area
	Historic Commercial Center		Rural Reserve Planning Area
	Commercial		Federal Property
	Civic		Shoreline Environment
	Parks and Open Space		Historic Urban
			Urban Conservancy

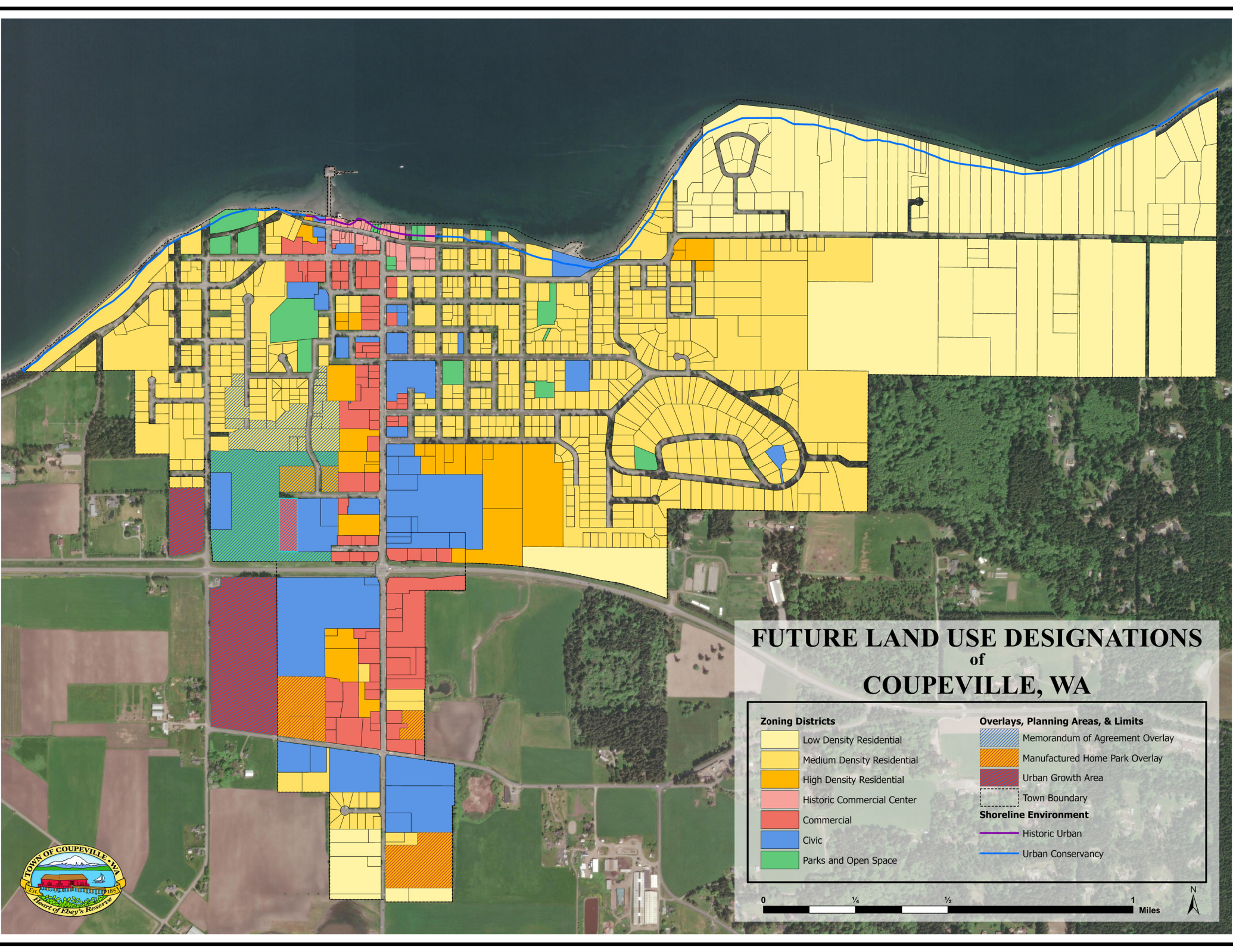
Limited development allowances in the Rural Reserve Planning Area are implemented by the underlying zoning



ZONING MAP of COUPEVILLE, WA

Zoning Districts		Overlays, Planning Areas, & Limits	
	Rural Reserve		Memorandum of Agreement Overlay
	Low Density Residential		Manufactured Home Park Overlay
	Medium Density Residential		Urban Growth Area
	High Density Residential		Town Limits
	Historic Commercial Center	Shoreline Environment	
	Town Commercial		Historic Urban
	General Commercial		Urban Conservancy
	Civic		
	Parks and Open Space		





FUTURE LAND USE DESIGNATIONS of COUPEVILLE, WA

Zoning Districts

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Historic Commercial Center
- Commercial
- Civic
- Parks and Open Space

Overlays, Planning Areas, & Limits

- Memorandum of Agreement Overlay
- Manufactured Home Park Overlay
- Urban Growth Area
- Town Boundary
- Shoreline Environment**
- Historic Urban
- Urban Conservancy

