

TOWN OF COUPEVILLE
Coupeville, Washington

ORDINANCE NO. 809

AN ORDINANCE OF THE TOWN OF COUPEVILLE AMENDING THE TOWN OF COUPEVILLE'S OFFICIAL ZONING MAP TO ENSURE CONSISTENCY WITH THE 2025 COMPREHENSIVE PLAN PERIODIC UPDATE; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the Washington State Legislature passed the Growth Management Act (GMA) in 1990 to guide the development and adoption of comprehensive plans and development regulations for cities required to plan under RCW 36.70A.040; and

WHEREAS, the Town of Coupeville is required to plan under the GMA; and

WHEREAS, RCW 36.70A.110 recognizes that urban growth areas located entirely within a National Historical Reserve may restrict densities, intensities, and forms of urban growth as necessary and appropriate to protect the physical, cultural, and historic integrity of the reserve, and grants such urban growth areas discretion in their comprehensive plans to accommodate projected growth consistent with those purposes; and

WHEREAS, RCW 36.70A.130 requires each county and city/town to take legislative action to review and, if needed, revise its comprehensive land use plan every ten (10) years to ensure consistency with the GMA; and

WHEREAS, the Town recognizes that the zoning map forms part of its development regulations and that periodic updates may be necessary to maintain consistency with the Comprehensive Plan and to accommodate planned housing and employment growth; and

WHEREAS, the Town adopted a revised Comprehensive Plan in October of 1994; and

WHEREAS, the Town previously amended its Comprehensive Plan through Ordinance No. 786, adopted October 24, 2023; and

WHEREAS, the Official Zoning Map was last updated on October 24, 2023, by Ordinance No. 786; and

WHEREAS, RCW 36.70A.130(5)(b) required the Town of Coupeville to complete its periodic review and update of its Comprehensive Plan and development regulations by December 31, 2025; and

WHEREAS, RCW 36.70A.130(6)(c) authorizes the Town to complete its periodic review and update within the two-year extension period provided by statute, and this ordinance approves the Town's 2025 Periodic Update within that authorized extension period; and

WHEREAS, on April 9, 2024, Town Council accepted the Planning Commission's recommendation and ratified Island County Ordinance C-85-23, adopting the Office of Financial Management's medium population projection of 102,639 persons by 2045, which establishes the population framework considered in the Town's Comprehensive Plan update; and

WHEREAS, on March 10, 2026, Town Council accepted Planning Commission's recommendation and ratified Island County Ordinance C-51-25, adopting the revised Countywide Planning Policies and growth allocations as part of the Comprehensive Plan periodic update, which assigned the Coupeville town limits 350 new housing units by 2045; and

WHEREAS, the Town established a Public Participation Plan on March 23, 2024, and conducted outreach consistent with the plan, providing notice through the Town website, utility bill mailings, newspaper notices, postings on Town bulletin boards, social media, and emails through the Town's subscription list; and

WHEREAS, engagement opportunities included numerous public Planning Commission and Town Council meetings; community meetings and workshops; attendance at local organizational meetings; and community event tabling; and

WHEREAS, Town staff ensured that public comments received throughout the process were conveyed to the Planning Commission and considered in formulating its recommendations on the proposed zoning map amendments; and

WHEREAS, the Town of Coupeville has updated its Comprehensive Plan to ensure compliance with changes to the GMA; consistency with the Island County Countywide Planning Policies; reflection of local issues and opportunities; internal and regional consistency; and to update information, and improve readability; and

WHEREAS, the amendments establish the Manufactured Home Park Overlay and the Unincorporated Urban Growth Area; and

WHEREAS, the Planning Commission and Town Council reviewed the proposed amendments to the Official Zoning Map to ensure consistency with the goals and policies of the updated Comprehensive Plan and development regulations; and

WHEREAS, Town staff completed SEPA review and issued a Determination of Nonsignificance (DNS) on October 11, 2025, following review of the proposed Comprehensive Plan amendments and associated environmental checklist, and no appeals were filed; and

WHEREAS, in accordance with RCW 36.70A.106, the Town submitted the proposed Comprehensive Plan and official zoning map update to the Washington State Department of Commerce on September 30, 2025, and Commerce acknowledged receipt of the required 60-day notice; and

WHEREAS, the Department of Commerce provided comments on November 26, 2025, following the conclusion of the 60-day review. The Town reviewed the comments provided by the Department of Commerce and incorporated revisions where appropriate to ensure consistency with applicable state requirements; and

WHEREAS, after due and proper notice, the Planning Commission held a public hearing on July 7, 2026, to receive public testimony concerning the proposed official zoning map, and following consideration of public testimony and the legislative record, forwarded a Findings of Fact and Recommendations to the Town Council; and

WHEREAS, the Planning Commission's signed Findings of Fact and Recommendation on the Official Zoning Map is attached to this ordinance as Exhibit B; and

WHEREAS, the Coupeville Town Council reviewed and considered the complete legislative record, including the proposed official zoning map update, the Town staff report, the Planning Commission's Report and Recommendations, written and oral public testimony, comments received from the Washington State Department of Commerce, SEPA documentation, and all other materials submitted during the periodic update process; and

WHEREAS, the Coupeville Town Council concurs with the Planning Commission's Recommendation to adopt the Official Zoning Map; and

WHEREAS, the adoption of this ordinance concludes the review and update process for the amendment to the Official Zoning Map;

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF COUPEVILLE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Official Zoning Map Amendment. The Town Council hereby adopts the amendments to the Official Zoning Map of the Town of Coupeville, attached hereto as Exhibit A and incorporated by this reference as if fully set forth herein. The amendments update zoning designations to ensure consistency with the updated Comprehensive Plan and development regulations by establishing the Manufactured Home Park Overlay and the Unincorporated Urban Growth Area. All other provisions of the Official Zoning Map not amended by this ordinance remain in full force.

Section 2. Findings Adopted. The Town Council adopts the Planning Commission's Findings of Fact attached hereto as Exhibit B as its own findings and conclusions in support of this ordinance.

Section 3. Corrections. Authority to make necessary corrections. The Town Clerk is authorized to make necessary corrections to this Ordinance, including, but not limited to, the correction of scrivener's clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 4. Severability. Should any section, paragraph, sentence, clause, or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by state or federal law or regulation, such a decision or pre-emption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 5. Effective Date. This Ordinance shall be published in the official newspaper of the Town and shall take effect and be in full force five days from the date of publication.

**ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF COUPEVILLE,
WASHINGTON, THIS 14th DAY OF July 2026.**

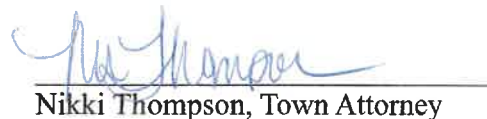
TOWN OF COUPEVILLE


Molly Hughes, Mayor

ATTEST

APPROVED AS TO FORM


Chris Jolly, Deputy Clerk

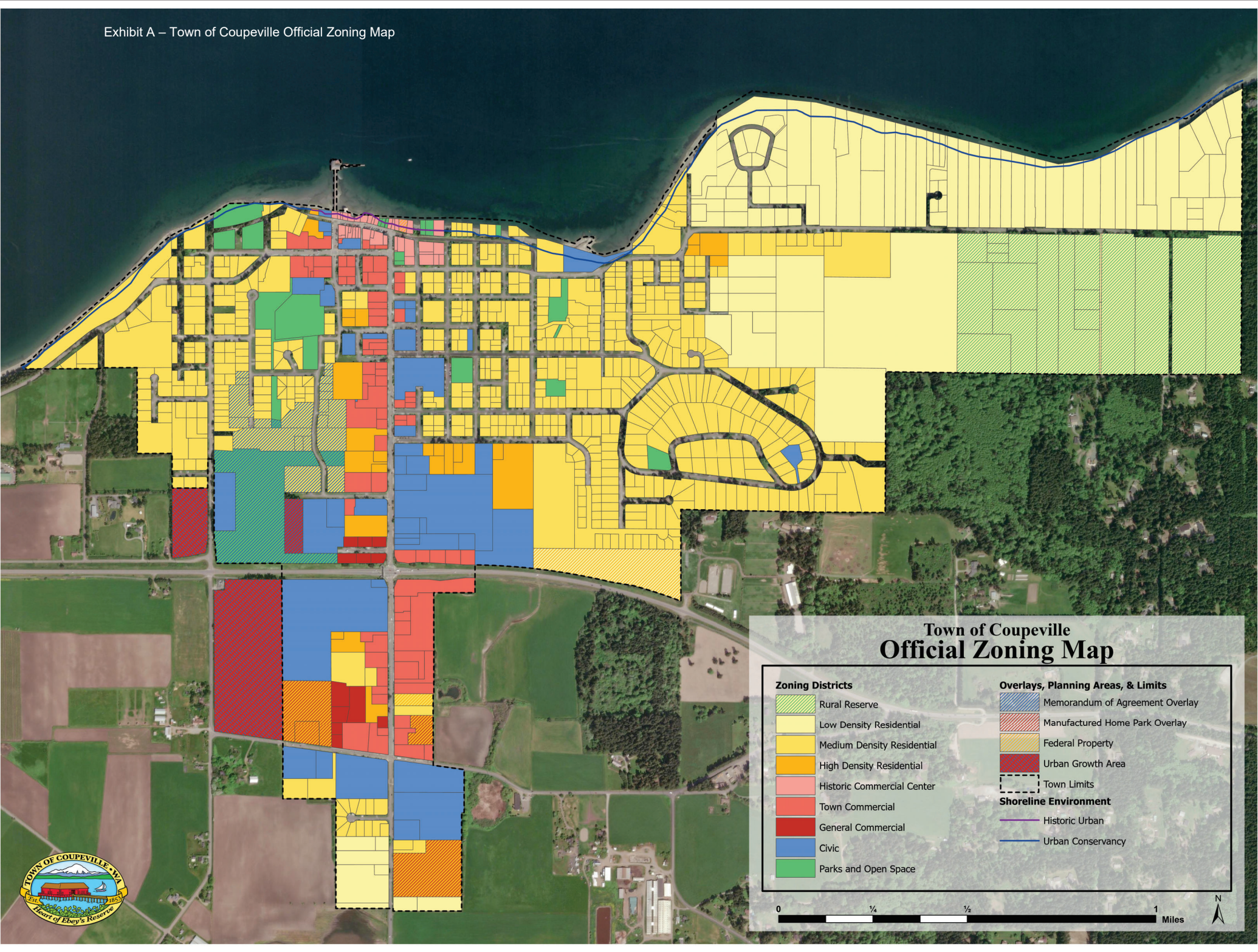

Nikki Thompson, Town Attorney

Date of Publication July 18, 2026.

Exhibit A: Enclosed

Exhibit B: Enclosed

Exhibit A – Town of Coupeville Official Zoning Map





TOWN OF COUPEVILLE

Meeting Date: July 7, 2026
To: Coupeville Town Council
From: Susan Upchurch, Planning Commission Chair
Subject: Recommendation to the Coupeville Town Council regarding proposed amendments to the Official Zoning Map

SUMMARY

The Washington State Growth Management Act (GMA) requires cities and counties to adopt comprehensive plans and development regulations that guide future growth in a coordinated and consistent manner. Pursuant to RCW 36.70A.130, jurisdictions must periodically review and, if necessary, revise their comprehensive plans and development regulations to ensure continued consistency with the GMA, countywide planning policies, and changing local conditions. Because official zoning maps are an integral component of local development regulations, periodic updates are necessary to maintain consistency with adopted plans and to accommodate planned housing and employment growth.

As part of the 2025 periodic review and update, the Town of Coupeville has amended its Official Zoning Map to ensure consistency with the updated Comprehensive Plan, incorporate the Manufactured Home Park Overlay, and reflect the boundaries of the Unincorporated Urban Growth Area. These amendments ensure consistency between the Town's land use policies, development regulations, and zoning designations.

These Findings of Fact document the process undertaken and provide the basis for the Planning Commission's recommendation that the Town Council approve and adopt the proposed amendments to the Official Zoning Map, subject to the modification identified in these Findings. The Planning Commission finds that the Town has satisfied the procedural and substantive requirements of the GMA, including public participation, interjurisdictional coordination, environmental review, and consistency with the Island County Countywide Planning Policies. The Planning Commission further finds that the proposed zoning map amendments reflect consideration of public comments, state agency recommendations, and other information received throughout the update process.

The Planning Commission has reviewed the revised Official Zoning Map, attached as Exhibit A, and makes the following findings and recommendations.

FINDINGS

1. The Washington State Legislature passed the Growth Management Act (GMA) in 1990 to guide the development and adoption of comprehensive plans and development regulations for cities required to plan under RCW 36.70A.040.

2. The Town of Coupeville is required to plan under the GMA.
3. RCW 36.70A.110 recognizes that urban growth areas located entirely within a National Historical Reserve may restrict densities, intensities, and forms of urban growth as necessary and appropriate to protect the physical, cultural, and historic integrity of the reserve, and grants such urban growth areas discretion in their comprehensive plans to accommodate projected growth consistent with those purposes.
4. RCW 36.70A.130 requires each county and city/town to take legislative action to review and, if needed, revise its comprehensive land use plan every ten (10) years to ensure consistency with the GMA.
5. The Town adopted a revised Comprehensive Plan in October of 1994.
6. The Town completed its most recent periodic review and update of the Comprehensive Plan on October 24, 2023, by Ordinance No. 786.
7. The current update fulfills the required periodic review deadline of December 31, 2025, pursuant to RCW 36.70A.130(5)(b) and RCW 36.70A.130(6)(c).
8. On April 9, 2024, Town Council accepted the Planning Commission's recommendation and ratified Island County Ordinance C-08-23, adopting the Office of Financial Management's medium population projection of 102,639 by 2045.
9. On March 10, 2026, Town Council accepted the Planning Commission's recommendation and ratified Island County Ordinance C-51-25, adopting the revised Countywide Planning Policies and growth allocations as part of the Comprehensive Plan periodic update, which assigned the Coupeville town limits 350 new housing units by 2045.
10. The Town established a Public Participation Plan on March 23, 2024, and conducted outreach consistent with the plan, providing notice through the Town website, utility bill mailings, newspaper notices, postings on Town bulletin boards, and emails through the Town's subscription list.
11. Engagement opportunities included numerous public Planning Commission and Town Council meetings; community meetings and workshops; attendance at local organizational meetings; and community event tabling.
12. Town staff ensured that public comments received throughout the process were conveyed to the Planning Commission and considered in formulating its recommendations.
13. The Town of Coupeville has updated its zoning map to ensure consistency with the updated Comprehensive Plan and implementing regulations, compliance with changes to state law under the GMA, and alignment with local goals and public input. The amendments incorporate the Manufactured Home Park Overlay and the Unincorporated Urban Growth Area.
14. The Planning Commission and Town Council reviewed the proposed amendments to the Official Zoning Map to ensure consistency with the goals and policies of the updated Comprehensive Plan and development regulations.
15. Town staff completed SEPA review and issued a Determination of Nonsignificance (DNS) on October 11, 2025. The DNS was submitted to the Department of Ecology and transmitted to the SEPA notification list.

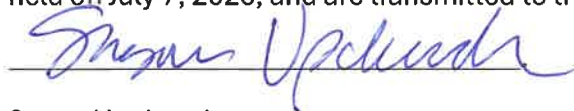
16. The Town received zero public comments, one agency comment, and no administrative appeals during the required 14-day appeal period following issuance of the SEPA determination.
17. In accordance with RCW 36.70A.106, the Town submitted its Comprehensive Plan and zoning map amendments to the Department of Commerce for review on September 30, 2025, and received confirmation from the Department of Commerce on September 30, 2025, of the required 60-day notice.
18. The Town received comments from the Department of Commerce on November 26, 2025, following the conclusion of the 60-day review. The Town reviewed the comments and incorporated changes as necessary to address them.
19. After due and proper notice, the Planning Commission held a public hearing on July 7, 2026, to receive public testimony regarding the proposed amendments to the Official Zoning Map.
20. During its deliberations following the public hearing, the Planning Commission determined that Parcel No. R13104-488-3610 should retain its Medium-Density Residential (MDR) zoning designation rather than be redesignated High-Density Residential (HDR) until such time as a legal easement through Parcel No. R13233-004-3960 and R13233-005-3700 are established.

CONCLUSION

Based upon the foregoing Findings of Fact, the Town of Coupeville Planning Commission recommends that the Town Council approve and adopt the proposed amendments to the Official Zoning Map, finding that the amendments are consistent with the Comprehensive Plan and comply with the requirements of RCW 36.70A.130, provided that the parcel proposed for redesignation from Medium-Density Residential (MDR) to High-Density Residential (HDR), identified as Parcel No. R13104-488-3610, retain its existing Medium-Density Residential designation.

Respectfully submitted by the Coupeville Planning Commission to the Coupeville Town Council for consideration pursuant to RCW 35A.63.020.

I hereby certify that the foregoing Planning Commission Report and Recommendations were approved by motion of the Town of Coupeville Planning Commission at a regular public meeting held on July 7, 2026, and are transmitted to the Town Council for consideration.



Susan Upchurch

Chair, Coupeville Planning Commission