



# Town of Coupeville

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**TOWN OF COUPEVILLE  
PLANNING COMMISSION MEETING  
AGENDA  
Island County Commissioners' Hearing Room  
August 6, 2019  
6:00 pm**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**CHANGES AND APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

Approve minutes from the July 16, 2019, special meeting

**DISCUSSION ITEMS**

Shoreline Master Program amendments

Comprehensive Plan Update

**NEW BUSINESS**

**AUDIENCE INPUT - See NOTE**

**ADJOURNMENT**

**NOTE: Audience Input - This is time set aside for members of the public to speak to the Commission about subjects of concern or interest, or items not already set aside for a public hearing. Questions presented may not be answered immediately if all information is not available, but will be responded to as soon as possible. To ensure your comments are recorded properly, you need to state your name and address clearly into the microphone. Please limit your comments to five minutes. Input requiring more lengthy comment is best submitted in writing.**

**TOWN OF COUPEVILLE  
PLANNING COMMISSION MEETING  
DRAFT MINUTES  
July 16, 2019  
6:00 p.m.**

**PRESENT**

Chair Carol Moliter, Commissioners Ricardo Reyes, Andrew Warford and Gary Armstrong.

Motion: Commissioner Reyes moved to excuse Commissioner Cook from the regular meeting of July 16, 2019. Motion was seconded by Commissioner Warford. *Motion passed unanimously.*

**STAFF PRESENT**

Planning Director Owen Dennison, Recording Secretary Claudia Golden

**CHANGES AND APPROVAL OF AGENDA**

The agenda for the regular Planning Commission meeting of July 16, 2019, was approved as submitted.

**APPROVAL OF MINUTES**

The minutes for the regular Planning Commission meeting of June 4, 2019, were approved as submitted.

**ACTION ITEM**

Adoption of amended Planning Commission Rules of Procedure.

Planner Dennison summarized the reason for the update and described several suggested revisions to the prior draft reviewed by the Commission in April 2019.

The Commissioners discussed the proposed changes and directed additional revisions. Questions were asked and answered.

Motion: Commissioner Warford moved to adopt updated Rules of Procedure subject to revisions directed to staff. Motion was seconded by Commissioner Reyes. *Motion passed unanimously.*

**DISCUSSION ITEM**

Comprehensive Plan Update.

Planner Dennison described progress to date on updating the Comprehensive Plan and provided background on comprehensive planning under the Growth Management Act, Island County 20-year growth allocations, existing housing stock, residential capacity, demographic and housing Census estimates for the town, the challenges of ensuring affordable housing to the lower economic segments of the community, and the Island County's summary of factors affecting housing need.

Questions were asked and answered. Commissioners discussed local options for promoting affordable housing.

**NEW BUSINESS**

Commissioner Warford requested the Town update the listing of Commission members on the Coupeville web-site. Commissioner Reyes discussed commentary on a social media website where concerns were raised regarding the use of the new Community Green restrooms by the homeless population.

**ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

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Claudia Golden, Recording Secretary

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Owen Dennison, Planning Director



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## STAFF REPORT

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**DATE:** August 6, 2019  
**TO:** Planning Commission  
**FROM:** Owen Dennison, Town Planner  
**RE:** Shoreline Master Program Amendments

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The purpose of this agenda item is to re-introduce several potential amendments to the Town's Shoreline Master Program (SMP), which is adopted as Chapter 16.30 of the Coupeville Town Code. The amendments shown in the attachment to this staff report were discussed by the Planning Commission, together with a number of other SMP amendments, in June 2018.

The Washington State Shoreline Management Act of 1971 (Chapter 90.58 RCW) requires municipalities and counties with "shores of the state" to adopt an SMP. The purpose of the SMP is to manage future development and uses on these shorelines. An SMP consists of policies and regulations based on both the Shoreline Management Act and local geographic, economic, and environmental circumstances. Areas subject to the SMP generally include uplands within 200 feet of the ordinary high water mark and adjacent aquatic areas.

Shoreline areas are regulated according to shoreline environment designations, which are the shoreline management counterpart of zones in a zoning code. The Town's SMP has four shoreline environments: Historic Urban, Urban Conservancy, Urban Aquatic, and Aquatic. The first two control use of upland areas above the ordinary high water mark and the second two control development waterward of the ordinary high water mark. Development, land uses, and activities within the shoreline jurisdiction are required to be consistent with the Town's zoning code and other applicable policies and regulations as well as the policies and regulations of the SMP.

The current amendments were initiated to assist the owners of a vacant lot at NE Haller and NE Front streets who wish to construct a single-family residence on the site. The lot is within the Historic Urban shoreline environment and the Historic/Limited Commercial land use designation and zone. Areas surrounding the site, both within the Historic/Limited Commercial zone and the adjacent RM-9,600 (residential) zone are developed with single-family homes. A single-family residence is allowed by the zoning code but, according to the SMP, not permitted as a ground floor ("street level") use in the Historic Urban shoreline environment. Therefore, a single residence on the site can only be approved as part of a mixed-use development, which is not the owner's intent nor is it consistent with the existing character of the neighborhood.

Adoption and periodic updates to local SMPs are required by the Shoreline Management Act. According to RCW 90.58.080, Island County and its municipalities are required to update their SMPs by June 30, 2020. The proposed amendments, provided as an attachment to this staff report, do not constitute a comprehensive update as required at intervals by state law but are intended as an interim measure to address an issue of particular time-sensitivity to one property owner.

The Historic/Limited Commercial zone extends from NW Alexander Street to NE Haller Street and from the waterfront south about one block. The boundaries Historic Urban shoreline environment generally correspond to the east and west extents of the zone. The character of the Historic/Limited Commercial zone is distinctly different west of N Main Street, where commercial street-level uses predominate, and east of N Main Street where only one commercial use exists and single-family uses predominate. The Planning Commission discussed a potential re-designation and rezone of this area in 2018 as part of the Comprehensive Plan update process. While preservation of the historic commercial nature of the area Historic Urban environment west of N Main Street justifies a restriction on street-level residential uses, the same justification does not appear to apply to the area east of N Main Street. Staff proposes amendments to the regulations for commercial uses (CTC 16.30.370) and to the Use Table (Attachment 2 to the SMP) to maintain the prohibition on street-level single-family uses in the shoreline jurisdiction west of N Main Street but to remove it for areas east of N Main Street.

When this was last discussed by the Planning Commission, staff proposed a number of amendments, primarily to address inaccurate or unnecessary references, formatting issues, and areas of ambiguity. However, one additional policy-related group of amendments was proposed to revise the review threshold for mooring buoys and approval criteria. Mooring buoys are currently require a shoreline conditional use permit for which re-application must be made at five-year intervals. In staff's view, this appeared to be excessive process relative to the potential impact. After preliminary discussion, the Planning Commission recommended prohibiting mooring buoys rather than relaxing the approval process. Mooring buoy regulations are not included in the current set of amendments.

As the entire SMP must be reviewed and updated, as necessary, within the next year, staff recommends a more limited amendment proposal for this year. As shown in the attachment, staff recommends amendments only to the policies and regulations in CTC 16.30.370 applicable to commercial development and the Use Table identified as SMP Attachment 2. Amending these sections appears to be the minimum necessary to allow the owners of the property at NE Haller and NE Front streets to progress with their single-family residence. Within these sections, there are several minor amendments unrelated to establishing a street-level single-family residence. In staff's view, these additional changes do not involve questions of policy and therefore are considered housekeeping amendments. Changes are shown in ~~strike-through~~/underline format in the attachment to show text to be deleted and added. Staff will describe the intent of each change at Tuesday's meeting.

Unless the Planning Commission raises concerns at Tuesday's discussion, a public hearing on the proposed amendments will be scheduled for the next opportune meeting.

### **Recommendation**

This item is for discussion only. No action is required.

**ATTACHMENT:** Draft amendments to CTC 16.30.370 and the SMP Use Table (Attachment 2 to Chapter 16.30 CTC)

### **16.30.370 Commercial development.**

#### **A. Introduction.**

1. Commercial development means those uses and facilities that are involved in wholesale or retail trade or business activities and includes professional services. Examples include but are not limited to transient accommodations, restaurants, shops, and offices. This is a broad category that mostly applies to the Historic Urban shoreline designation where most of the detailed development regulations are addressed by the underlying zoning. Proposals lying within the Historic Limited Commercial and Historic Restoration Overlay zoning districts must comply with the town's community design standards.

2. Because of the national historic significance of the Town's waterfront, industrial uses are not allowed under the Town's Comprehensive Plan and this master program.

3. Commercial development frequently requires extensive space for normal operation and parking. The principal impacts on shorelines from commercial development are aesthetic effects, erosion and introduction of pollutants (e.g., sedimentation, wastes). Pollutants are generated from surface runoff, oil and fuel spills and from poorly contained organic wastes. Intensive commercial use also affects traffic volumes and circulation patterns.

4. In many cases, commercial development will include associated uses which are identified as separate use categories in this master program. Associated signs, utilities, landfills, transportation facilities and ports and water-dependent industry are subject to policies and regulations established for those uses in addition to the provisions of this section.

#### **B. Policies.**

1. Design commercial uses contiguous to the ordinary high water mark in a manner that provides for landscaping and environmental restoration at the water's edge consistent with constitutional and other limitations on the regulation of private property.

2. Commercial development should occur only where such development already exists when it is consistent with the provisions of this master program and the Town Comprehensive Plan. General commercial development may be allowed upland of ordinary high water or over water as part of a mixed use development consistent with the requirements of this master program. Allowed uses include retail sales and service, professional offices, restaurants, personal services, transient commercial residential, marine-related sales and service, moorage facilities operated by the Port, marine repair and sales; and marine fueling station operated by the Port.

3. Priority should be given to new shoreline commercial development that that provides a significant public benefit in the form of restoration of ecological functions, enhancement of public access, and/or revitalization of historic resources.

4. The continued occupation of existing, over water historic structures by allowed uses shall be permitted to facilitate reuse, preservation, restoration, and rehabilitation of these structures in the Historic Urban and Urban Aquatic environments.

5. Commercial developments should be subject to the Town's Community Design Standards.

#### **C. Regulations.**

1. Off-premise commercial signs should be prohibited within the local shoreline consistent with the Town's general sign regulation

2. When required by zoning and the Town's implementing development regulations, shoreline permit applications for commercial development shall include a parking plan, showing the location, dimensions and capacity of the proposed parking area and the proposed landscaping or screening. Payment in lieu of parking is deemed appropriate for development within the Historic Urban and Urban Aquatic environments.

D. Regulations by Environment.

1. In the Historic Urban environment the following uses are permitted:

a. Retail sales and service, professional offices, restaurants, personal services, transient commercial residential, residential (mixed use), marine-related sales and service, moorage facilities operated by the Port, marine repair and sales; and marine fueling station operated by the Port.

2. Water dependent and/or mixed use development shall be permitted to locate over water in the Urban Aquatic environment subject to regulations of this master program.

3. In the Historic Urban or Urban Aquatic environments, new structures or exterior alterations of existing structures shall not detract from the design and architectural integrity of historic sites. Plans for development shall include exterior elevations with specific design details for evaluation by appropriate historic preservation agencies.

4. In the Urban Aquatic environment, whenever redevelopment is proposed, the redeveloped structure shall reduce existing environmental impacts. The historic footprint may be altered provided that the revised footprint reduces associated environmental impacts (e.g., a reduced footprint, a design incorporating grates to allow light to penetrate.) Minor expansion of existing over-water structures may be permitted in the Urban Aquatic environment when necessary to provide public access, where such is currently lacking, for environmental restoration, to preserve historic elements of the structure, or to meet building safety codes.

5. Transient residential accommodations (~~((hotel))~~) are allowed uses and may be allowed as a permitted use in the Historic Urban environment or permitted as part of a mixed use development in the Urban Aquatic environments, provided that each of the following conditions is met.

a. Transient accommodations west of North Main Street shall not occupy any portion of the ground floor (street level) of any buildings and must comply with the mixed use requirements of this master program if over water.

b. Accessory uses, such as lobbies, which provide services or access to transient accommodations are allowed on the ground floor.

c. The ground floor (street level) within the Historic Urban environment west of North Main Street shall be reserved on a continuous basis for retail sales and service, professional offices, restaurants, personal services, marine-related sales and service open to the general public and permitted by the underlying zoning.

6. Minor commercial uses that are accessory and clearly incidental to an allowed use may be provided on publicly owned docks and piers (e.g., espresso stand at a ferry terminal; authorized ticket sales for a temporary, marine-oriented event).

7. Within that section of the shoreline bounded by the waterward extension of Alexander and North Main Streets, new over water commercial structures that include a majority of the

gross floor area dedicated to water-dependent uses may be allowed in the Urban Aquatic environment provided that:

- a. the seaward extent of the structure is no greater than 20 feet from the OHWM;
- b. the structure conforms to the construction standards and requirements of the flood (~~hazard~~)damage prevention ordinance, Chapter 16.45 CTC;
- c. the structural supports are minimized and spaced to the maximum extent practicable and are not located water((-))ward of Mean Higher High Water;
- d. no portion of the structure is located water((-))ward of Mean High Water;
- e. nonwater-dependent commercial uses over water must be auxiliary to and in support of water-dependent uses;
- f. the cumulative impacts of such proposals have been evaluated in association with the project application and the project results in no net loss to shoreline ecological processes and functions. All shoreline impacts, including minor impacts, shall be mitigated by financial contributions to identified beach restorations projects in Town; and
- g. Based upon an analysis of visual impacts, developers of new buildings should be required to provide publicly dedicated public visual access platforms/decks and if constructed overwater should also require the dedication of pedestrian access along the intertidal area in implementation of a beach trail system.

***Note that on any lot that contains landfill protected and supported by a pre-existing bulkhead, OHWM will be measured from its natural location and not from the line of the existing bulkhead.*** Building extensions beyond 20 feet may be allowed for water dependent uses under the variance provisions of the master program.

8. Substantial Development permits issued for any new mixed use overwater building issued under the terms and conditions of this master program shall be recorded against the title of the property. Pursuant to the requirements of the master program, no person shall sell, lease, or offer for sale or lease any property/floor space within an overwater mixed use commercial structure conditionally permitted and constructed under the terms and conditions of this master program or a pre-existing nonconforming overwater historic structure, unless the prospective buyer or lessee has been given notice substantially as follows:

“To: \_\_\_\_\_

*The Property at \_\_\_\_\_ is permitted under Shoreline Substantial Development permit # SDP \_\_\_\_\_, recorded under Auditor File Number \_\_\_\_\_, records of Island County Washington. Occupation and use of the structure is governed by the conditions of referenced Shoreline Substantial Development Permit.*

*Before purchasing or leasing the above property, you should consult the Shoreline Substantial Development Permit to determine restrictions which have been placed on the use and occupation of subject property. Failure to maintain the water dependent use(s) of a majority of the gross floor area of the structure shall be cause to issue a shoreline enforcement order, with financial penalties, and may be cause to revoke the SDP, affecting the continued occupation of the structure by any other non-water dependent use. Occupation and use of all areas of the building must be in conformance with the requirements of the authorizing Shoreline Permit. A signed copy of this disclosure shall accompany all occupancy permit applications.*

As a condition of issuance of each and every occupancy permit for new mixed use overwater building approved under the master program or pre-existing historic overwater building, the building owner shall provide the Town with an accounting of the existing and/or proposed uses, to include the gross floor area of all existing and/or proposed uses, differentiating between those areas of the building that are upland or overwater.

9. The height of new structures in the Historic Urban and Urban Aquatic environments lying north of Front Street and lying between Alexander and North Main Streets and the extensions thereof, shall not exceed 35 feet or 28 feet above street grade, whichever is less. The 35 feet is measured from vertical datum which in this case is the average height between the street level and the toe of the bluff at the water's edge. The height of structures within other portions of the Historic Urban and Urban Aquatic environments shall be limited to 28 feet.

10. Development must comply with the base flood elevation and construction requirements established in the flood (~~hazard control~~) damage prevention ordinance.

11. New structures or exterior alterations of existing structures shall not detract from the design and architectural integrity of the historic sites. Plans for new development, including the alteration or renovation of existing historic sites, shall include exterior elevations with enough design details to be evaluated by appropriate historic preservation agencies.

12. Commercial and industrial development is prohibited in the Urban Conservancy environment.

13. There are no prescribed buffers or setbacks from the ordinary high water mark in the Historic Urban environment.

14. Shoreline permit applications for commercial development shall include a detailed statement explaining the nature and intensity of the relationship of the proposed development to the local shoreline, i.e., water-dependent, water-related or water-enjoyment per WAC 173-26-020 (36), (37) and (40); and the Town Comprehensive Plan. Such statements shall include at least the following:

- a. Nature of the commercial activity;
  - b. Need for shoreline or over-water location;
  - c. Relationship to historic preservation/restoration goals;
  - d. Proposed measures to enhance the relationship of the activity to the shoreline or water;
- and
- e. Proposed provisions for public physical and visual access to the local shoreline.

**ATTACHMENT 2 - USE TABLE**

SHORELINE USES	SHORELINE ENVIRONMENTS			
	SHORELAND		MARINE	
	HISTORIC URBAN	URBAN CONSERVANCY	URBAN AQUATIC	AQUATIC
Accessory Dwelling Units	P	P	X	X
Agriculture	X	X	NA	NA
Aquaculture	C	X	X	C (west of Broadway only)
Boat Launches				
1. Public	C	P	P	P
2. Private	X	X	X	X
Breakwaters				
1. Rigid	NA	NA	X	X
2. Floating	NA	NA	C	X
Bulkheads	P above OHWM	P above OHWM	X	X
Commercial, General	P	X	P as mixed use with water dependent use	X
Dredging	NA	X	C	X
Ferry Terminals, Pedestrian	C	X	C	X
Floatplane bases	X	X	X	X
Forest Practices	C	C	NA	NA
Groins	NA	NA	C	X
Hotels/Transient Accommodations	P	X	P as mixed use with water dependent use	X
Industry, all	X	X	X	X
Jetties	X	X	C	X
Landfill	P above OHWM	P above OHWM(1)	X(2)	X
Land subdivision	P	P	X	X

SHORELINE USES	SHORELINE ENVIRONMENTS			
	SHORELAND		MARINE	
	HISTORIC URBAN	URBAN CONSERVANCY	URBAN AQUATIC	AQUATIC
Marinas	C	X	C	X
Marina Fuel Storage and dispensing	C	X	C	X
Mineral Extraction	X	X	X	X
Mixed Use – Includes water dependent uses	P	X	P as mixed use with water dependent use	X
Manufactured home parks	X	X	X	X
Mooring Buoys	NA	NA	C	C
Multi-family residential	P	P	X	X
Nonvehicular trails & paths	P	P	NA	NA
Parking	P	P	X(3)	X(3)
Passive recreation	P	P	NA	NA
Port Development	C	X	C	X
Private Piers	X(4)	X(4)	X(4)	X(4)
Public Piers	P	X	P	X
Private Docks	X(4)	X(4)	X(4)	X(4)
Public Docks	P	C	P	C
Recreation	P	P	P	P
Restoration	P	P	P	P
Scenic overlooks	C	C	NA	NA
Scientific, educational, historic, or archaeological uses	C	C	C	C

SHORELINE USES	SHORELINE ENVIRONMENTS			
	SHORELAND		MARINE	
	HISTORIC URBAN	URBAN CONSERVANCY	URBAN AQUATIC	AQUATIC
Single-family residential	P if not located at street level <u>west of N Main Street</u> P east of N Main Street	P	X	X
Utilities, <u>minor</u>	P	P	P	P
Utilities, <u>major</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

*P=Shoreline Permitted Use X=Shoreline Prohibited Use C=Shoreline Conditional Use V=Shoreline Variance*

*Footnotes:*

- 1. Except within critical areas.*
- 2. Prohibited except for public access/recreation, beach restoration, beach nourishment, habitat enhancement.*
- 3. Except for temporary parking and vehicle access to water dependent uses.*
- 4. Except for water dependent uses and public access.*

## STAFF REPORT

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**DATE:** August 6, 2019  
**TO:** Coupeville Planning Commission  
**FROM:** Owen Dennison, Town Planner  
**RE:** Comprehensive Plan Update – Housing Element

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This agenda item continues the Planning Commission’s review and update of the Comprehensive Plan Housing Element. At its July meeting, the Planning Commission was provided an overview of comprehensive planning under the Growth Management Act (GMA), U.S. Census Bureau housing and demographic estimates, a summary of existing housing stock, Island County’s summary of factors affecting housing need, and the Countywide Planning Policies for housing. The next step is to review current housing policy in the Comprehensive Plan and determine whether the goals are consistent with current GMA requirements and continue to reflect the vision and values and current and anticipated circumstances of the community. The current Housing Element goals and policies are provided as Attachment B to this staff report.

GMA states that a housing element should ensure the vitality and character of established residential neighborhoods; encourage the availability of affordable housing to all economic segments of the population; promote a variety of residential densities and housing types; and encourage preservation of existing housing stock. Housing elements are required to include policy statements that:

- Make provisions for the preservation, improvement, and development of housing, including single-family residences;
- Identify sufficient land for housing, including, but not limited to government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities.

The housing element must also make “adequate provisions for existing and projected needs of all economic segments of the community.”

The discussion should first address the overarching housing priorities for the Town. These priorities are typically expressed as goal statements. The policies will follow. *Goals* are long-term outcomes the Town hopes to achieve by implementing the Comprehensive Plan. They are aspirational, expressing the community’s collective vision and values, often in terms of a condition or circumstance to be achieved. *Policies* set a preferred direction and describe what must be done to achieve these broad goals. They are sufficiently specific to help determine whether a proposed project, program, or regulation would advance the values expressed in the goals.

In reviewing or proposing goals, it is important to consider whether the outcome is clear, whether it is attainable, and whether it is consistent with the community’s vision and values. When evaluating policies, the questions are whether the intent is clear, whether it will further a goal (i.e., does it have a broader purpose), and how it may be implemented. To be useful and

understandable to the broadest audience, goals and policies should be reasonably succinct and should avoid jargon.

For reference, examples of housing element goals from other jurisdictions are provided as Attachment C.

**Recommendation**

This item is for discussion only. No action is required.

**ATTACHMENTS**

- A. Countywide Planning Policies Excerpt – Housing Policies
- B. Adopted Housing Element Goals and Policies
- C. Assorted housing element goals – other jurisdictions

ATTACHMENT A

**Island County Countywide Planning Policies excerpt**

**3.9 Housing**

In order to meet the need for affordable housing and to accommodate the housing needs for all economic segments of the population, the County and Municipalities will consider the following policies in the development of locally adopted comprehensive plans:

1. A wide range of housing development types and densities throughout Island County should be encouraged and promoted to meet the needs of a diverse population and provide affordable housing choices for all;
2. Manufactured home parks at urban densities, should be located within Municipalities, UGAs and/or unincorporated rural centers;
3. Multi-family housing should be located within Municipalities, UGAs and/or unincorporated Rural Centers;
4. In order to maximize economic opportunity and enhance the wellbeing of Island County's low income residents, publicly funded low income housing should be located in close proximity to employment centers, transit stops, and other public services.
5. The comprehensive plans of the County and the Municipalities should consider the following housing policies:
  - a. Development of boarding houses, single-room occupancy housing, scattered site housing, and accessory housing such as elder cottages, guest houses, and/or attached apartments;
  - b. Establishment of a public/private housing trust fund to provide loans and grants for development of low to moderate income housing and housing for persons with special needs;
  - c. Identification of publicly owned properties within UGAs or RAIDs that could serve as possible sites for the development of affordable low income housing; and
  - d. Identification of regulatory relief actions such as inclusionary zoning, density bonuses for the development of lower-cost housing or in-lieu payments into a housing trust fund, forgiveness of impact or mitigation fees for low-income housing as authorized under the GMA or priority permit process treatment of housing developments intended for or including affordable housing.
6. Provisions for affordable housing will be required elements of the economic development and comprehensive plans of the County and Municipalities.

## ATTACHMENT B

### **HOUSING - Goals and Policies**

**Goal 1. To provide for adequate housing opportunities for current and future residents of Coupeville while retaining the small-town historic character of the Town.**

- H 1.1 Review and amend, as required, residential development regulations to encourage a variety of housing densities and types.
- H 1.2 Provide for potential multi-family development in the existing single-family zoned areas, designated as Planned Areas 1 and 2 on the Future Land Use Map, subject to specific conditions established in Land Use Element Policy LU 2.2.
- H 1.3 Conserve the Town's existing housing stock through continued investment in adequate public services, appropriate zoning, design standards to buffer residential areas from conflicting uses, and encouragement of rehabilitation programs.
- H 1.4 Develop standards for the appearance and siting of manufactured housing on residentially zoned lots.
- H 1.5 Develop standards for the provision of mixed density residential neighborhoods.
- H 1.6 Encourage the preservation and upkeep of existing of housing.
- H 1.7 Develop and maintain procedures for the protection of historically significant housing sites and structures, including structures that are significant examples of the architectural design of the period.

**Goal 2. To encourage the availability of affordable housing to all economic segments of the population and to serve special needs populations, such as the elderly.**

- H 2.1 Evaluate local development standards and regulations for effects on housing costs. Modify development regulations which may add to housing costs and do not benefit the public health and safety.
- H 2.2 Encourage development of special needs housing in appropriate locations, such as the areas designated as Planned Areas 2 and 3 on the Future Land Use Map (see Land Use Element Policy LU 2.2).
- H 2.3 Develop a process and standards to permit accessory dwelling units in single family residential areas.
- H 2.4 Continue to administer the process and standards to permit home occupations in residential areas. Home occupations should be limited to those which are incidental to the primary residential use and do not change the residential character of the structure.
- H 2.5 Encourage private sector efforts to secure federal and/or state funds to provide housing for elderly and disabled citizens.
- H 2.6 Administer the non-discriminatory zoning regulations for group homes, consistent with the Federal Fair Housing Act.

## ATTACHMENT C

### **Housing Goal Examples – Other Jurisdictions**

Provide a range of housing types to encourage an adequate choice of living accommodation for those desiring to live in the city, regardless of income level and household composition.

Provide fair and equal opportunity to access housing for all persons.

Ensure strong, stable residential neighborhoods through public investment in infrastructure and preserving housing stock.

Preserve, maintain, and enhance existing housing and residential neighborhoods.

Site and building design standards promote high-quality design and neighborhood character in new residential subdivisions and new multifamily structures.

Innovative and creative uses of land enable a variety of housing types that accommodate changing design technologies, demands, and preferences, while maintaining the City's character and accommodating the 20-year growth targets.

Affordable housing needs are met for low- and moderate-income residents.

Permanent and temporary housing is provided for residents with disabilities, health care needs, or other special needs.

Pedestrian-scaled mixed-use development fills a unique and attractive niche in the City's overall housing mix.

Strive to preserve, improve, and enhance the existing housing stock, including historic structures and sites within the Historic District.

Implement development and design standards in a manner consistent with the Vision Statement and densification strategies while protecting individual property rights and the community interest as a whole.

Encourage public and private creation of affordable housing opportunities to meet the needs identified for all economic segments of the community.

Encourage a regulatory environment where innovative and creative housing and habitat options can be considered. Encourage alternative means to accomplishing Housing Element Goals.

Retention of existing housing stock should be a city priority.

Housing policies, programs, and regulations designed to support and promote sustainability and which minimize the impact on environmentally sensitive areas should be developed.

The City shall support fair and equal access to housing for all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.

The City shall actively collaborate with other municipalities, public agencies, and private entities to address housing issues; including the issue that there is an inadequate supply of housing that is affordable for lower income segments of the population.

A wide variety of housing options should be encouraged in the city's residential and mixed use zoning districts to meet demands for housing, including affordable housing.

When adopting new regulations and fees the City shall consider the economic implications they will have on the creation of new affordable housing.

Work to provide a mix of housing in the City and facilitate residential development in the form of single-family homes, duplexes, condominiums, apartments, townhouses, and other innovative forms of housing.

Seek opportunities to ensure that various types and densities of housing are permitted in sufficient numbers to meet projected housing needs, while maintaining the character or existing neighborhoods.

Encourage housing with a pedestrian orientation and housing that maintains a development pattern consistent with promoting a sense of community and safety.

Encourage the opportunity for all residents to purchase or rent affordable housing.

Work with Island County and other appropriate agencies to increase opportunities for residents with special housing needs. While these needs may not be met immediately, clarifying the responsibilities of various public and private agencies is an important step toward meeting these needs.

Support efforts to make residential properties efficient in their use of energy, water, and other resources, and in other ways environmentally friendly.

Ensure that all residential areas are supplied with public facilities as necessary (such as water, waste treatment services, roads, and storm drainage) and services. The costs of facilities and services will be borne by or shared by new development.