



ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522, Ext. 7339
■ from S. Whidbey (360) 321-5111, Ext. 7339 ■ FAX: (360) 679-7306
■ 1 NE 6th Street, P. O. Box 5000, Coupeville, WA 98239-5000
■ Internet Home Page: <https://www.islandcountywa.gov/planning>

~ MEMORANDUM ~

TO: Island County Planning Commission
FROM: Island County Planning & Community Development
DATE: April 2, 2019
SUBJECT: Island County Housing Code Audit

Island County Planning Commission:

The Housing Element Implementation Plan as adopted via resolution by the Board of Island County Commissioners (BOCC) on January 15, 2019, provides a set of discrete tasks that Island County can pursue to implement policies in the updated Housing Element and address housing issues identified in the Housing Needs Analysis. This includes the need for a variety of housing types (particularly rental housing) and housing for low-income households.

The plan includes seven implementation actions. Priorities for determining the actions included their timing, ease of implementing, and impact. These actions are "low hanging fruit" the County will work towards and complete in the next five years, at which point the Element will be reviewed as a part of the periodic update.

One of the first action items the County has chosen to pursue is Action 4. Action 4 is to conduct a review of Island County's development standards, identifying confusing or unclear language and unnecessary barriers that impede the development of higher density housing types such as clustered housing, planned residential developments, accessory dwelling units, guest cottages, farm labor housing and multifamily development in desired locations. Subsequently, to prepare and implement corresponding code updates.

As a first step, long range planning staff formed a list of ideas for potential code changes. All the current use planners and the Housing Advisory Group then reviewed and provided input on this list. The Housing Advisory Group consists of five local subject area experts who will assist in the brainstorming of code improvements and the review of draft code language throughout this project. The group will function similarly to the Planning Commission Subcommittee formed for the Rural Lands code update projects.

Included with this memo is the list of proposed code changes, as presented to the BOCC during their April 3, 2019 work session. Staff are hoping to receive input from the Planning Commission on the items in this list, and hear any additional proposals for code changes.

Enclosures:

"A" – 2019 Housing Code Audit – List of Proposed Code Changes (GMA Item # 13813)