



ISLAND COUNTY PLANNING COMMISSION AGENDA
July 17, 2024, at 6:00 p.m.
BOCC HEARING ROOM, ROOM 102B, 1 NE 6TH ST COUPEVILLE, WA
ONLINE VIA ZOOM

**Meeting to be held in the Board of Island County Commissioners Hearing Room,
Room 102B, 1NE 6th St., Coupeville, WA and online. Interested parties can attend or join
remotely at the link or via phone number listed below:**

Join Zoom Meeting

<https://zoom.us/j/93636892599?pwd=Y3NicFrc203OVZBTjBUenJyc21MQT09>

Meeting ID: 936 3689 2599

Passcode: 122086

+1 253 215 8782 US (Tacoma, WA)

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Passcode: 122086

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
4. PUBLIC COMMENT – *Submittal of written comments are encouraged prior to the day of the meeting. Public Comment may be submitted via email to PlanningCommission@IslandCountyWA.gov. Please state your name and address when giving public testimony. Public comments are limited to 3 minutes per person.*
5. DIRECTOR'S REPORT
6. Welcome New Planning Commissioner – Lynae Slinden, District 1
7. WORKSHOP – Accessory Dwelling Units (ADU) updates and discussion for the 2025 Comprehensive Plan Housing Element
8. ADJOURN

Please visit our website for related documents: <https://www.islandcountywa.gov/235/Planning-Commission>

The public may submit comments in writing to Planning & Community Development at 1 NE 7th St., Coupeville, WA 98239 or PlanningCommission@IslandCountyWA.gov.



Island County Planning and Community Development

Jonathan Lange, Director

Physical Address: 1 NE 6th St, Coupeville, WA 98239 Mailing Address: 1 NE 7th St, Coupeville, WA 98239

Ph: Whidbey 360-679-7339 | Camano 360-387-3443 | Fax: 360-679-7306

Email: PlanningDept@islandcountywa.gov | <https://www.islandcountywa.gov/207/Planning-Community-Development>

~MEMORANDUM~

TO: Island County Planning Commissioners

FROM: Emily Neff, Long Range Planning
Island County Planning & Community Development

DATE: July 8, 2024

SUBJECT: Planning Commission Meeting July 17, 2024

The Planning Commission meeting on July 17, 2024, will include the following items:

Workshop: Staff will provide a presentation on Accessory Dwelling Units (ADUs). ADUs have been suggested as one of the tools in the toolbox for providing more affordable housing options in Island County. The State has changed many of the rules for ADUs in the past year with the aim of removing barriers to ADU development.

Please review the attached presentation in advance of our meeting and follow the links provided for examples of how other jurisdictions are regulating ADUs. Staff will facilitate a discussion with the Planning Commission to generate a set of recommendations for the Board of Island County Commissioners to consider when deciding how to approach ADUs in the Comprehensive Plan update.

Attachments:

- Presentation on ADUs

For more information, please contact:

Emily Neff (360) 678-7807 or e.neff@islandcountywa.gov

2025 COMPREHENSIVE PLAN PERIODIC UPDATE



Accessory Dwelling Units (ADU)

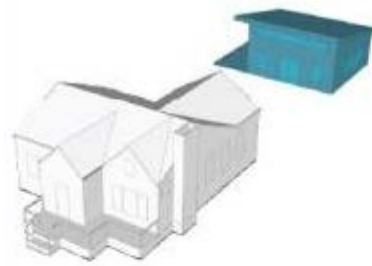
July 17, 2024

Agenda

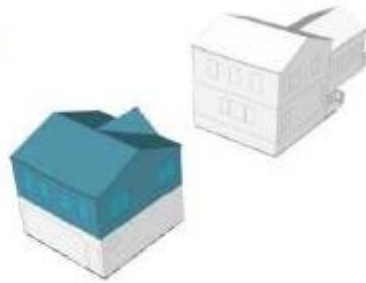
1. Accessory Dwelling Units (ADU) Overview
2. Growth Management Act (GMA) Required Updates
3. Other Jurisdiction Examples
4. Discussion and Brainstorm

Types of ADUs

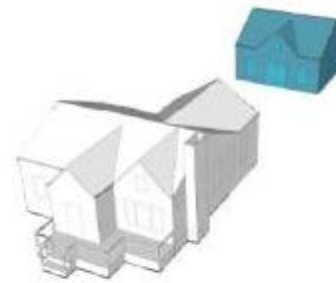
Detached ADUs



New Construction

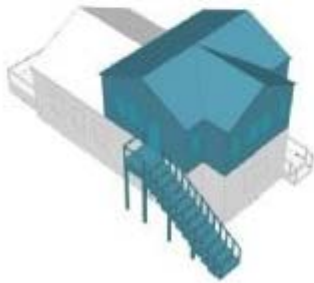


Garage Addition

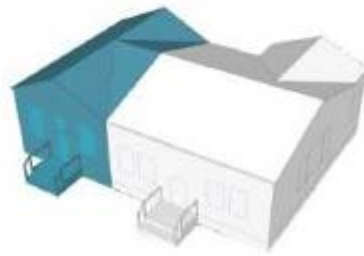


Garage Conversion

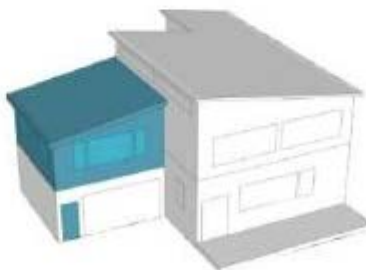
Attached ADUs



Attic Conversion



New Addition



Garage Addition



Basement Conversion

Background on ADUs







- The Washington State Legislature has been grappling with the tension between the great need for affordable housing, and the desire to keep rural areas rural.
- GMA laws have changed for ADUs over the past few years with the goal of providing more diverse housing types for households of all income levels.
- Jurisdictions have taken various approaches to regulating ADUs.

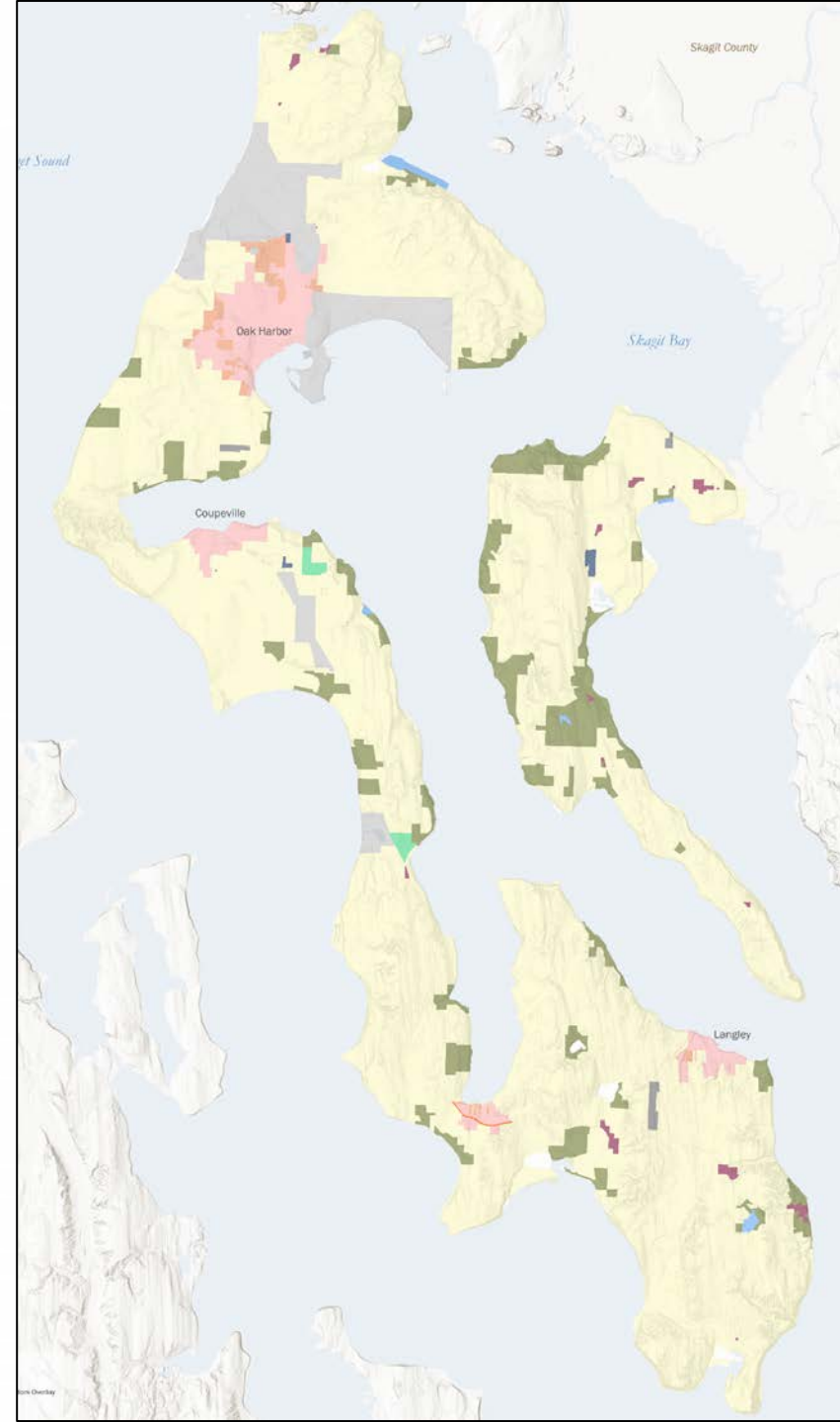
Commerce Guidance for ADUs

- For Urban Growth Areas (UGAs) on septic, attached ADUs within the existing footprint of the building or a small addition, may be possible using existing septic capacity.
 - Detached ADUs often require a separate septic.
- Within Limited Areas of More Intensive Residential Developments (LAMIRDs or RAIDs), new development can occur within existing boundaries, including ADU infill.
- In rural lands, ADU provisions must be balanced with protection measures for rural character, resource lands, and to prevent low density sprawl.

Land Use Map

Legend

-  Cities / Urban Growth Areas
-  Mixed-Use LAMIRDs
-  Residential LAMIRDs
-  Special Review Districts
-  NASWI Owned Land
-  Rural Lands: Rural, Residential, Rural Agriculture, Rural Forest, and Commercial Agriculture



GMA Required Updates for UGAs

HB 1337, passed 2023

GMA Change for UGAs	What this means for Island County?
Local gov's may not charge more than 50% impact fee for principal unit.	We don't charge impact fees for ADUs.
Local gov's may not require the owner to occupy the property.	We don't require owner occupancy.
Two ADUs per lot must be allowed in UGAs (any combination of attached or detached).	We currently allow 1 ADU per lot; must change to allow 2 ADUs per lot in UGAs, provided septic can support it.
Local gov's must allow ADUs on any lot that meets the minimum lot size required for the principal unit.	We don't restrict by lot size currently.
Local gov's may not establish max gross floor area requirements for ADUs that is less than 1,000 sqft or height limits less than 24'.	Current limit is 1,000 sqft for attached; 1,200 sqft for detached, we don't have height limits specific to ADUs; height limit requirements per zoning district, typically 35'.

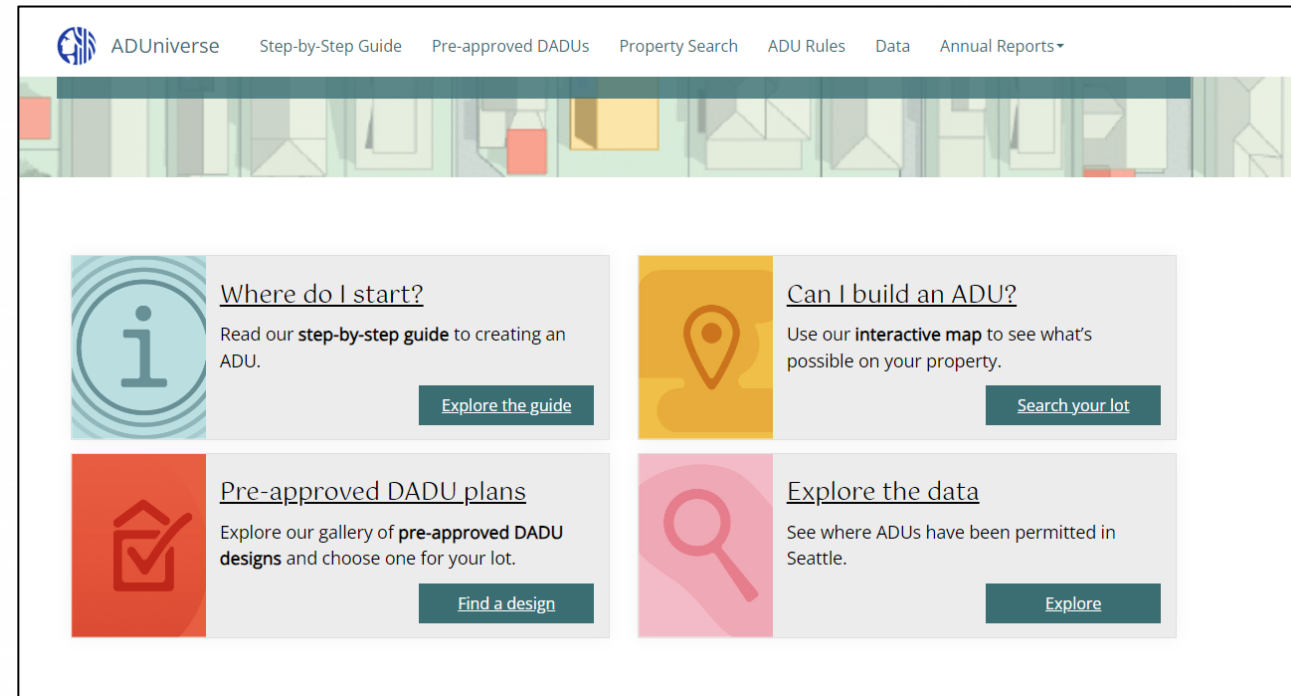
GMA Required Updates for UGAs Cont.

HB 1337, passed 2023

GMA Change for UGAs	What this means for Island County?
Local gov's may not impose setback requirements, yard coverage limits, or aesthetic req's for ADUs.	We currently require detached ADUs to be within 100 ft of the primary unit. We don't require additional setbacks or other requirements, different than the principal unit.
Local gov's may not prohibit the sale of an ADU as a condominium independent of the principal unit.	We currently do not allow ADUs to be sold separately.
To encourage ADUs, local gov's may waive or defer fees, defer taxes, or waive specific regulations if units are in a UGA or will provide long-term housing (with binding covenant).	We currently don't have a streamlined process for ADU applications.

Examples from Other Jurisdictions: Pre-Approved Design Plans

- Seattle launched [ADUniverse](#) after 2019 legislation aimed at removing regulatory barriers to ADUs.
- Port Townsend, Leavenworth, Renton, and Olympia also offer pre-approved design plans.



Examples from Other Jurisdictions: Allow Pre-Fab Units or Tiny Homes

- [Bremerton](#) allows manufactured homes to be used as ADUs.
- Tiny homes are often not allowed as ADUs because of building standards for permanent residence. However, many jurisdictions are allowing them with appropriate septic connections and tie-downs/foundation.



Examples from Other Jurisdictions: Streamlining Permitting and Fees

- [Port Angeles](#) allows ADUs at less than 80% of AMI to temporarily waive permit fees for construction.
- [Seattle](#) offers streamlined permitting and reduced permit fees.
- [Sequim](#) offers a single streamlined permit for ADUs that must be processed within 30 days of application submittal.

Examples from Other Jurisdictions: ADUs to Support Affordable Housing

- [Bellingham](#) offers housing levy funding to support the purchasing of homes with ADUs.
- [Seattle](#) allows a second ADU if dedicated for income eligible households for a minimum of 50 years.
- [Seattle non-profit](#) with a mission to identify homeowners willing to host an affordable ADU.
- [Pilot project](#) examples of ADUs for affordable housing.

Examples from Other Jurisdictions: ADUs as Short Term Rentals (STRs)

From Commerce: “Cities and County’s may restrict ADUs for short term rentals.”

- [Langley](#) restricts ADUs used for STRs to 50 units total.
- Sequim, La Conner, and Poulsbo do not allow ADUs to be used as STR.
- [Bellingham](#) does not allow ADUs to be used as STRs in single family zones, but does allow them in other zones.

Discussion and Brainstorm

- How can we remove barriers to ADU development, where appropriate, while protecting rural lands?
- Are there areas ADUs should not be allowed?
- Should we consider regulating attached and detached ADUs differently?
- How can we use ADUs to support affordable housing?
- Should we consider regulating ADUs used as STRs?

QUESTIONS?

SIGN UP TO RECEIVE COMP PLAN EMAILS:

CompPlan@islandcountywa.gov

COMMENT ON OUR WEBSITE:

Islandcounty2045.com

