



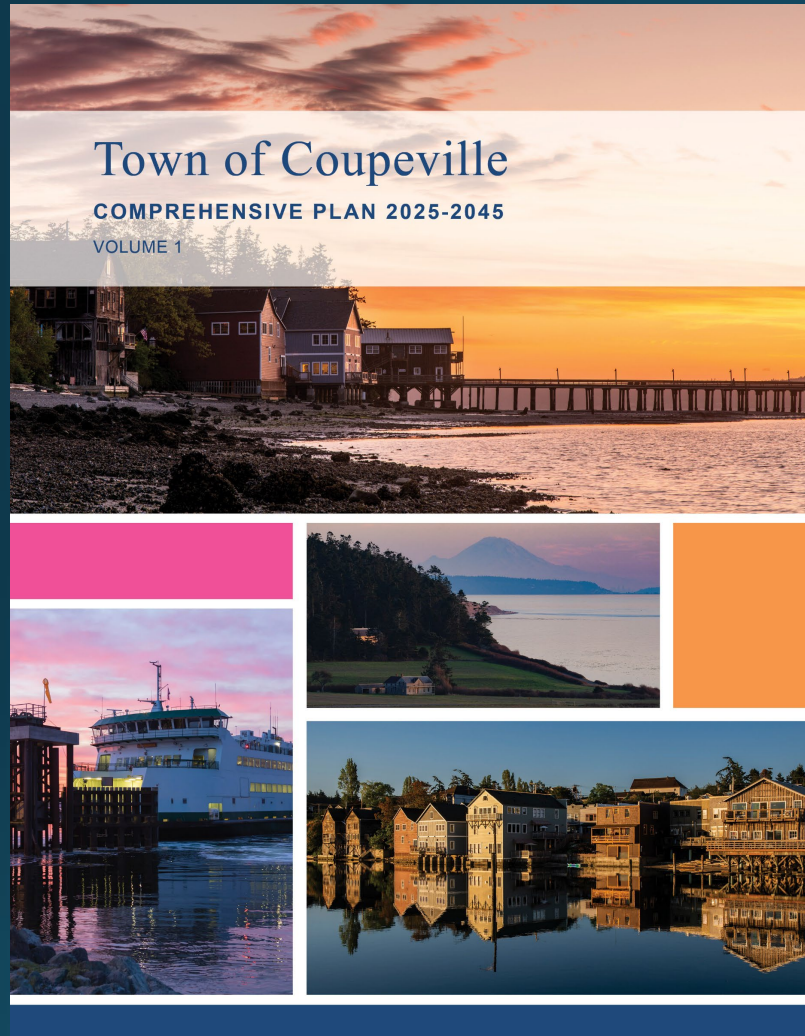
June 16, 2026

# Town of Coupeville 2025 Comprehensive Plan – Periodic Update

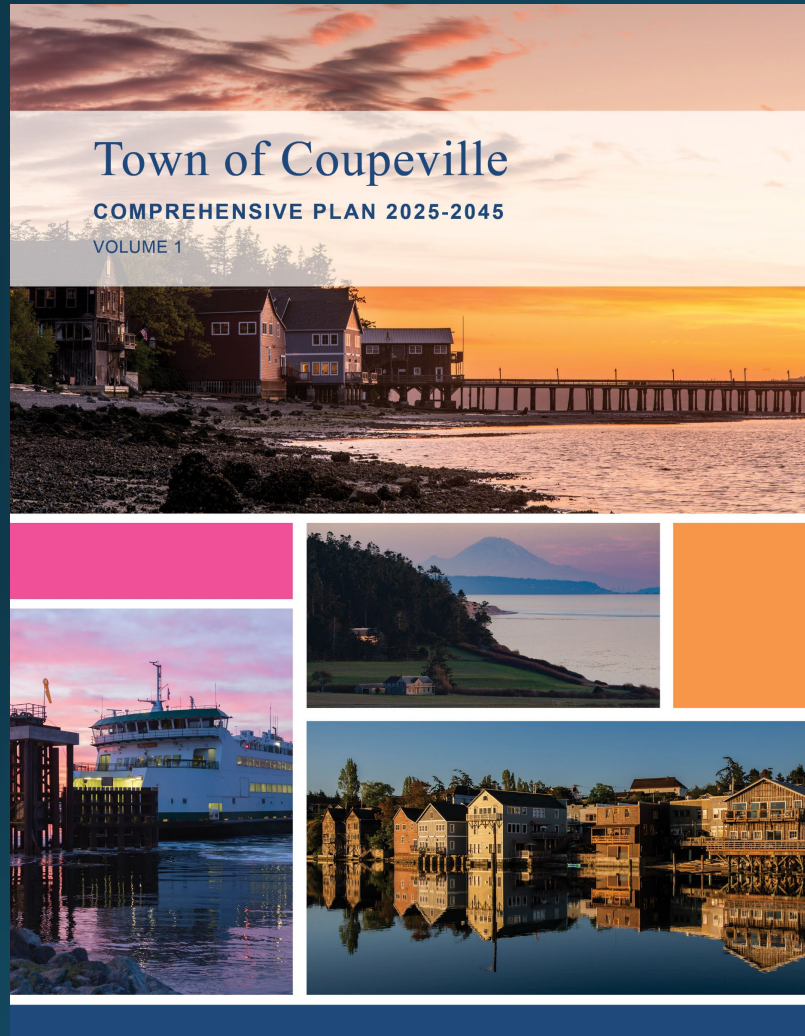
# Comprehensive Plan

## The Growth Management Act (GMA)

- Adopted in 1990
- Developed to address growth
- Requires cities and counties to develop comprehensive plans and development regulations to guide future growth

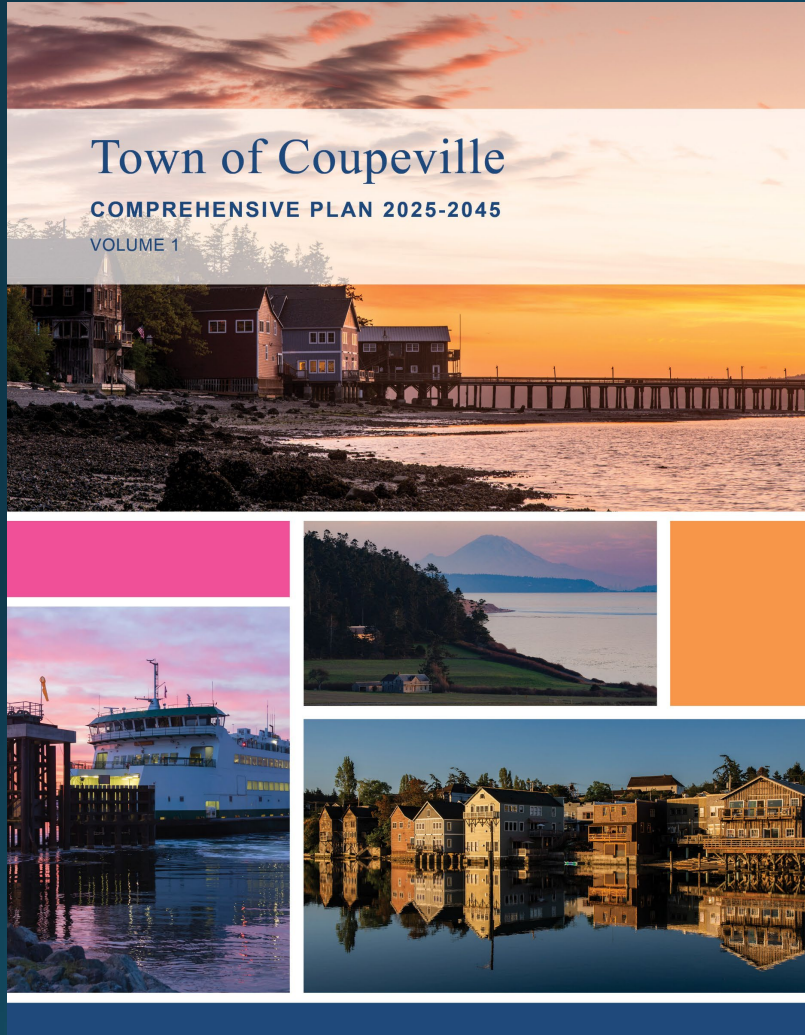


# RCW 36.70A.070 – Mandatory Elements



- Land Use
- Historic Preservation & Community Design
- Housing
- Economic Stability
- Parks, Recreation & Open Space
- Natural Systems
- Climate Change & Resiliency
- Transportation
- Capital Facilities
- Utilities

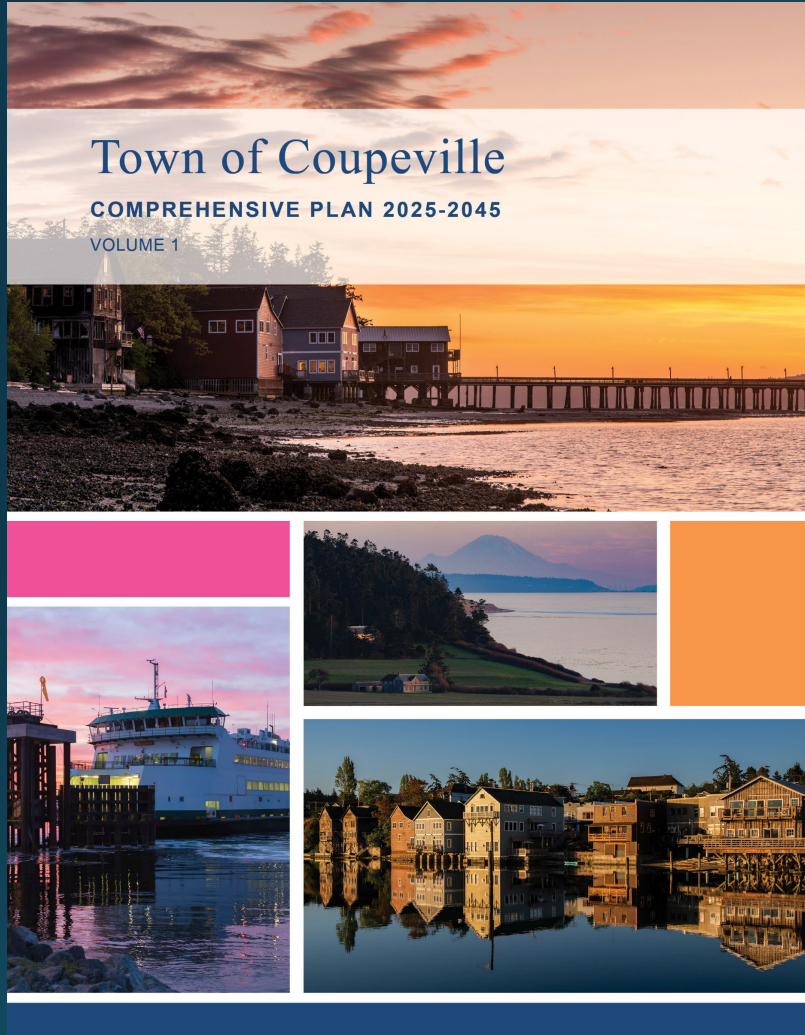




## Goals & Policies

- Goal – intended to be a direction-setter
- Policy – specific statement that guides decision-making

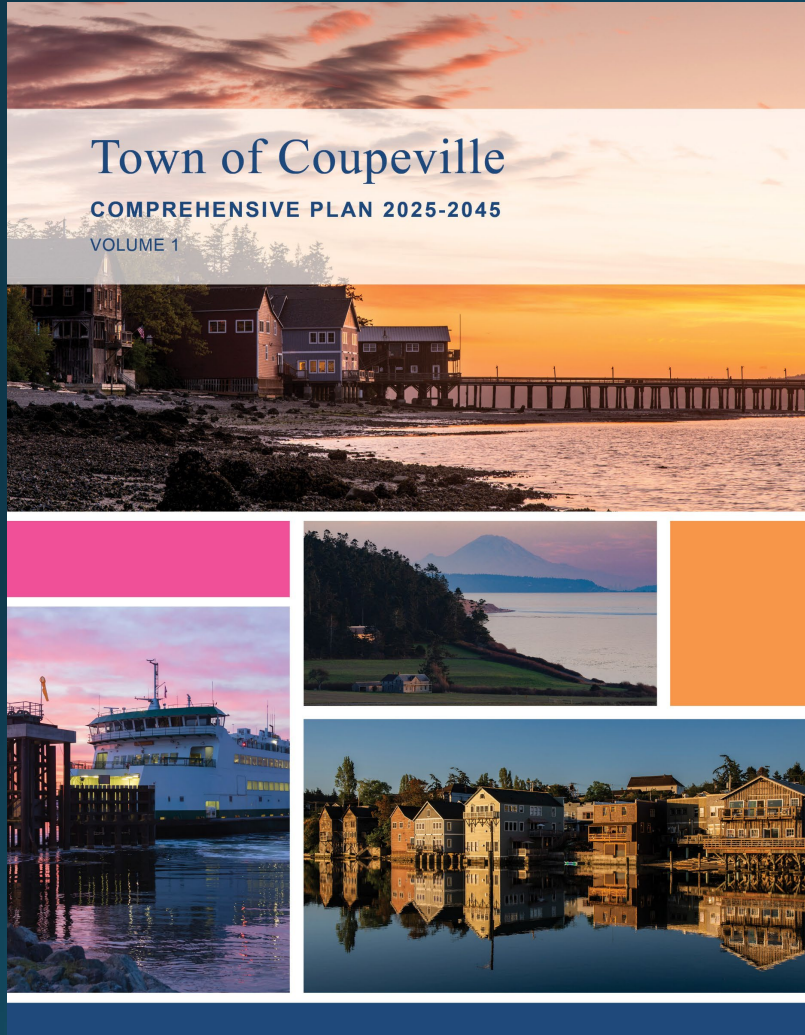




**Goal LU-1:** Land Use Pattern and Growth Management. Establish and manage a pattern of development consistent with the community's vision and provide for a variety of land uses that further the policies of this Plan.

**LU-1.4:** Direct growth to the neighborhoods with the most opportunities to accommodate new development due to available land, infrastructure capacity, and proximity to services.

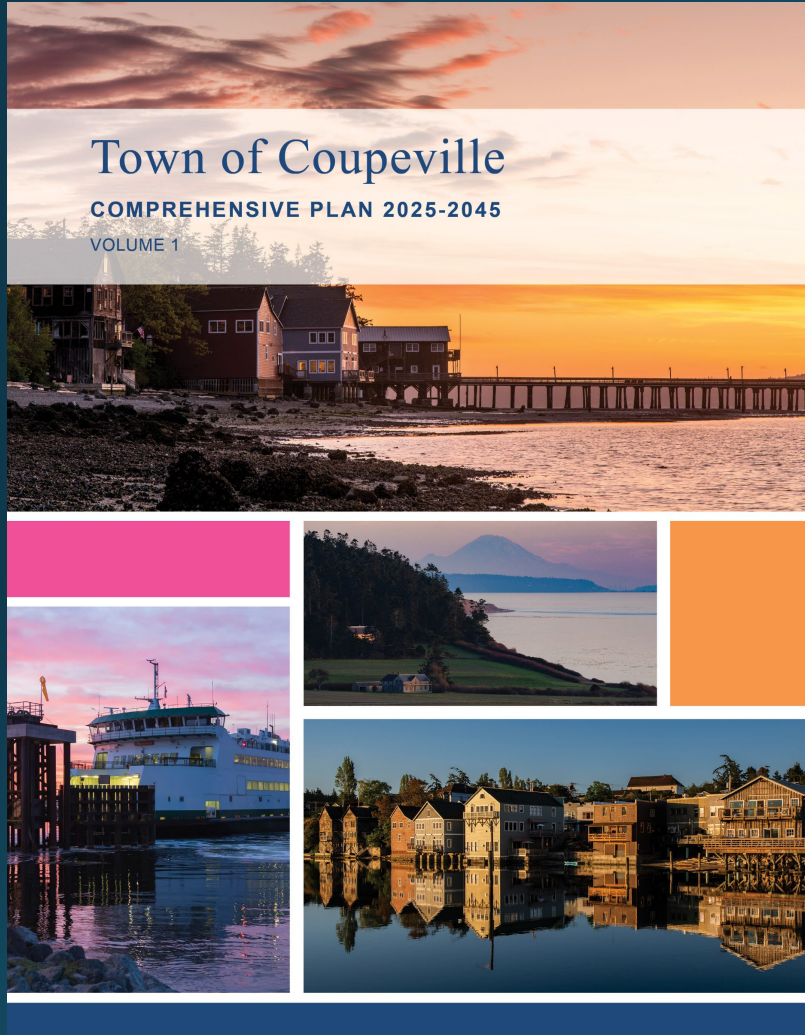




## Review and Update Process

1. Create a work program
2. Capital facilities data gathering and planning
3. Initiate county-town collaboration
4. Begin review of existing regulations
5. Develop a community engagement plan
6. Conduct SEPA environmental review & checklist





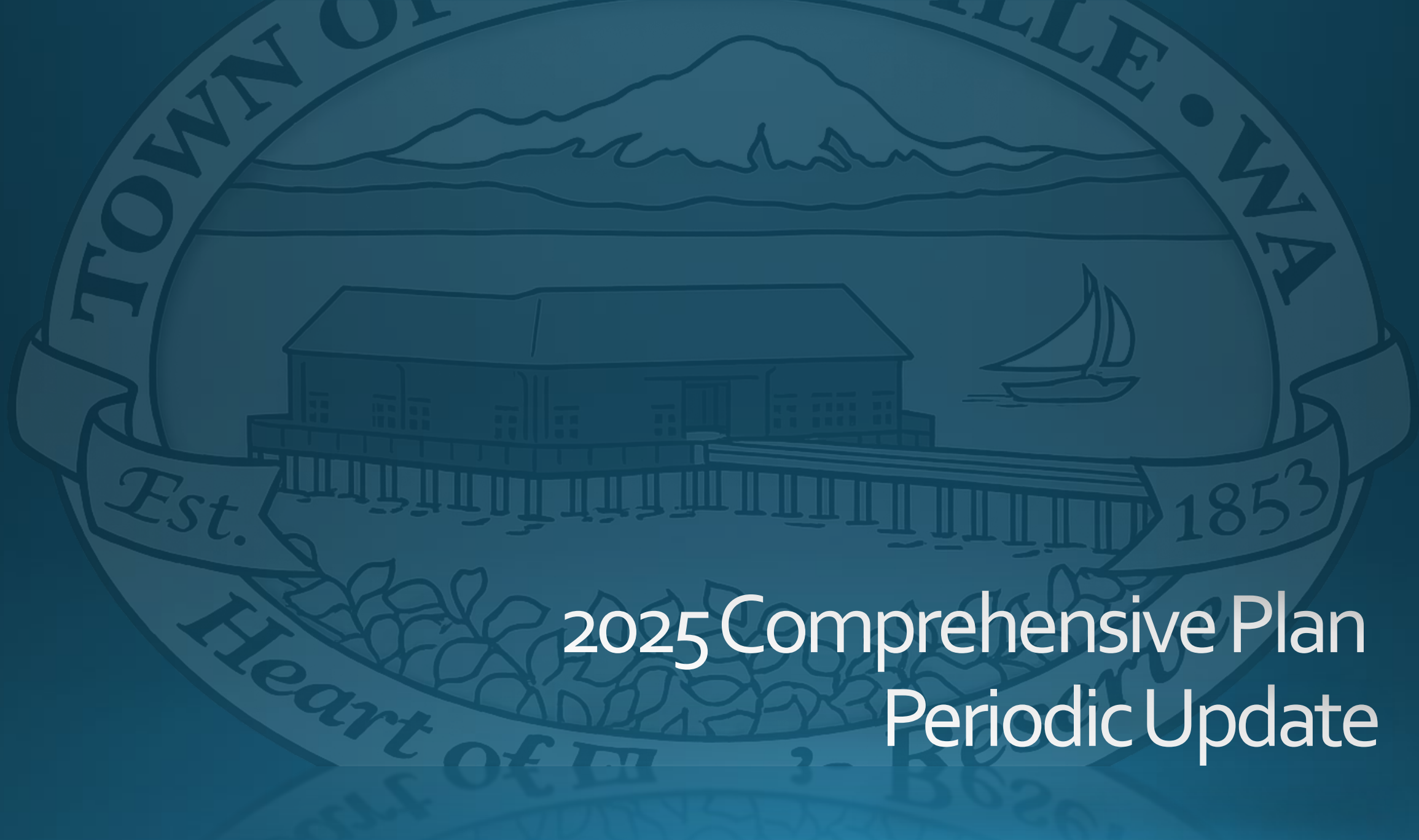
## Review and Update Process

7. Draft staff reports and maps
8. Issue public notices
9. Make SEPA determination
10. Submit notice to Commerce for 60-day review
11. Take legislative action
12. Submit notice of adoption to Commerce and publish updates



MONTH:	TOPIC:
January	<ul style="list-style-type: none"> <li>• Establish Timeline</li> <li>• Refine Future Land Use and Current Zoning Maps</li> </ul>
February / March	<ul style="list-style-type: none"> <li>• Countywide Planning Policies (CPPs)</li> </ul>
April	<ul style="list-style-type: none"> <li>• Supportive Housing Code</li> </ul>
May	<ul style="list-style-type: none"> <li>• Temporary Homeless Encampments for Religious Organizations</li> <li>• Density Bonus for Affordable Housing</li> </ul>
June	<ul style="list-style-type: none"> <li>• 2025 Coupeville Comprehensive Plan Periodic Update</li> <li>• CTC Title 16 – Development Regulations</li> </ul>
July	<ul style="list-style-type: none"> <li>• Comprehensive Plan (Approval)</li> <li>• Zoning Map (Approval)</li> <li>• Development Code (Approval)</li> </ul>





# 2025 Comprehensive Plan Periodic Update

# Housing Element

## Housing Element

### Introduction

The Housing Element addresses the preservation, improvement, and development of housing in Coupeville. It identifies land for a variety of housing types and outlines policies to meet the existing and projected needs of residents across income levels, ages, and abilities. At the same time, it seeks to preserve neighborhood character by ensuring new development remains compatible with its surroundings. This element requires balancing multiple interests, including community character, demographic trends, and affordability.

The Housing Element is supported by a housing needs analysis that quantifies existing and projected housing needs and identifies the number of housing units required to accommodate projected growth. This analysis is contained in Appendix C - Housing.



Residential mailboxes.



Homes in Coupeville.

## HOUSING BARRIERS & ACTIONS

Updated the Adequate Provisions section to include a more detailed evaluation of barriers to affordable housing and implementation actions to address those barriers.



# Housing Element

## Housing Element

### Introduction

The Housing Element addresses the preservation, improvement, and development of housing in Coupeville. It identifies land for a variety of housing types and outlines policies to meet the existing and projected needs of residents across income levels, ages, and abilities. At the same time, it seeks to preserve neighborhood character by ensuring new development remains compatible with its surroundings. This element requires balancing multiple interests, including community character, demographic trends, and affordability.

The Housing Element is supported by a housing needs analysis that quantifies existing and projected housing needs and identifies the number of housing units required to accommodate projected growth. This analysis is contained in Appendix C - Housing.



Residential mailboxes.



Homes in Coupeville.

## HOUSING BARRIERS

- Limited Supply of Subsidized and Income-Restricted Housing
- Land Values and Redevelopment Feasibility
- Limited Vacant Land Supply



# Housing Element

## Housing Element

### Introduction

The Housing Element addresses the preservation, improvement, and development of housing in Coupeville. It identifies land for a variety of housing types and outlines policies to meet the existing and projected needs of residents across income levels, ages, and abilities. At the same time, it seeks to preserve neighborhood character by ensuring new development remains compatible with its surroundings. This element requires balancing multiple interests, including community character, demographic trends, and affordability.

The Housing Element is supported by a housing needs analysis that quantifies existing and projected housing needs and identifies the number of housing units required to accommodate projected growth. This analysis is contained in Appendix C - Housing.



Residential mailboxes.



Homes in Coupeville.

## HOUSING ACTIONS

- Policy and Regulatory Actions
- Development Incentives
- Partnerships and Coordination



# Housing Element Appendix

## Existing Barriers

Barrier	Is this barrier likely to affect housing production?	Why or why not?	Actions being proposed to address barrier
Unclear development regulations	Yes	Permitted density in the HDR zone is one dwelling unit per 4,000 square feet of gross lot area. This density will only yield 14 multifamily units across three parcels with capacity. This basically rules out true multifamily in the highest-density multifamily zone in the Town.	Town could consider changing this density from 4,000 square feet per unit to 2,000 square feet per unit to enable multifamily housing to be built.



# Housing Element Appendix

## Summary of Adequate Provisions

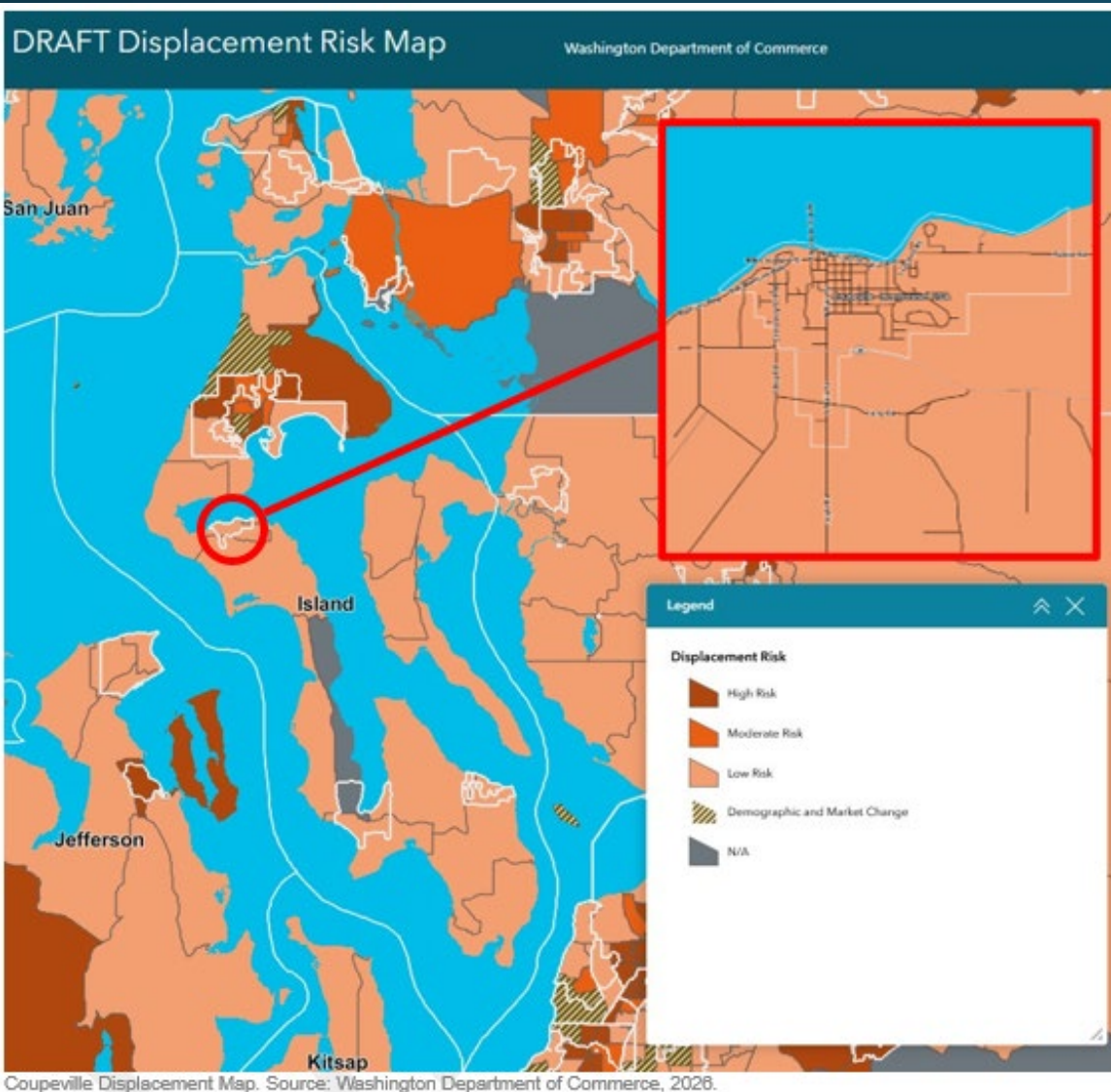
Action	Income Bracket(s) Served	Units Produced
Land use/zoning map changes: <ul style="list-style-type: none"><li>• 2.1-ac off S Main St rezone from MDR to HDR</li><li>• 5.6-ac at Madrona Way and Vine St rezone from LDR to MDR</li><li>• 8.5-ac parcel rezoned from LDR to MDR, triggering redevelopment potential</li></ul>	0-30%, 31-50%, 51-80%, 81-100% AMI	<ul style="list-style-type: none"><li>• 34 units in HDR</li><li>• 75 units in MDR</li><li>• 114 units in HDR</li></ul>

---





QUESTIONS



# Housing Element Risk Displacement Map

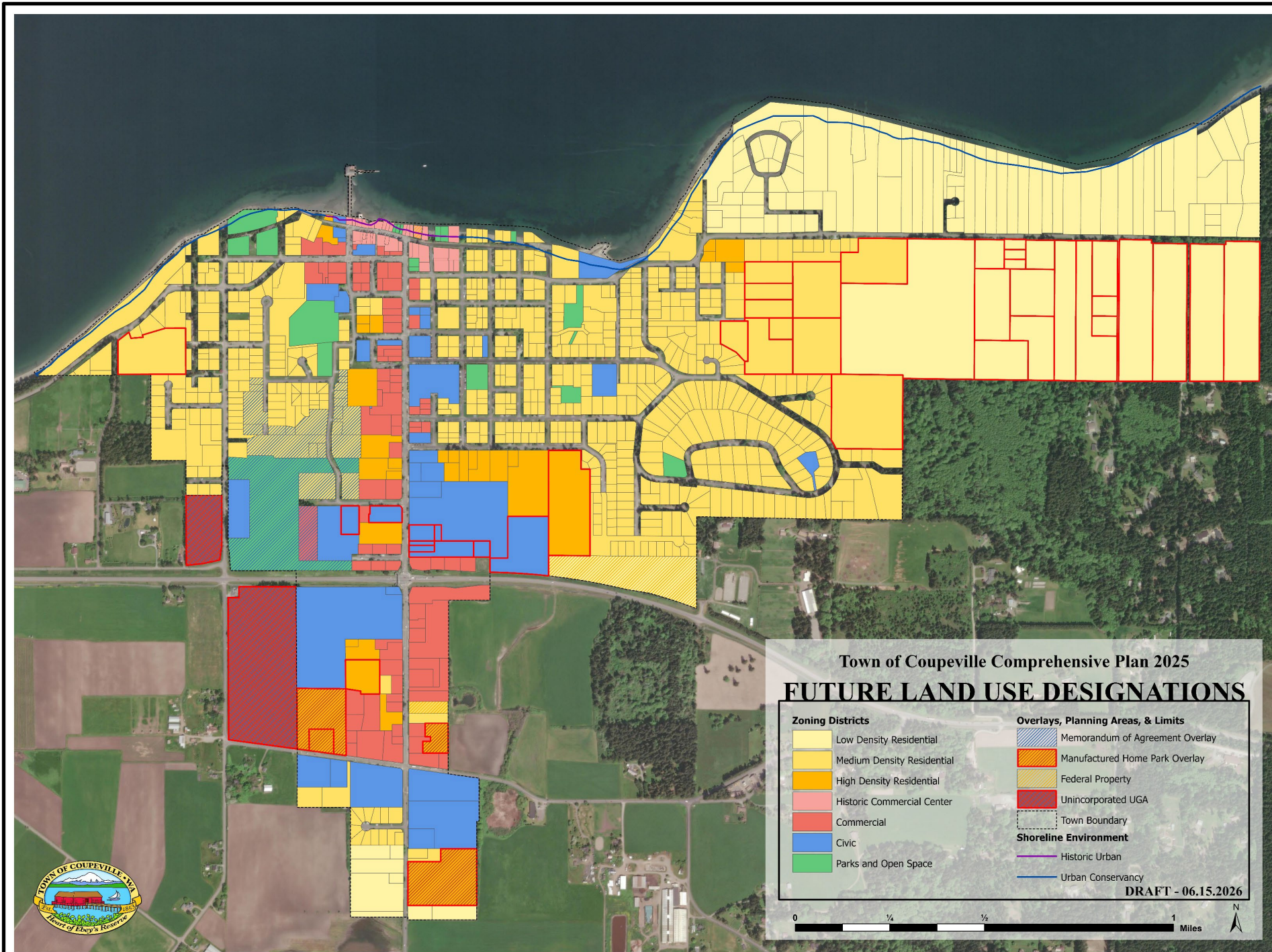
Displacement Risk	Social Vulnerability	Demographic Change	Market Trend	Population	Census Tract
Low	No	Disinvestment	Stable	5158	9710



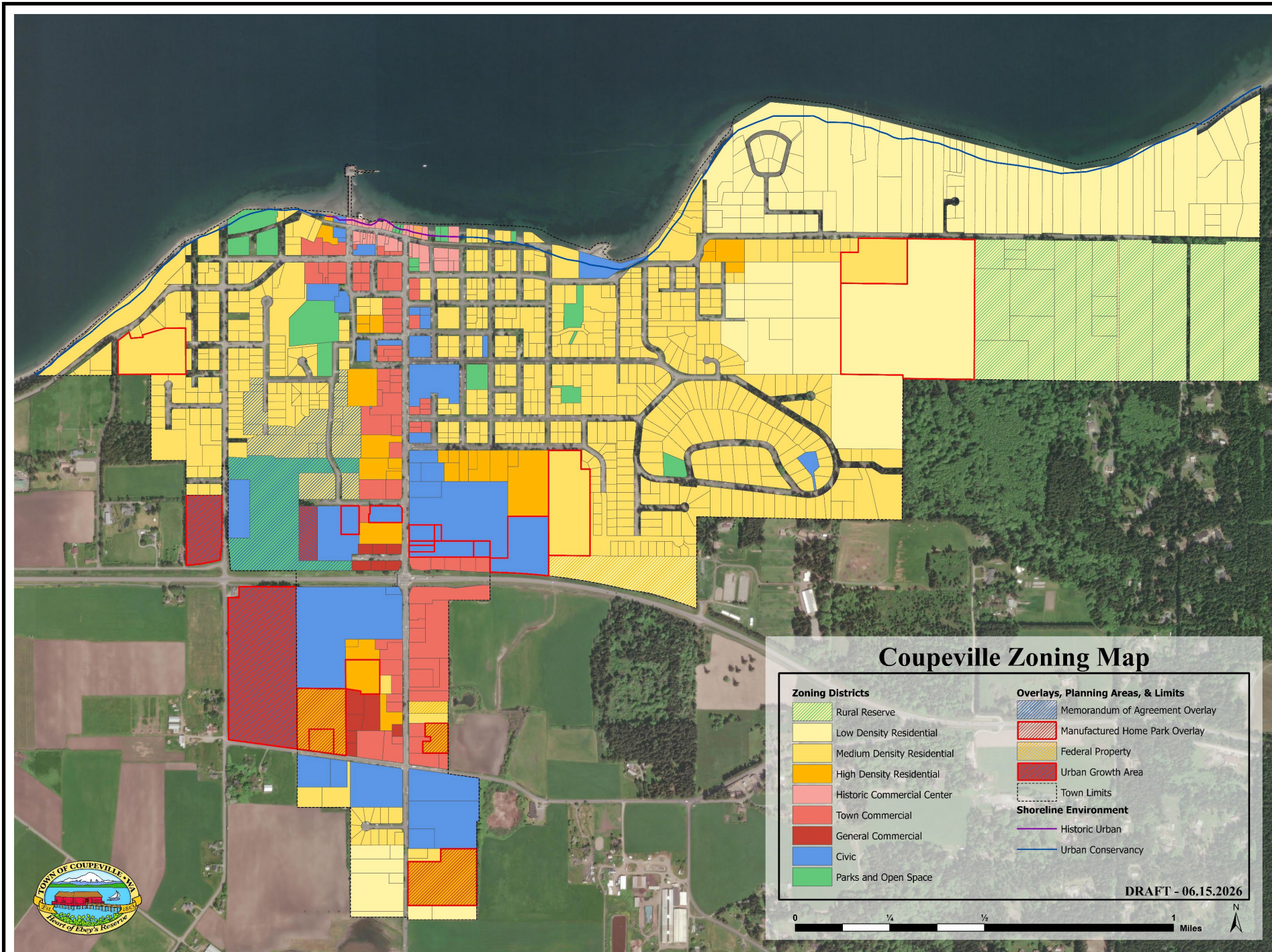


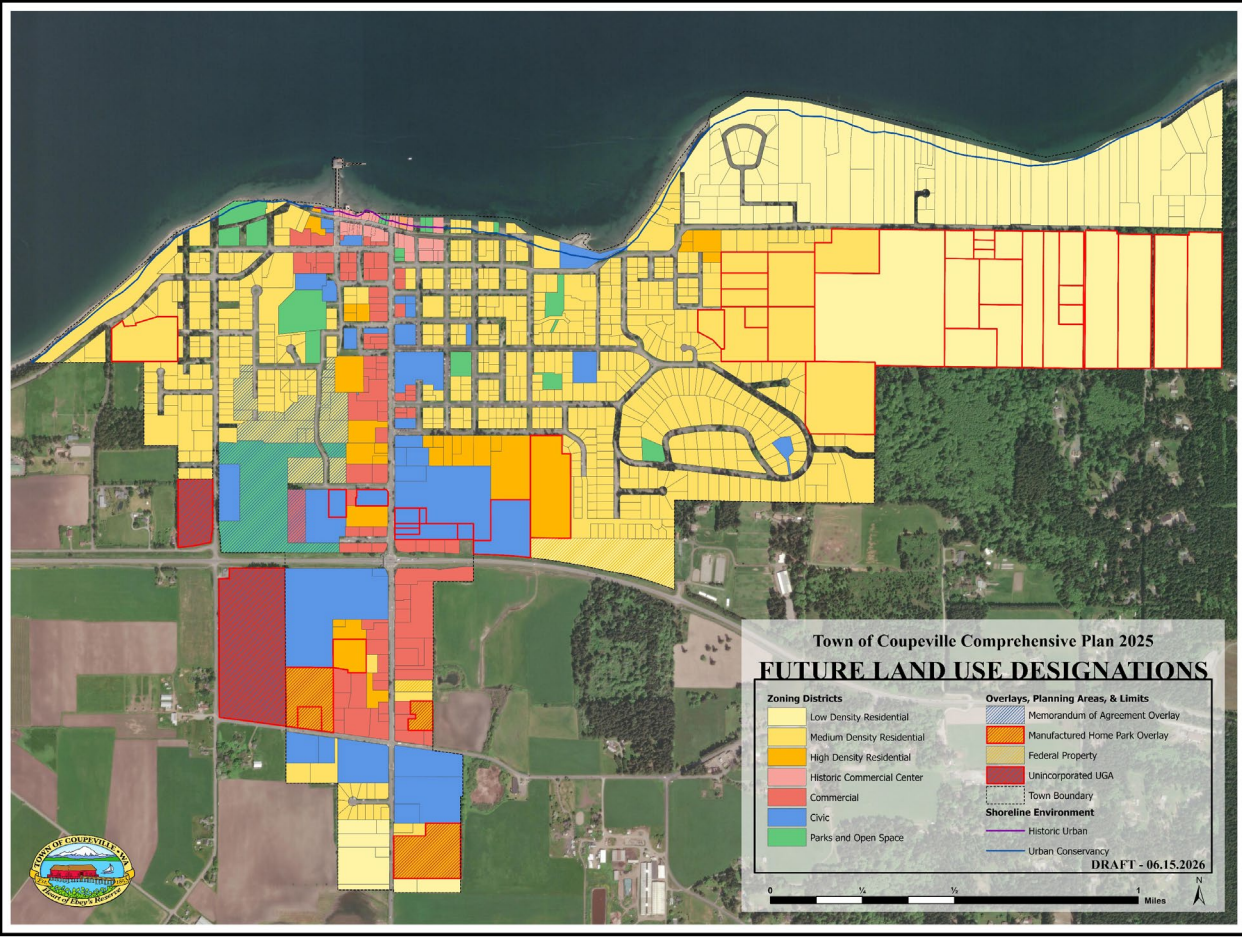
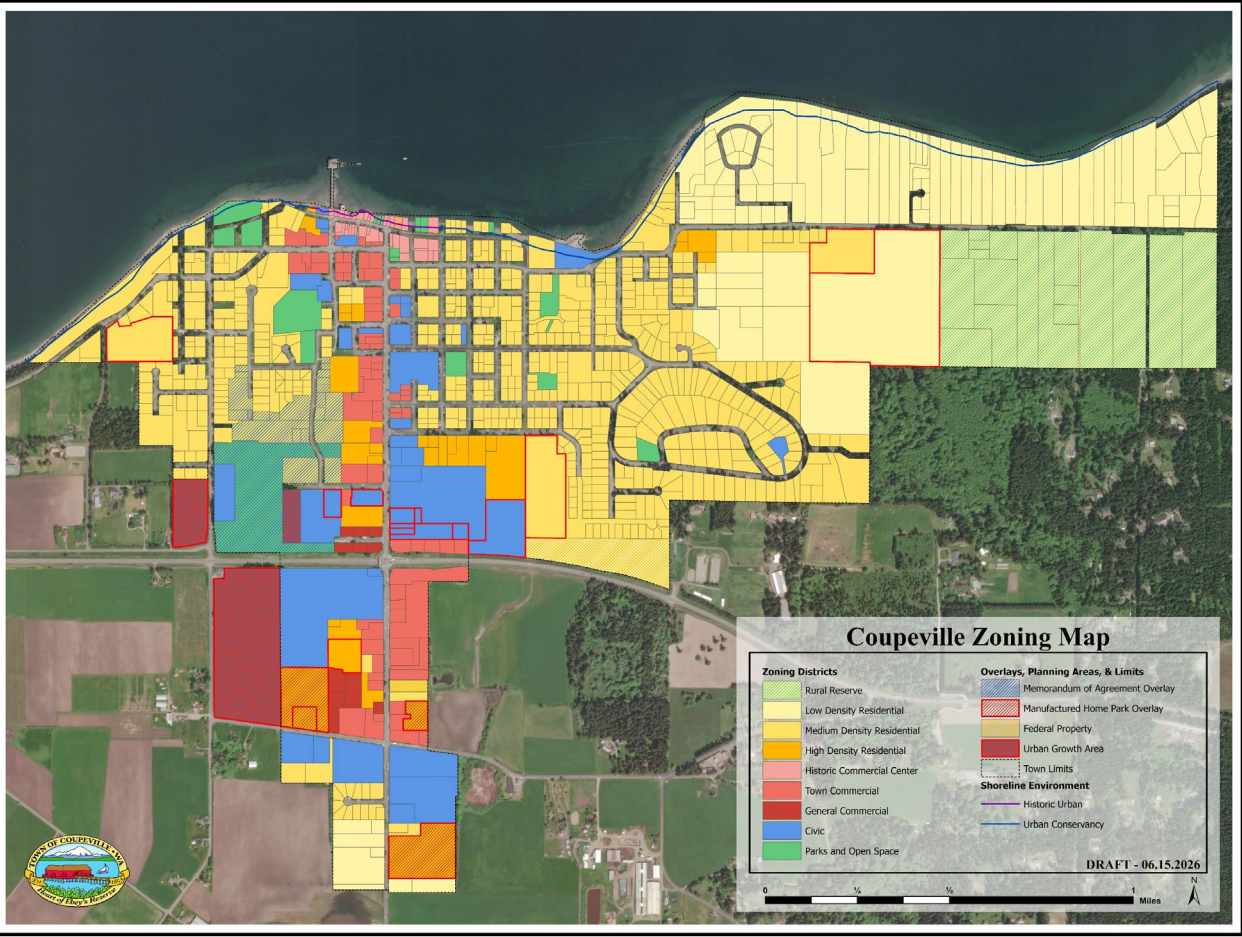
QUESTIONS

# Coupeville Future Land Use Designations



# Coupeville Zoning Map







QUESTIONS



Coupeville Town Code  
Title 16 – Development Regulations

VERSION: APR 1, 2026 (CURRENT) ▾

▾ Title 16 - DEVELOPMENT REGULATIONS

modified

- Chapter 16.04 - GENERAL PROVISIONS AND DEFINITIONS
- Chapter 16.06 - ADMINISTRATION
- Chapter 16.08 - ZONING DISTRICTS
- Chapter 16.10 - SUPPLEMENTAL USE STANDARDS
- Chapter 16.12 - DEVELOPMENT STANDARDS **modified**
- Chapter 16.13 - EBEBY'S LANDING NATIONAL HISTORICAL RESERVE DESIGN REVIEW AND COMMUNITY DESIGN STANDARDS
- Chapter 16.14 - SPECIAL USE PERMITS
- Chapter 16.16 - SUBDIVISIONS
- Chapter 16.18 - CONDOMINIUM

# CTC 16.04.060 Definitions

Reflects new code provisions and improves organization.



## Title 16 - DEVELOPMENT REGULATIONS

modified

- Chapter 16.04 - GENERAL PROVISIONS AND DEFINITIONS
- Chapter 16.06 - ADMINISTRATION
- Chapter 16.08 - ZONING DISTRICTS
- Chapter 16.10 - SUPPLEMENTAL USE STANDARDS
- Chapter 16.12 - DEVELOPMENT STANDARDS **modified**
- Chapter 16.13 - EBEBY'S LANDING NATIONAL HISTORICAL RESERVE DESIGN REVIEW AND COMMUNITY DESIGN STANDARDS
- Chapter 16.14 - SPECIAL USE PERMITS
- Chapter 16.16 - SUBDIVISIONS
- Chapter 16.18 - CONDOMINIUM

# CTC 16.04.060 Definitions

Supportive Housing. "Supportive Housing" or "STEP Housing" means a collective term that includes emergency housing, emergency shelters, permanent supportive housing, and transitional housing in permanent structures.

Supportive Housing, Emergency Housing. "Emergency Housing" is defined...

Supportive Housing, Emergency Shelter. "Emergency Shelter" is defined...

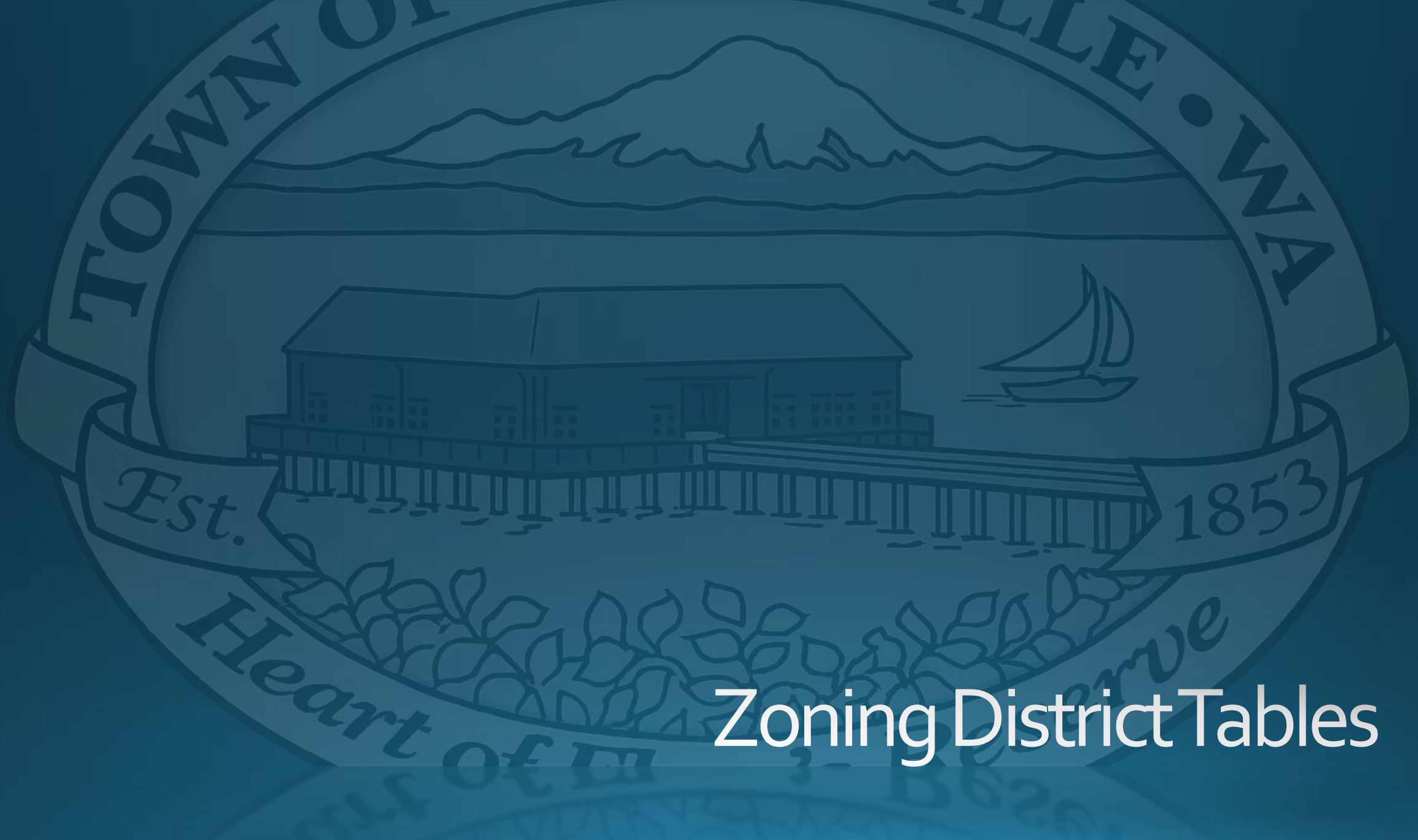
Supportive Housing, Permanent Supportive Housing. "Permanent Supportive Housing" Permanent supportive housing (PSH) is defined...

Supportive Housing, Transitional Housing. "Transitional Housing" Transitional housing (TH) is defined...





QUESTIONS



# Zoning District Tables

Coupeville, WA  
Municode Codification

Coupeville, Washington - Code of Ordinances / Title 16 - [unclear]

VERSION: APR 1, 2026 (CURRENT) ▼

- ▼ Title 16 - DEVELOPMENT REGULATIONS  
modified
  - ▶ Chapter 16.04 - GENERAL PROVISIONS AND DEFINITIONS
  - ▶ Chapter 16.06 - ADMINISTRATION
  - ▶ Chapter 16.08 - ZONING DISTRICTS
  - ▶ Chapter 16.10 - SUPPLEMENTAL USE STANDARDS
  - ▶ Chapter 16.12 - DEVELOPMENT STANDARDS modified
  - ▶ Chapter 16.13 - EBHEY'S LANDING NATIONAL HISTORICAL RESERVE DESIGN REVIEW AND COMMUNITY DESIGN STANDARDS
  - ▶ Chapter 16.14 - SPECIAL USE PERMITS
  - ▶ Chapter 16.16 - SUBDIVISIONS
  - ▶ Chapter 16.18 - CONDOMINIUM BINDING SITE PLAN

# CTC 16.08 Zoning District Tables

Alphabetized and revised to include cross-references to applicable code sections to improve readability and usability.



# CTC 16.08.060 Civic – Public/quasi-public zoning district.

Principal Uses	Accessory Uses	Conditional Uses
Public facilities	Accessory structures Less than 800 square feet	Accessory structures greater than 800 square feet*
Quasi-public facilities	Restaurant (no drive-up services)	
	Parking facilities	
	Retail sales	

**\*This use is subject to special conditions and restrictions in Chapter 16.10.**



# CTC 16.08.060 Civic – Public/quasi-public zoning district.

Principal Uses	Accessory Uses	Conditional Uses
Public facilities	Accessory structures Less than 800 square feet	Accessory structures greater than 800 square feet*
Quasi-public facilities	Restaurant (no drive-up services)	-
-	Parking facilities	-
-	Retail sales	-
*This use is subject to special conditions and restrictions in Chapter 16.10.		



<u>Principal Uses</u>	<u>Reference CTC</u>	<u>Accessory Uses</u>	<u>Reference CTC</u>	<u>Conditional Uses</u>	<u>Reference CTC</u>
<u>Public facilities</u>		<u>Accessory structures 800 square feet or less<sup>1</sup></u>	<u>16.10.090</u>	<u>Accessory buildings and structures greater than 800 square feet<sup>1</sup></u>	<u>16.10.090</u>
<u>Quasi-public facilities</u>		<u>Parking facilities<sup>2</sup></u>	<u>16.12.070</u>	<u>Emergency housing &amp; shelters<sup>1</sup></u>	<u>16.10.050</u>
		<u>Restaurants<sup>3</sup></u>		<u>Parking facilities<sup>3</sup></u>	<u>16.12.070</u>
		<u>Retail sales</u>		<u>Permanent supportive &amp; transitional Housing<sup>1</sup></u>	<u>16.10.050</u>
				<u>Duplexes<sup>1, 4</sup></u>	<u>16.10.050</u>
				<u>Multifamily dwellings<sup>1, 4</sup></u>	<u>16.10.050</u>
				<u>Townhomes<sup>1, 4</sup></u>	<u>16.10.050</u>
				<u>Triplexes<sup>1, 4</sup></u>	<u>16.10.050</u>

<sup>1</sup> This use is subject to special conditions and restrictions in Chapter 16.10.

<sup>2</sup> Parking facilities associated with a principal use are permitted as an accessory use. Standalone parking facilities require a conditional use permit.

<sup>3</sup> This use shall not include drive-through or drive-up service components.

<sup>4</sup> Development under this use designation shall be limited to one hundred percent (100%) affordable housing for households earning eighty percent (80%) or less of area median income (AMI), supportive housing, or a combination of both.





QUESTIONS



# SUPPORTIVE HOUSING

CTC  
16.10.050  
Supportive  
Housing

**House Bills:**

- HB 1220 (2021) – Accommodate Supportive Housing
- HB 2266 (2026) – Standardized the permitting process



# CTC 16.10.050 - Supportive Housing (STEP Housing)

## RCW

RCW 36.130.020 – Regulations must not be more burdensome than housing generally

RCW 35A.21.430 & 35.21.683 – EH & ES allowed where hotels are permitted

RCW 35A.21.430 & 35.21.683 – TH & PSH allowed where residential uses & hotels are permitted

RCW 35.21.683 – Operational Planning and Community Coordination

RCW 36.70A.03 & 84.36.043 – Definitions



CTC  
16.10.050  
Supportive  
Housing

## OVERVIEW

- Establish a comprehensive regulatory framework
- Provide clear, predictable, and not unduly burdensome standards
- No additional permitting barriers
- No spacing, caps, or concentration limits
- Compliance with all applicable building, health, and safety regulations



CTC  
16.10.050

# Supportive Housing

## Supportive Housing (STEP)

- Emergency **S**helters
- **T**ransitional Housing
- **E**mergency Housing
- **P**ermanent Supportive Housing



# 16.10.050 – Additional Requirements for EH & ES

## RCW 35.21.683 – Operational Planning and Community Coordination

Project sponsor or managing agency to provide a written certification confirming that specified actions have been completed.

- Identify facility and managing entity,
- Describe any co-located programs and associated licensing
- Provide notice to nearby residents,
- Conduct multiple community meetings, and
- Designate an emergency point of contact.



# 16.10.050 – Additional Requirements for EH & ES

## RCW 35.21.683 – Operational Planning and Community Coordination

Project sponsor or managing agency must document that it has adopted operational policies addressing key areas such as:

- Health and safety,
- Admissions and population served,
- Program exit procedures,
- Complaint resolution,
- Compliance with applicable safety standards, and
- Staffing practices appropriate to the type of housing provided.



CTC 16.10.050

Supportive  
Housing

## Comprehensive Plan - Policy Standpoint

- **Aligns w/ Adopted Policies & State Mandates**
- **Expands Housing Options**





QUESTIONS



# TEMPORARY HOMELESS ENCAMPMENTS

CTC 16.10.060

# Temporary Homeless Encampments

## OVERVIEW

- RCW 35.21.915
- Temporary Homeless Encampments Hosted by Religious Organizations



CTC 16.10.060

# Temporary Homeless Encampments

RCW 35.21.915

(1) A religious organization may host the homeless on property owned or controlled by the religious organization whether within buildings located on the property or elsewhere on the property outside of buildings.



CTC 16.10.060

Temporary  
Homeless  
Encampments

Central Components of  
DRAFT Code

- Memorandum of Understanding
- Public Meeting – Informational Step
- Health & Safety Standards
- Duration & Operational Timing



CTC 16.10.060

Temporary  
Homeless  
Encampments

Central Components of Code

- **Memorandum of Understanding**
  - **Public Health and Safety**
  - **Communication Protocols**
  - **Access to Services**
  - **Code of Conduct**
  - **Emergency Response Procedures**



CTC 16.10.060

Temporary  
Homeless  
Encampments

## Central Components of Code

- Memorandum of Understanding
- **Public Meeting – Informational Step**
  - Ensures Transparency
  - Community Awareness & Input
  - NOT a Public Hearing
  - NOT a Permit Decision



CTC 16.10.060

# Temporary Homeless Encampments

## Central Components of Code

- Memorandum of Understanding
- Public Meeting – Informational Step
- **Health & Safety Standards**
  - Sanitation
  - Fire & Life Safety
  - Emergency Access
  - Site Layout



CTC 16.10.060

Temporary  
Homeless  
Encampments

## Central Components of Code

- Memorandum of Understanding
- Public Meeting – Informational Step
- Health & Safety Standards
- **Duration & Operational Timing**
  - **Minimum Allowable Timeframes**
  - **Separation Periods**



CTC 16.10.060

Temporary  
Homeless  
Encampments

Central Components of Code

- Memorandum of Understanding
- Public Meeting – Informational Step
- Health & Safety Standards
- Duration & Operational Timing



CTC 16.10.060

Temporary  
Homeless  
Encampments

Comprehensive Plan -  
Policy Standpoint

- Supports Housing Options
- Recognizes Faith-Based & Nonprofit Partnerships
- Ensures Public Health & Safety





QUESTIONS



*Est.*

1853

*Heart of*

# INCOME-RESTRICTED AFFORDABLE HOUSING

CTC 16.10.070

Income-  
Restricted  
Affordable  
Housing

**Purpose and Intent –**

To establish standards for the provision, affordability, and long-term preservation of income-restricted affordable housing.



# CTC 16.10.070

## Income- Restricted Affordable Housing

### Central Components of Code

- Applicability
- Affordable Housing Standards
- Administration





QUESTIONS



# DENSITY BONUS FOR AFFORDABLE HOUSING INCENTIVES

CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

Washington State Department of  
Commerce review letter:

- RCW 36.70A.545 - Density Bonus for Affordable Housing Located on Property Owned by a Religious Organization



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

RCW 36.70A.545 – Religious Organizations

(1) Any city or county fully planning under this chapter must allow an increased density bonus consistent with local needs for any affordable housing development of any single-family or multifamily residence located on real property owned or controlled by a religious organization...



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

Washington State Department of  
Commerce review letter:

- RCW 36.70A.545 - Density Bonus for Affordable Housing Located on Property Owned by a Religious Organization
- HB 1859 (2026) - Refines definitions and standards related to affordable housing developed under religious ownership
  - income thresholds
  - duration requirements
  - implementation expectations



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

**Broader Approach**

- Density Bonus for Affordable Housing Located on Property Owned by a Religious Organization
- Density Bonus for anyone seeking to develop SUSTAINABLE, INCOME-RESTRICTED, AFFORDABLE HOUSING



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

Central Components of Code

- **Affordability Thresholds**
  - 20% of units at  $\leq 50\%$  AMI
  - 50% of units at  $\leq 80\%$  AMI



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

## Central Components of Code

- **Affordability Thresholds**
  - 20% of units at  $\leq 50\%$  AMI
  - 50% of units at  $\leq 80\%$  AMI
  - 1 DU per 2,400 sq ft of lot area, with a max 6 units per parcel



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

## Central Components of Code

- **Flexible Development Standards**
  - **Housing Types**
  - **Rear Setbacks**
  - **Lot Coverage**



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

## Central Components of Code

- **Design Standards**
  - Integrated throughout
  - Comparable size & design
  - Proportionally Available



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

## Central Components of Code

- **Long-Term Affordability Requirements**



CTC 16.10.075

Density  
Bonus for  
Affordable  
Housing  
Incentives

## Comprehensive Plan - Policy Standpoint

- **Aligns w/ Adopted Policies & State Mandates**
- **Expands Housing Options**
- **Supports Middle Housing**
- **Increases Long-Term Affordable Housing**





2025 Comprehensive Plan  
Periodic Update

Planning  
Commission  
Recommendation

July 7, 2026

6:00 PM

BOCC



Town Council  
Approval

July 14, 2026

6:00 PM

BOCC





QUESTIONS