



COUPEVILLE PLANNING COMMISSION
Island County Annex Building - Commissioners Hearing Room
(1 NE 6th Street, Coupeville)
June 4, 2024
6:00 pm

CALL TO ORDER

LAND ACKNOWLEDGEMENT

CHANGES AND APPROVAL OF AGENDA

APPROVAL OF MINUTES:

- May 7, 2024 Meeting

PUBLIC HEARING

- None

PUBLIC INPUT

DISCUSSION

- Directional Presentation – Middle Housing Code Update

ADJOURNMENT

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DRAFT MINUTES

COUPEVILLE PLANNING COMMISSION

**Island County Annex Building – Commissioners Hearing Room
(1 NE Sixth Street, Coupeville)
May 7, 2024 – 6:00pm**

CALL TO ORDER AND LAND ACKNOWLEDGEMENT

Chair Cook called the meeting to order at 6:00pm and read the land acknowledgement

COMMISSIONERS PRESENT

- ✓ Chair **Michelle Cook**
- ✓ Commissioner **Evan Henrich**
- ✓ Commissioner **Von Summers**
- ✓ Commissioner **Susan Upchurch**

COMMISSIONERS ABSENT

- ✓ Vice-Chair **Gary Armstrong**

STAFF PRESENT

- ✓ Community Planning Director **Joshua Engelbrecht**

CHANGES AND APPROVAL OF AGENDA

Community Planning Director noted the addition of the minutes from the joint workshop with the Coupeville Town Council on April 23, 2024.

Action: A motion was made by Commissioner Summers, seconded by Commissioner Upchurch to approve the agenda as amended. The motion passed unanimously.

APPROVAL OF MINUTES

Action: A motion was made by Commissioner Summers, seconded by Commissioner Upchurch to approve the minutes of the April 2, 2024 meeting as submitted. The motion passed unanimously.

Action: A motion was made by Commissioner Upchurch, seconded by Commissioner Summers to approve the minutes of the April 23, 2024 joint workshop with the Coupeville Town Council as submitted. The motion passed unanimously.



DISCUSSION

Informal Presentation – Middle Housing Code Update

Staff presented updates on the Middle Housing Code Update. The presentation included information on what Middle Housing is, Coupeville's general timeline, and the deliverables expected from the State to fulfill the grant agreement. Staff and Commissioners also discussed the stakeholder and public engagement process.

PUBLIC INPUT

No members of the public were present to provide input.

ADJOURNMENT

The meeting was adjourned at 6:53pm

Respectfully submitted,

Community Planning Director

Deputy Clerk, Chris Jolly

Joshua Engelbrecht



STAFF REPORT

DATE: June 4, 2024

TO: Coupeville Planning Commission

FROM: Joshua Engelbrecht, Community Planning Director

RE: Middle Housing Ordinance Update + Directional Presentation
Planning Commission,

The June 4, 2024 meeting will focus on our Middle Housing Ordinance Update and follow up our conversation last month to discuss more formal direction on the project updates.

Public Involvement

So far, public involvement related to this ordinance update has been primarily through a community survey, a virtual meeting to ask targeted questions, and our on-going Planning Commission meetings. The community survey (Report – attachment 1) has collected responses from 41 participants as of May 31, 2024 (survey closes at the end of June). The virtual meeting (Summary – attachment 2) had three attendees, including one of our Planning Commissioners. The virtual meeting was recorded and that discussion can be found on the middle housing landing page.

As part of the June 4, 2024 meeting, Staff is expecting to have a modified public meeting that hopefully provides a more conducive space to ask targeted questions in an in-person setting. The first portion of this meeting will be dedicated to comment and discussion surrounding the following questions:

- **What is your experience with Housing in Coupeville?**
- **What are the essential visual characteristics of Coupeville's housing and neighborhoods?**
- **Do you see any mismatch between the housing types available in Coupeville and the housing needs of the community?**
- **Which of housing types would you like to see more of in Coupeville (attachment 3)?**
- **Are there negative impacts from Middle Housing that you are concerned about?**

Direction

After community members have had the opportunity to comment and discuss questions, the remainder of the June 4, 2024 meeting will be a discussion on the direction this ordinance update should pursue. Largely, because House Bill 1110 is not placing any overarching requirements on the Town, Staff is interested in the following areas of this update:

- What kinds of dwellings should be allowed in the RM-9600 zone?
 - Should that change in the LDR zone and the Rural Reserve area?
 - Should that change in the HDR zone?

- Should we modify other standards (setbacks, lot coverage, parking, or height) for these zones?
- Are there other design considerations that should be considered?
- Should an ADU be allowed to be greater than 1,000 sq. ft.?
- Should we consider a dwelling unit per lot maximum for RM-9600 or LDR?

Other areas of this project that are requirements under House Bill 1337 include:

- Allowing two ADU's per lot.
- Removing Owner Occupancy requirements.
- Allowing independent sale of ADU's.

Staff expects to take these direction recommendations to the June 11, 2024 Town Council meeting.

Timeline and Deliverables

As mentioned previously, our grant is a deliverable based grant, in which we receive reimbursement once we complete each of our four deliverables. By January 31, 2025, the Town will:

1. Develop a public engagement plan (Finished!),
2. Document our engagement results (Due June, 2024 and January, 2025)
3. Draft an ordinance (Due October 2024), and
4. Finally take our final document through the adoption process (January 2025).

Next Steps

The next outlined deliverables are our first engagement report (to be consolidated from attachments 1 and 2) in the next couple weeks and the first draft of the updated ordinance in October of 2024. Staff will deliver updates and additional opportunities for discussion as we move forward through this project. We are also expecting our survey and interview opportunities specifically targeted at builders, architects, and contractors to generate comments throughout June and will return with an update on those comments. So far we have had 2 responses.

This project has a landing page on the Town's Website:

<https://townofcoupeville.org/middle-housing-development-regulations/>

Here, everyone will be able to see project updates, documents, and our most up-to-date schedule. And as always, everyone can reach me

via email at: Planner@townofcoupeville.org

or

via snail mail at: Town of Coupeville, Planning
4 NE Seventh St.
Coupeville, WA 98239

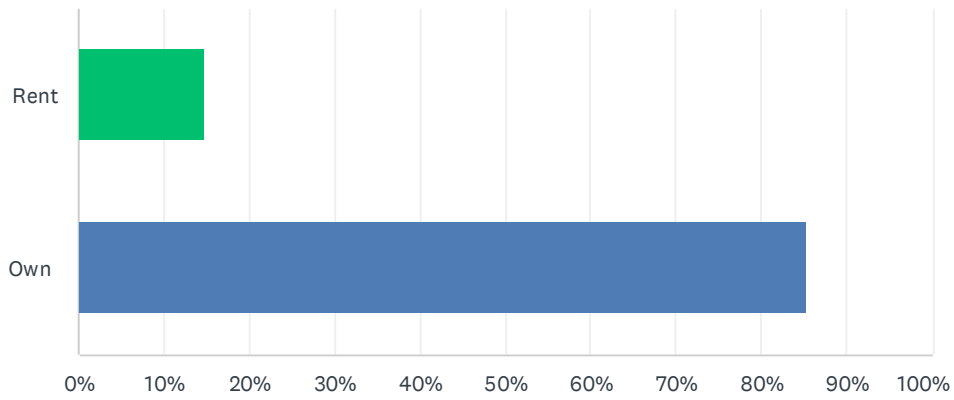


Attachments:

1. Community Survey Report
2. Virtual Meeting Summary
3. Department of Commerce Middle Housing Types Presentation.

Q1 Do you rent or own your current residence?

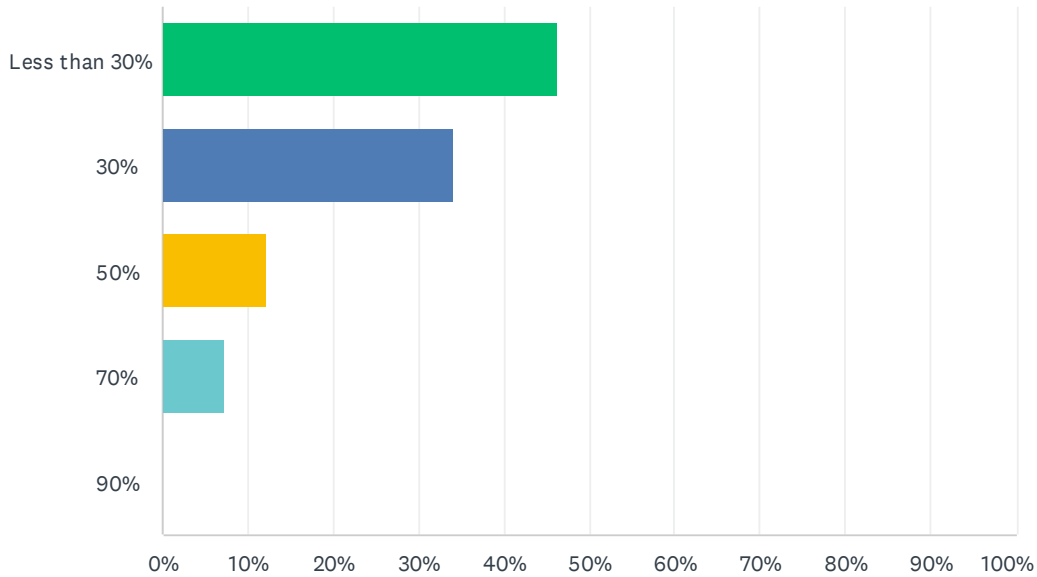
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	14.63%	6
Own	85.37%	35
TOTAL		41

Q2 What best describes the percentage of your income spent on housing costs?

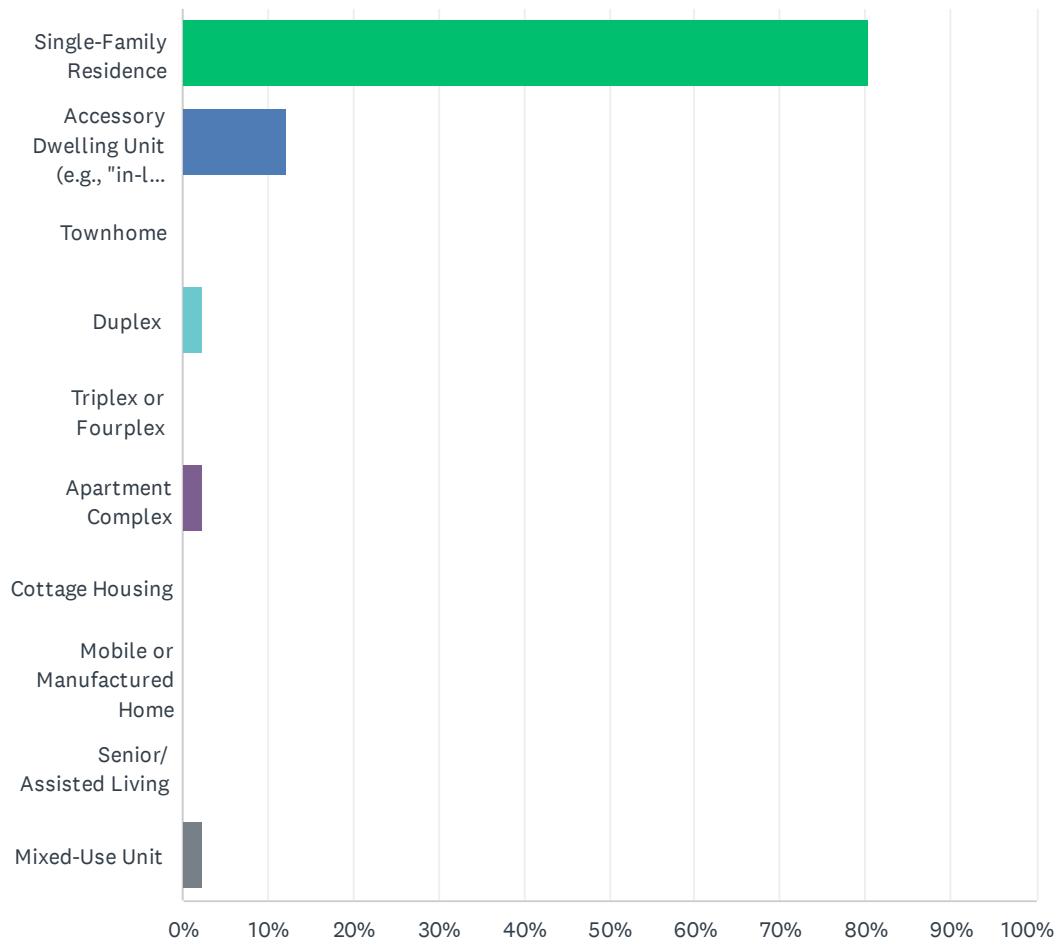
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 30%	46.34%	19
30%	34.15%	14
50%	12.20%	5
70%	7.32%	3
90%	0.00%	0
TOTAL		41

Q3 Which of the following housing types best describes where you live?

Answered: 41 Skipped: 0

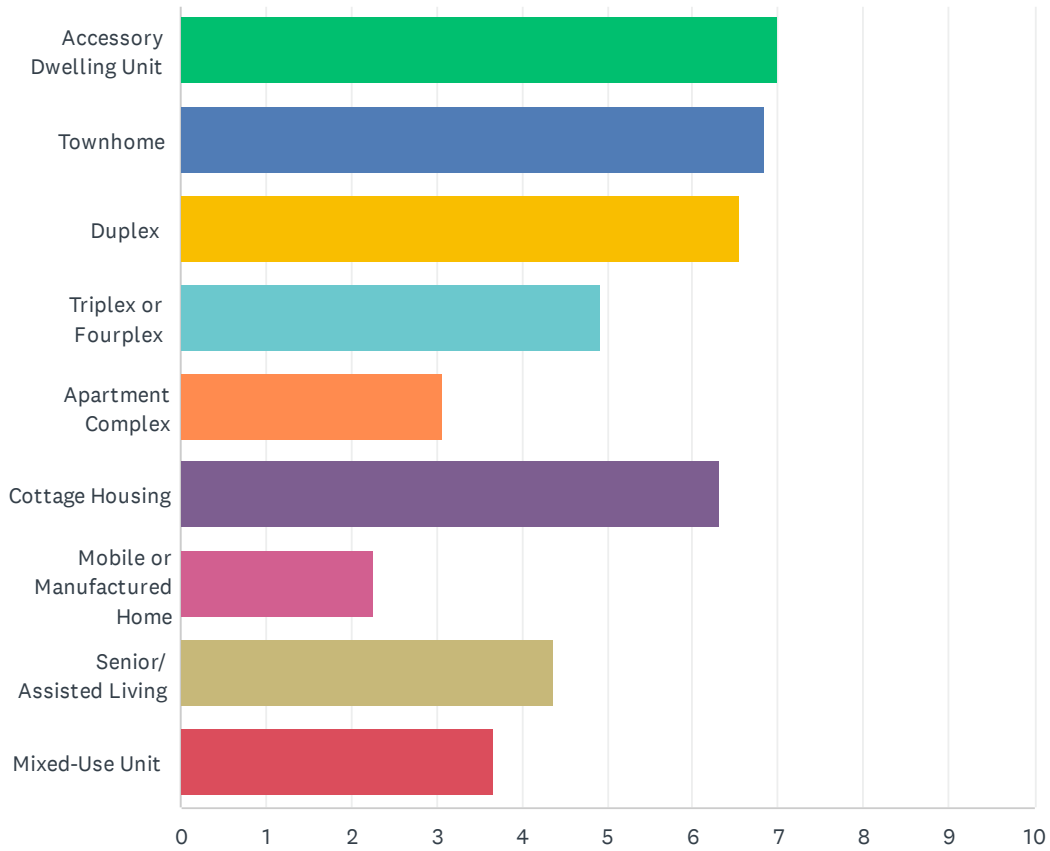


Town of Coupeville Middle Housing

ANSWER CHOICES	RESPONSES	
Single-Family Residence	80.49%	33
Accessory Dwelling Unit (e.g., "in-law suite" or "granny flat")	12.20%	5
Townhome	0.00%	0
Duplex	2.44%	1
Triplex or Fourplex	0.00%	0
Apartment Complex	2.44%	1
Cottage Housing	0.00%	0
Mobile or Manufactured Home	0.00%	0
Senior/ Assisted Living	0.00%	0
Mixed-Use Unit	2.44%	1
TOTAL		41

Q4 Which of these types of "middle housing" would you like to see? (Rank the choices by order of preference)

Answered: 41 Skipped: 0

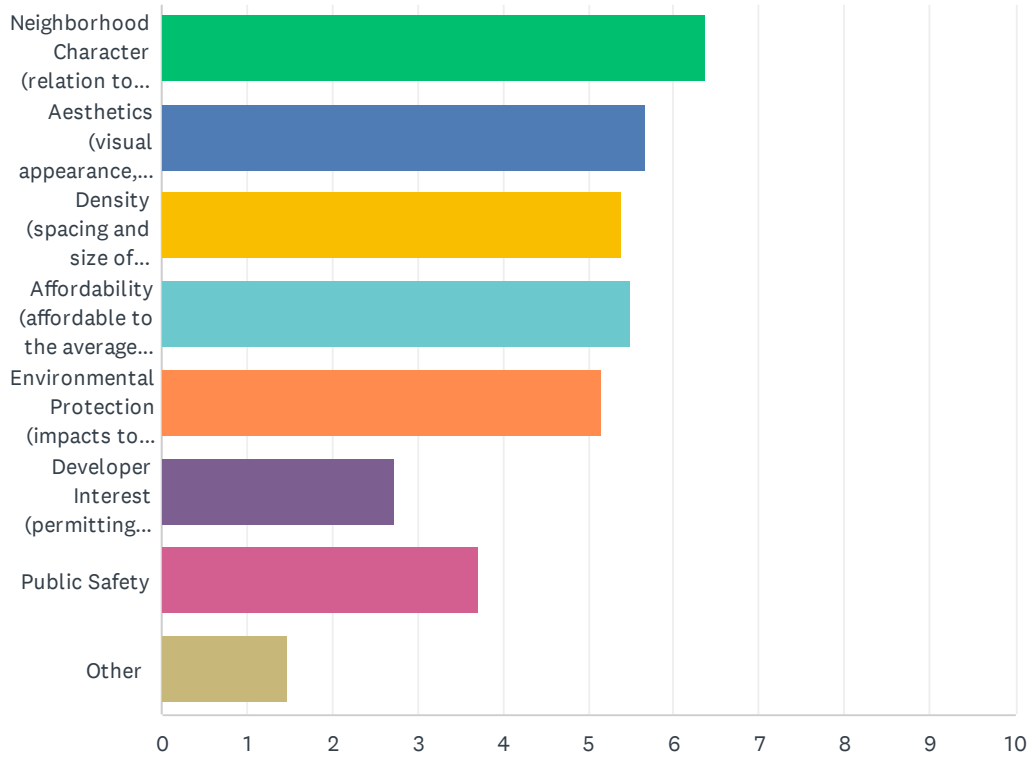


Town of Coupeville Middle Housing

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Accessory Dwelling Unit	39.02% 16	7.32% 3	17.07% 7	19.51% 8	4.88% 2	2.44% 1	4.88% 2	0.00% 0	4.88% 2	41	7.00
Townhome	29.27% 12	17.07% 7	21.95% 9	2.44% 1	17.07% 7	2.44% 1	2.44% 1	7.32% 3	0.00% 0	41	6.85
Duplex	4.88% 2	29.27% 12	17.07% 7	24.39% 10	12.20% 5	12.20% 5	0.00% 0	0.00% 0	0.00% 0	41	6.54
Triplex or Fourplex	0.00% 0	12.20% 5	7.32% 3	14.63% 6	21.95% 9	21.95% 9	14.63% 6	7.32% 3	0.00% 0	41	4.93
Apartment Complex	0.00% 0	0.00% 0	4.88% 2	2.44% 1	9.76% 4	17.07% 7	26.83% 11	21.95% 9	17.07% 7	41	3.07
Cottage Housing	21.95% 9	19.51% 8	7.32% 3	12.20% 5	17.07% 7	12.20% 5	2.44% 1	4.88% 2	2.44% 1	41	6.32
Mobile or Manufactured Home	2.44% 1	0.00% 0	0.00% 0	2.44% 1	2.44% 1	7.32% 3	21.95% 9	19.51% 8	43.90% 18	41	2.27
Senior/ Assisted Living	2.44% 1	9.76% 4	14.63% 6	9.76% 4	0.00% 0	19.51% 8	17.07% 7	19.51% 8	7.32% 3	41	4.37
Mixed-Use Unit	0.00% 0	4.88% 2	9.76% 4	12.20% 5	14.63% 6	4.88% 2	9.76% 4	19.51% 8	24.39% 10	41	3.66

Q5 What are you most concerned about regarding middle housing development in Coupeville?(Rank the choices by order of preference)

Answered: 40 Skipped: 1



Town of Coupeville Middle Housing

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Neighborhood Character (relation to existing neighborhood conditions)	35.00% 14	22.50% 9	17.50% 7	10.00% 4	7.50% 3	2.50% 1	2.50% 1	2.50% 1	40	6.38
Aesthetics (visual appearance, height, setbacks from road)	10.00% 4	20.00% 8	37.50% 15	12.50% 5	7.50% 3	7.50% 3	2.50% 1	2.50% 1	40	5.67
Density (spacing and size of buildings between lots)	5.00% 2	17.50% 7	20.00% 8	30.00% 12	25.00% 10	2.50% 1	0.00% 0	0.00% 0	40	5.40
Affordability (affordable to the average Coupeville resident)	22.50% 9	17.50% 7	10.00% 4	10.00% 4	20.00% 8	17.50% 7	2.50% 1	0.00% 0	40	5.50
Environmental Protection (impacts to wetlands, shoreline, forests, etc.)	10.00% 4	12.50% 5	12.50% 5	30.00% 12	20.00% 8	12.50% 5	2.50% 1	0.00% 0	40	5.15
Developer Interest (permitting requirements, fees, available development incentives)	5.00% 2	0.00% 0	0.00% 0	5.00% 2	5.00% 2	27.50% 11	47.50% 19	10.00% 4	40	2.73
Public Safety	10.00% 4	7.50% 3	2.50% 1	2.50% 1	12.50% 5	30.00% 12	35.00% 14	0.00% 0	40	3.70
Other	2.50% 1	2.50% 1	0.00% 0	0.00% 0	2.50% 1	0.00% 0	7.50% 3	85.00% 34	40	1.48

Q6 If you have an "Other" concern in question 5, please explain.

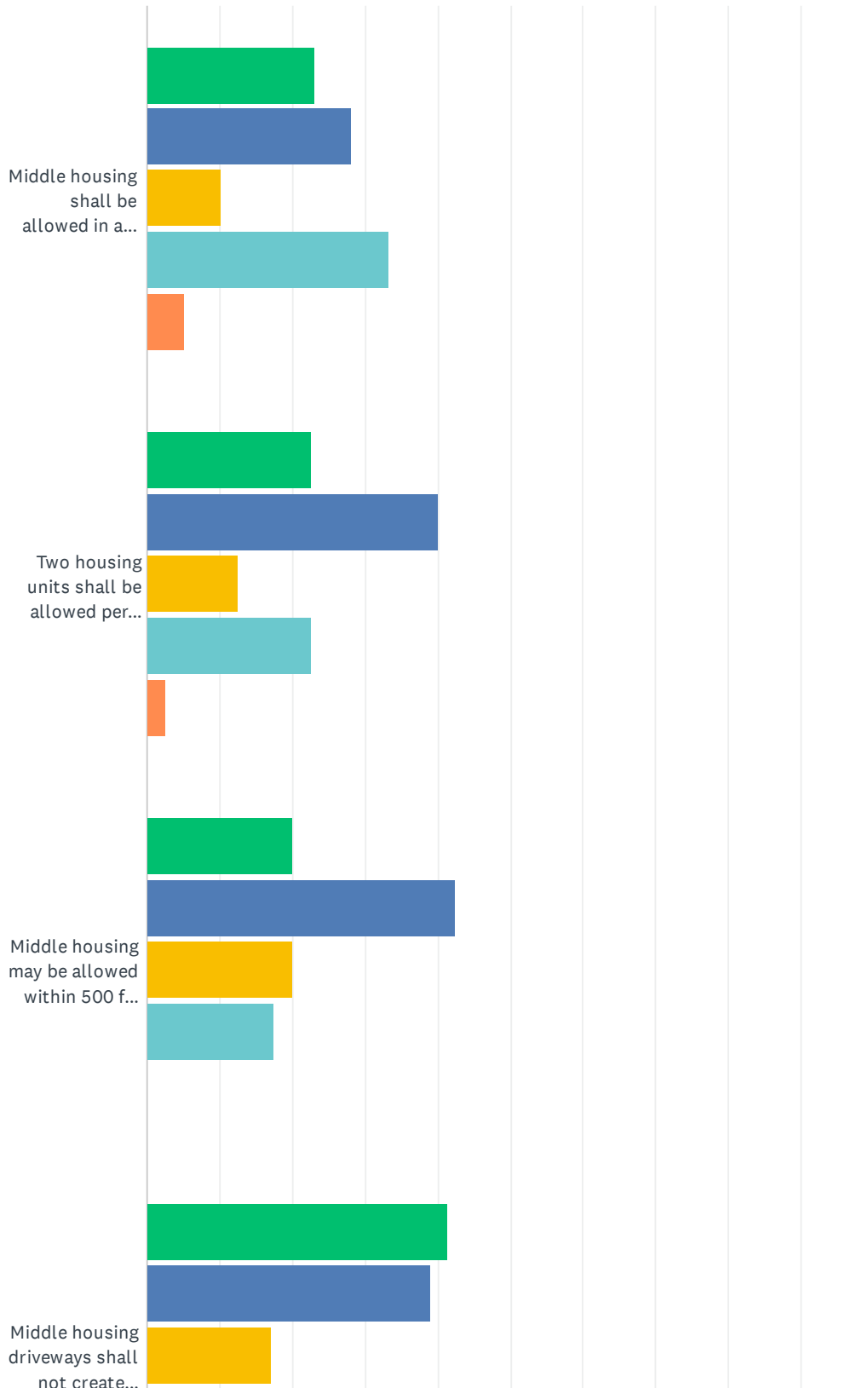
Answered: 22 Skipped: 19

Q7 How do you want middle housing to look?(For example, what are your preferences for neighborhood character, landscaping, parking, vehicle access, location of driveways and garages, etc.?)

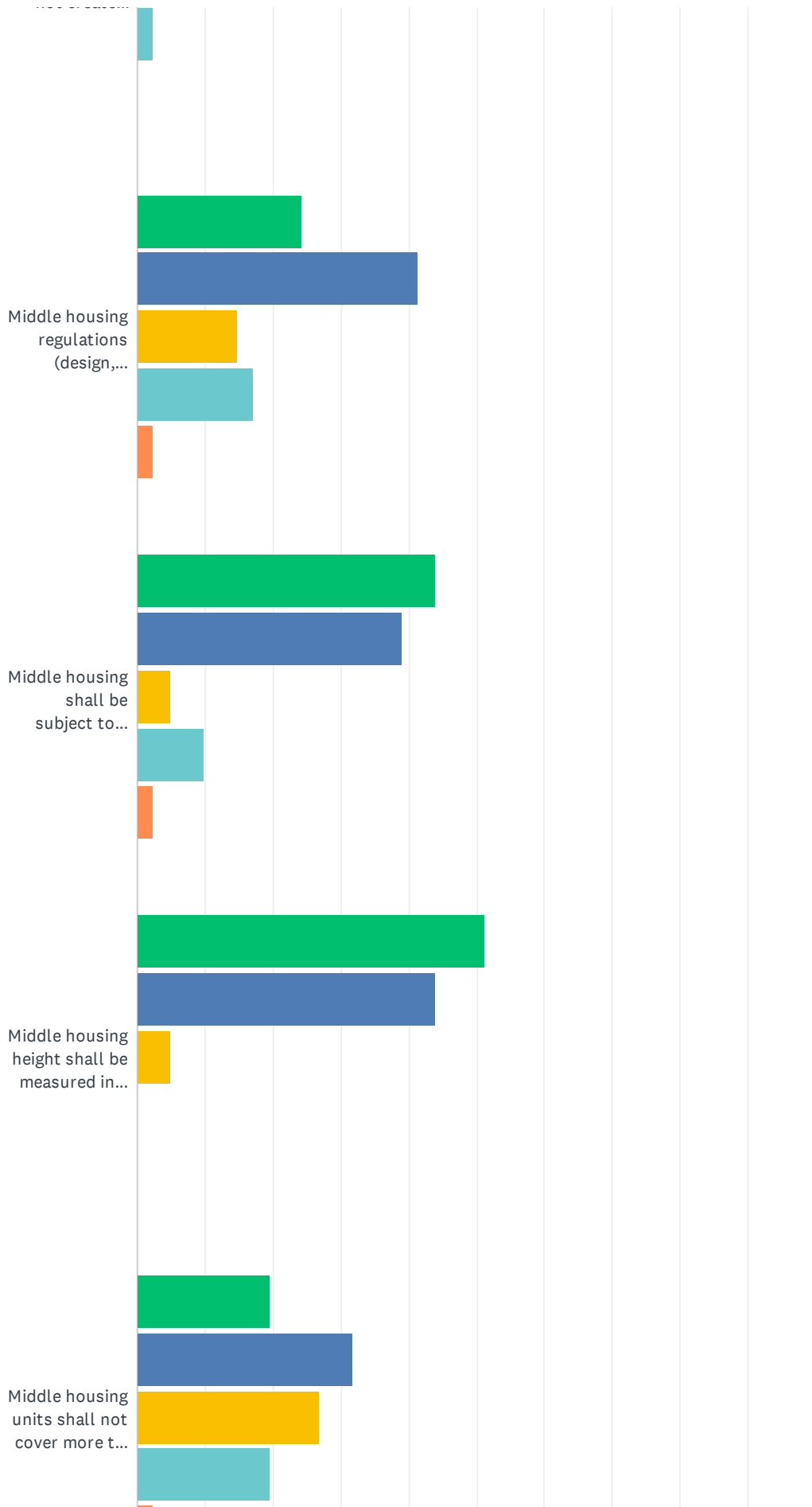
Answered: 34 Skipped: 7

Q8 Indicate how you feel about some of these potential middle housing design and siting standards:

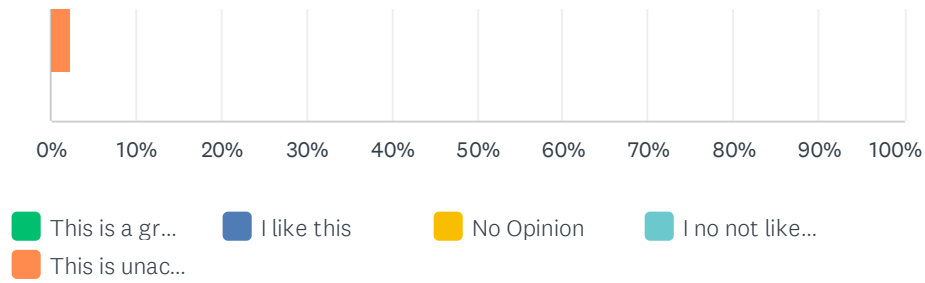
Answered: 41 Skipped: 0



Town of Coupeville Middle Housing



Town of Coupeville Middle Housing



	THIS IS A GREAT IDEA	I LIKE THIS	NO OPINION	I NO NOT LIKE THIS	THIS IS UNACCEPTABLE	TOTAL
Middle housing shall be allowed in all residential zoned areas.	23.08% 9	28.21% 11	10.26% 4	33.33% 13	5.13% 2	39
Two housing units shall be allowed per residential lot.	22.50% 9	40.00% 16	12.50% 5	22.50% 9	2.50% 1	40
Middle housing may be allowed within 500 feet of other housing units.	20.00% 8	42.50% 17	20.00% 8	17.50% 7	0.00% 0	40
Middle housing driveways shall not create access issues to main roadways.	41.46% 17	39.02% 16	17.07% 7	2.44% 1	0.00% 0	41
Middle housing regulations (design, landscaping, trees) shall not be more restrictive than those required for single-family homes.	24.39% 10	41.46% 17	14.63% 6	17.07% 7	2.44% 1	41
Middle housing shall be subject to appearance standards to regulate visual characteristics.	43.90% 18	39.02% 16	4.88% 2	9.76% 4	2.44% 1	41
Middle housing height shall be measured in accordance with Town development regulations.	51.22% 21	43.90% 18	4.88% 2	0.00% 0	0.00% 0	41
Middle housing units shall not cover more than 40% (less than half) of a residential lot.	19.51% 8	31.71% 13	26.83% 11	19.51% 8	2.44% 1	41

Q9 Are there any specific design standards you want Coupeville to implement?

Answered: 25 Skipped: 16

Q10 What community values and interests should be prioritized in middle housing development?

Answered: 35 Skipped: 6

If you have an "Other" concern in question 5, please explain.

Overall cost and environmental impact with increased cars, trucks, RVs resulting from increased population on Whidbey Island. It goes beyond borders of towns and the middle housing in Coupeville. We are an Island and increased population comes with their cars/trucks. People will travel back and forth through towns increasing traffic on the ONE major highway we all use that used to have zero traffic lights. My concern about increased traffic comes with a question. Do we need to build more infrastructure to accommodate those cars/trucks/RVs? Because Coupeville is Island County's seat in the middle of the Island, vehicular traffic and its environmental effects is my major concerns over housing.
Increased tax load
Make sure infill code aligns with other town policy priorities (sustainability, accessibility, non-discrimination.) If you allow this density, make sure you include mandates (not meaningless incentives) re: affordability. Langley's consultants told their Council they could adopt "inclusionary zoning" after adopting MFI zoning -- NOT the case! Once you adopt MFI zoning, you've already given away the market incentive for affordability.
Push back and undue political influence by highest income residents AND residents who refuse to concede to making changes to help resolve Coupeville's lack of affordable housing for (too many) of our service and retail workforce.
I just wanted something in front of "Developer Interest".
Current and future capacities of sewer / storm and water infrastructure.
ADU's are NOT a housing solution; they are just a luxury perk for high income residents and provide no actual long term housing. Many studies support this finding.
Infrastructure. Many of our streets are too narrow to walk safely, particularly after sunset or early morning. I am also concerned with allowing developers to design our town.
Want to maintain Coupeville's rural small town character, walkability, slow traffic, general overall safety, open green spaces/town green, forests and trails, public beach access etc
Equitable and fair housing opportunities
Increased traffic in neighborhoods
The term middle housing seems rather broad. It's hard to give an informed opinion on the survey
I am also concerned about infrastructure, specifically traffic congestion. I also am concerned about keeping what makes living on the island special (natural beauty) and having it paved over.
I have some concern that these types of new dwellings will impact not only safety in the community but also aesthetics of our small town. We get much of our revenue from tourist dollars and changing the look and feel of the main Coupeville downtown could have a negative impact on that. I also am wondering how this complies with the rules/laws from the Ebey's Landing Federal Preservation designation.
We need to be careful in how we implement this housing as we do not want to lose the flavor of our town. I found it hard to rate these questions as they are all very important.
Destruction of the character of Coupeville. Most residents here do not want growth.
Concerns related to quality of life. Most everyone drives a car on rural Whidbey, so enough parking needs to be provided so that it's not a parking blowout as these developments often become.
Is there enough water to support additional housing?
Maintain historic character

How do you want middle housing to look?

(For example, what are your preferences for neighborhood character, landscaping, parking, vehicle access, location of driveways and garages, etc.?)

Middle housing needs to have careful consideration to how many vehicles people are using and bringing into our island for use. Cars, trucks, and RVs not only take away visually from the Island's beauty but increasingly will add fossil fuel until the country goes all electric. Until then, the diesel and old car emissions, leaking oil and gas onto the roads en masse, will be belching out their toxic fumes all over the place. Asphalt/concrete non permeable surfaces should be avoided at all costs. If you think it cannot impact a town, research its effects on flooding an area anywhere USA. Stormwater drainage needs to be a major factor in planning. Native plantings meadowscaping instead of wasteful lawns that need watering in the dry season. Use existing footprints for development sites instead of clearcutting the natural environment that is cherished by residents here. If development must happen on virgin landscape, leave as much old tree and canopy growth as possible to retain the biodiversity of the land. Designate those areas public trails never to be built on. The physical environment is paramount to healthy living. Ideally the middle housing staying within the town limits, walking to grocery store, mass transit access, and county social services would hopefully decrease the amount of cars, trucks, RVs on the road coming from these new residents. We do NOT have to build bigger better roads and highways to accommodate more people with their STUFF, we might have a shot at not desecrating the environment to the degree where it is tainted forever. Over my lifetime I have seen NJ get desecrated. Cars truck buses and asphalt concrete and us trying to reshape the landscape for the quick sale of greed causes this. Humans have not changed but the speed at how this can happen have with our advanced machinery,

Rural

Langley adopted a "form-based" infill code, mandating a mono-culture "character", devoid of other local policy objectives. The "form-based" part of this code is VERY problematic. It is contrary to inclusive design and sustainable design objectives, in favor of aesthetic subjectivity. E.g. zero-step entries that are required by HUD are discouraged, because supposedly an inaccessible 12" stoop creates privacy that is equivalent to 9' larger setback if zero-step entry. Also, building siting requirements have no relation to the type of buildable lots that are actually available, and assumes square blocks, when most are more like bowling alleys, etc. None of this has to do with conforming to Coupeville's historic character - a goal that can really best be addressed through a design review, rather than a strict prescriptive code. Please learn from Langley's mistakes!

In keeping with historic character of Coupeville. Most especially within the Reserve and along streets traveled by visitors. Over all this is a difficult question to answer. On an aside, would like to see the town lot at library made larger and green made smaller to allow for more visitor parking. ADD signage that drives cars DOWN 8th St to lot's entry. The circling from N. Main down Front up Alexander is a hazard and irritating. Larger signage at Alexander and Coveland might help force cars up to Town lot. Obviously not related to housing but a serious problem for resident drivers and walkers.

Fit within the character of the town. Maintain natural areas and open space. Density in spots that can handle extra traffic.

Matching dominant architectural form, preserving solar access of adjacent lots, screening parking so it does not dominate street frontages. Middle housing never seems to provide enough on-site storage, so that should be a design element. To best utilize Island Transit, MH should be located within easy walking distance to existing or planned transit stops.

I don't know what middle housing means from your survey?

Up to 3 stories. with landscaping. Multi story units tend to be less cost per sq ft.

Should blend with character, but the entire point is this is smaller, easier to maintain housing. It will not all look like historic turn of century single family homes.
I would like to see sidewalks, trees and street lights installed along all streets. I'd also like to see an end to resident on street parking.
Want to maintain Coupeville's rural small town character, walkability, slow traffic, general overall safety, open green spaces/town green, forests and trails, public beach access etc
It should look like it belongs in Coupeville- not a gleaming tower of modernity.
fenced yards or areas for dogs, native landscaping, housing and parking away from street
I like the look and layout of the colorful condos on 1st street. I would like to see more of those types of condos.
In alignment with historical land preservation efforts and character of current, existing properties. Support for planning for future energy conservation and eco-friendly upgrades in housing and landscape designs.
2 stories maximum, NO HOA, allow use of meadowscape/native lawns rather than manicured greens, if garages are present add solar!
I like having housing types interspersed so it feels like a gradient from denser town center to the edges that are more rural. This makes it feel less obvious where density changes and it feels more natural moving around town. I also don't want density to mean more of a focus on cars. It would be great to have walkable paths as the obvious and parking is present but more hidden.
Nice landscaping, cared for look, green space
Maintain historical small town look and feel.
Neighborhood Character, landscaping, parking off road or under building
Enough off street parking. Native non invasive plants .
I would prefer developments to be south of hwy 20 to preserve the character of historical Coupeville
Near public transit
Out of downtown area, blending with present architecture.
Far spaced apart. You do not want to create opportunities for areas to become slums. Keep as much of the natural beauty of the island as possible and think about increased traffic needs. (Each adult will probably have a car—two cars minimum per unit)
I want the middle housing to preserve the character of the area - similar look and feel to our historic homes and downtown area. As part of Ebey's Landing Federal Preserve I believe it should follow those strict requirements. Properties should be kept clean and neat via landscaping as well.
Design should be thoughtful in keeping with what is already here. Garages should not be all you see when you look at this housing. Parking should be off the street whenever possible. Landscaping should be easily cared for so it always looks nice. We do not want out town to look like a suburban development.
I prefer small yards in the front so that front doors don't open right onto the street. Garages or parking in the back. I think paying attention to details on architecture is very important and should blend seamlessly with the buildings around them
Blended into existing neighborhood character, not expanded into rural reserve areas.
Minimal impact
Needs to strongly fit the character of coupeville. Adequate parking needs to be provided with no exceptions, especially in neighborhoods with limited street parking since that will create safety issues. Buildings should not be super top heavy or ultra dense like what they are building in Lynwood, Seattle, etc. Enough green space and buffer needs to be provided.
Middle housing would require parking and easy access to cars and public transportation
Integrate as to maintain general architectural and aesthetic flavor of the neighborhood. Landscaping should be native and water saving. Parking off-street
Fit in with existing neighborhoods. Parking off street

Mass and height similar to the surrounding homes, reasonable footprint on lot with some setbacks, parking behind home, not street side, garages located in back of house or set back on the side of the house, Green space. Sidewalks for walking. I prefer alleys with garages and parking in back.

Are there any specific design standards you want Coupeville to implement?

<p>In this survey there is no mention of the traffic patterns that will surely increase as population increases. This needs to be thought of in tandem with the "design" standards of where middle housing will be basically allowed in residential areas. Increased people, will need an increase in law enforcement of speed limits, reckless driving and all the public safety issues that people bring with them into town. Design standards really depend on where Coupeville allows middle housing to be built. Greed and self interests always play a part. If we keep middle housing in the town of Coupeville proper where there is some infrastructure already in place to follow the pattern and expand upon, then the visual design needs to coincide with what is existing around it. For example, there is a slated property that there was talk of using by the mobile home park and old frontier building behind the prairie center grocer store. existing footprint and in a place walkable accessible to mass transit and near schools. they were also talking having a food bank coexisting in the space with it. Great idea so the design in this space some asphalt needs to be hauled away and native planting meadowscaping one vehicle per unit. how many units in this space I could not say. Again the traffic will increase in an already busy intersection someone without self interest and vision knowledge of planning would have to assess how the design could be the least impactful to the existing environment, to the flow of our existing traffic without having to forge a new road. Obviously if we could use the most energy efficient way of building and keep firewalls for multiunit living safe for their residents it is a win win. Lookswise, it could keep the rural sense of community however cost effective without cutting costs on safety of its residents.</p>
Rural
All "middle housing" should have to comply with the state and federal design standards that are mandated for affordable housing. E.g, accessible design for all first floor units, and complying with Evergreen Sustainable Development Standards. Otherwise it creates unfair advantage for luxury townhomes over affordable developments.
In keeping with current historic buildings. There ARE enough building styles for a developer to choose from, hence shouldn't present an issue.
An average unit size ordinance would provide for increased density as the average unit size decreases. This enables missing middle housing by allowing for greater density, even in smaller structures. Adjust parking requirements so that providing parking spaces doesn't drive the project design. (If you live in 'middle housing' there really is no excuse for having three or more cars per unit). Focus on form and scale, not density metrics.
What are design standards? An example would be helpful.
Cottages with common spaces and parking. Three storey with balconies and shared utilities
There should be no difference in standards between middle housing and single family homes. Period.
I am concerned that this survey does not include condominiums. Done well they can be an inexpensive way for young families and retired people to afford home ownership.
Please do not turn Coupeville into suburbia like Oak Harbor
No.
Continue to align with historical character of national preserve within preserve boundaries. Plan for green spaces, parks and eco-friendly designs.
Add environmental friendly options, such as solar arrays, rainwater systems, rain garden landscaping, etc. NATIVE OR NON-INVASIVE PLANTS ONLY for landscaping. Sustainable/recycled building materials
No box houses. Seattle has these in spades and I don't think they would be in line with coupeville character.
To maintain the town's character
No, as long as it is south of hwy 20
None noted

Didn't we go over this issue in the last 2 years? Why is it on the forefront again?
Coupeville has too many standards already (in my experience). Just please do not let this place become crowded and junkie.
No modern design buildings - keep our historic character!
If middle housing is allowed in all residential areas the design should be compatible with what is already on a given street. The density should also match the street where the middle housing would be built. I don't know why middle housing cottages or duplexes should be 500 feet from other houses. I do believe we should keep the height to no more than two stories. I would stress that having these homes designed so that they fit in with what is already there is very important.
Not particularly
Conformance to all applicable building codes and standards.
No
Blend into the surrounding establishments
Parking is one of my greatest concerns, as well as continued access to sunlight from existing properties.
I believe Ebey's Design Guidelines have been working for us.

What community values and interests should be prioritized in middle housing development?

Keep it modest, small town, and with public safety in mind including our natural resources, traffic patterns and overall infrastructure. Keep self interests and greed out of the picture as much as possible.
Keep it small
Please see Langley's analysis of it's own MFI code, in terms of its after-the-fact consideration of inclusionary zoning -- it shows their MFI-FBC will only likely result in a mono-culture of high income townhomes.
1. Guidelines and regulations that direct owners, developers, architects, and builders to take impact on neighbors into account when proposing and planning to build. Not all that "Capitol" focused but decent and civil considerations of neighbors should be a rule of thumb. We've seen TOO MANY broken and or shunned relationships between residents in the past. 2. Height restrictions! No building that exorbitantly blocks neighbor's sun exposure and or views. You want to build BIG buy a large lot off main roads outside of town and have at it. 3. No buildings that aren't sound proofed enough for close relationship to neighbors.
Environmental Protection, aesthetics and character of town, minimize traffic impacts, affordable housing options. Let's create opportunities for young families to live here.
Efficient land use, infill where infrastructure supports it, and architectural form that is consistent with most of the existing community and the historical character of Ebey's reserve. An accurate lot-by-lot inventory of Coupeville should be undertaken to assess which lots can be developed or re-developed as middle housing. The quality of the housing units should be considered as well, not just quantity or existing density. And with more density of housing will come potential impacts to existing infrastructure. The Town's stormwater "system" is inadequate; sewer, water and poorly-designed street intersections (driveway spacing, sight distance, vertical curves, etc) must also be considered while proposing increases in density. Good design criteria (if actually administered) can accommodate increases in density, and enhance the community.
I'm still not sure what middle housing means exactly, but I'd say maintaining the character of the town.
Pockets within existing communities. Green spaces included with density
Affordability and accessibility to average income.
I think that there should be no buildings higher than two stories. The majority of dwellings currently in town are one or two stories. Anything larger will destroy the aesthetic of our town.
Maintain Coupeville's rural small town character, walkability, slow traffic, general overall safety, open green spaces/town green with farmers market, forests and trails, public beach access etc. Please do not turn Coupeville into a crowded suburbia like Oak Harbor has become. Increasing town density without infrastructure won't work well. If WA state really wanted more people to live in Coupeville they would provide more support to our schools and hospital etc.
Equity and environmental stewardship
Equity, Diversity, Inclusion, and Belonging.
environmental stewardship, community engagement, health & wellness
Embracing diversity and being welcoming.
Respect for the environment, respect for historical preservation, support of a safe, friendly, family-based, diverse community. Economic sustainability for multiple levels of income. Fewer large vacation homes that sit vacant and more primary residences.
Inclusivity, safety, environmental friendliness
Ensuring that everyone who works in coupeville can also live here. Making sure that we do this sustainably in terms of our resource use especially water.
Affordable housing that looks nice
Small town historical. Only town within a national historic reserve.
Affordability, safety, aesthetics, drug free.

I wouldn't want to see ultra modern structures in our historic town.
Rentals should be a minimum 30 days to prevent transients and maintain a sense of community for residents
None noted
It's not a given that middle housing should go forward
Maintaining Coupeville's small town-ness and charm. Don't touch the Green. Leave wooded/green areas alone.
We are a small, safe, and tight-knit town and I want to ensure that these housing developments do not conflict with these values.
As you can tell, I am very interested that these structures do not stand out like sore thumbs so design is a priority. That includes landscape.
A sense of community - good design, affordability
Maintaining the quality of life in Coupeville. Not sure why we need a push for low or moderate cost housing. This is an expensive place to live because of a variety of factors that will not change, and doesn't lend itself to this "middle" housing effort. Guess we now have a name change to "middle" from high and low density?
Small town feel - Too much density is already turning Coupeville into suburbia
Those who will care and upkeep
We need to strike a good balance here.
Affordable to locals
Affordable options for infill development
Middle housing mixed in with current neighborhoods. Don't create a low-to middle housing neighborhood.
Cleanliness, green space. Up keep of spaces.

Community Group Meeting 1 Summary

Created by Cyrus Oswald, Atwell.

Summary created May 31st, 2024.

Meeting occurred May 30th, 2024 6:00 pm

Attendees included Cyrus Oswald, Joshua Engelbrecht, and three Coupeville community members.

Discussion themes:

Defining the Project Goal

Participants discussed the goal of middle housing as it applies to the Coupeville housing market. Participants identified ADUs as creating an opportunity for additional vacation rentals, which may be an undesirable outcome. The group discussed the current town code about short-term rentals, the advantages and disadvantages of vacation rentals in Coupeville, and agreed that additional middle housing should instead seek to create permanent housing opportunities for current town residents and prospective residents. The group identified avoiding negative impacts on the tourism economy as a goal of general town planning. The group discussed socially active housing types throughout the conversation, both for specific groups (such as the elderly population) and as a primary advantage to middle housing development.

Unaffordability in Coupeville

The group recognized that housing in Coupeville is very unaffordable. The group identified a fundamental disconnect between the money residents earn and how much housing costs in the Town. A renter reported difficulty finding affordable rental units in or near Coupeville. A homeowner identified their high income (due to their employment in a less affordable jurisdiction) as the reason for their being able to afford to purchase a home in Coupeville. Participants agreed that even people with moderate incomes and high levels of education often cannot find housing to fit their needs. The participants identified developer incentives as a cause for a lack of the desired housing: developers want to create the largest and most expensive product possible to gain the largest revenue per unit. The group agreed that creating appropriate incentives for developers to create affordable middle housing should be a focus of the code update.

Desired Design Aspects

The group discussed the desired visual characteristics of middle housing in Coupeville. The group wanted the mass and scale of new developments to not overpower the existing housing in town. As identified by the group, larger developments can dwarf the smaller historic houses, which leads to a visual lack of cohesion. The perceived scale of structures from the street was also seen as an important part of the visual characteristics of housing. The group agreed that breaking up what could be larger structures into smaller structures was advantageous for a cohesive town aesthetic. One participant suggested creating a gradient of building scale throughout the town to avoid large discrepancies in building scale between neighboring structures. The group identified current design review processes as a key reason why Coupeville has maintained a beautiful and charming housing landscape.

Lot Type Considerations

The group defined several key aspects of lots best suited for middle housing development. Lots closer to transit routes and in more walkable areas were seen as better for middle housing because residents best served by middle housing may need easier access to key amenities. Existing lower-intensity and non-historic residential lots, such as those lots with relatively recent single-family residences, were viewed as potentially good lots for redevelopment into middle housing types. Considering that town residents value parks and undeveloped green space, this was seen as especially beneficial.

Groups Best Served by Middle Housing

Two key groups were identified as key beneficiaries for middle housing in Coupeville. The participants agreed that housing designed for elderly residents to age in place would be beneficial. This was discussed as being implemented through single-floor, smaller, and easier-to-maintain homes. Middle housing could also facilitate opportunities for socialization among elderly residents. The group agreed that the people who work in Coupeville, particularly those who earn service wages, would be a key community served by middle housing. The group identified that the current housing opportunities in the Town do not match the needs of those who are employed in the town. Creating opportunities for people to live where they work was identified as a key project goal.