

**TOWN OF COUPEVILLE
PLANNING COMMISSION MEETING
AGENDA
Island County Commissioners' Hearing Room
September 4, 2018
6:00 pm**

PRESENT

Chair Carol Molitor, Commissioners Michelle Cook, Ricardo Reyes, and Julie Roth

STAFF PRESENT

Planning Director Owen Dennison and Recording Secretary Carol Browne

CHANGES AND APPROVAL OF AGENDA

The agenda was amended to move Audience Input prior to the Discussion Item.

APPROVAL OF MINUTES

The minutes from the August 7, 2018, regular meeting were approved with minor changes.

AUDIENCE INPUT

Chair Molitor opened the floor to public comment.

Mr. Ted Clifton, 460 Kineth Point Place, Coupeville, WA

Mr. Clifton addressed the Commission to inform the Housing Element discussion with a builder's perspective on the affordability of housing. He stated that the cost of housing has risen significantly in the last several years, noting that two years ago a new home cost \$200 per square foot to construct and today most new homes cost over \$300 per square foot. The cost per square foot is even higher for smaller homes. Despite efforts to build affordable housing in this area, no new projects have been developed in the last three and a half years. Regardless of whether it is a big house or a small house, every lot has the same cost. Forty percent of the cost of new housing is regulation. He acknowledged that the Town has no control over state and federal legislation. He provided, as an example of the effect of local regulation, the current tree ordinance that requires a calculated number of trees on a lot regardless of whether the lot was treeless prior to development. A current client has a lot that hasn't had a tree on it for 150 years and yet the code would require at least 13 large fir trees. He stated that we need to be building zero energy homes with photo voltaics on the roofs rather than planting forests where none have existed since white settlement. Mr. Clifton concluded by asking the Commission and the Town to apply this reasoning to the Comprehensive Plan update. How can we remove the regulatory burdens that are making housing unaffordable and are making it difficult to produce zero energy homes?

Planner Dennison stated that it would be helpful to the planning process to have a list of items that contribute, at some level of significance, to the rising cost of housing. Mr. Clifton stated he could provide a list, compiled by the Builder's Association, that outlines factors that raise of cost of every home. Mr. Clifton would provide this list in hopes that it would provide solutions on actions that can be taken to reduce the cost burden so that people can buy a home and stay in this area.

Mr. Andrew Warford, 922 NE Schefflera Place, Coupeville, WA

Mr. Warford introduced himself to the Commission as the presumptive replacement for former Commissioner Mike Moore. Mr. Warford briefly shared his educational and professional experience and stated that, since he intends to spend the rest of his life here in Coupeville, he is looking forward to contributing to make it the best community it can be.

DISCUSSION ITEM

Comprehensive Plan Update

The Planning Commission continued its discussion of the Housing Element, specifically related to affordable housing. Planner Dennison provided a summary of factors affecting affordable housing needs according to Island County's recent analysis for its housing element. Island County Countywide Planning Policies were reviewed and discussed, as were the Housing Element Goals for Coupeville and other local jurisdictions.

NEW BUSINESS

Planner Dennison alerted Commissioners to an upcoming Short Course on Local Planning in Anacortes and encouraged attendance.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Carol Browne, Recording Secretary

Owen Dennison, Planning Director