

WHATCOM COUNTY COUNCIL AGENDA BILL

NO. 2006 346

CLEARANCES	Initial	Date	Date Received in Council Office	Agenda Date	Assigned to:
<i>Originator:</i>	Brenner	9/5/2006		9/12/2006	Introduction
<i>Division Head:</i>				9/26/2006	P&D/Council
<i>Dept. Head:</i>				10/10/06	P&D/Council
<i>Prosecutor:</i>				10/24/06	Public Works
<i>Purchasing/Budget:</i>					
<i>Executive:</i>					

TITLE OF DOCUMENT:
 Resolution Supporting Incentives for Accessory Residences

ATTACHMENTS:

SEPA review required? () *Yes* () *NO*
SEPA review completed? () *Yes* () *NO* *Should Clerk schedule a hearing ?* () *Yes* () *NO*
Requested Date:

SUMMARY STATEMENT OR LEGAL NOTICE LANGUAGE: *(If this item is an ordinance or requires a public hearing, you must provide the language for use in the required public notice. Be specific and cite RCW or WCC as appropriate. Be clear in explaining the intent of the action.)*
 Resolution Supporting Incentives for Accessory Residences, Including Cottages and Carriage Houses

COMMITTEE ACTION:
 9/26/06: Canceled
 10/10/2006: Held in committee for two weeks
 10/24/2006: This item was withdrawn from the agenda - moved to Planning Committee
 10/24/2006: Discussed in P & D, amended and forwarded to Council for approval

COUNCIL ACTION:
 9/12/06: Introduced
 9/26/06: Held in Committee
 10/24/06: Amended and Approved 7-0
 Res. 2006-068

Related County Contract #:

Related File Numbers:

Ordinance or Resolution Number: Res. 2006-068

Please Note: *Once adopted and signed, ordinances and resolutions are available for viewing and printing on the County's website at: www.co.whatcom.wa.us/council.*

**PROPOSED BY: Brenner
SPONSORED BY: Consent
INTRODUCED: September 12, 2006**

RESOLUTION NO. 2006-068

**SUPPORTING INCENTIVES FOR ACCESSORY RESIDENCES,
INCLUDING COTTAGES AND CARRIAGE HOUSES**

WHEREAS, accessory residences have had a negative reputation based in part on historical opposition by counties and cities, in part by a perpetuated negative reputation because of misunderstandings of what they are, and in part by misuse; and

WHEREAS, in the right application these residences are amenities that provide comfort and assistance to property owners; and

WHEREAS, there are many property owners who are or may be in the future in need of providing for aging parents, for returning older children, or for more security or assistance for themselves; and

WHEREAS, these types of residences provide valuable affordable housing; and

WHEREAS, some people fear accessory residences may negatively change the character of neighborhoods, attract irresponsible transients, create unacceptable noise, crime, or other negative impacts that they believe would not be as prevalent without them, or that they would be a blight or unsightly or reduce property values and/or increase dangers and other negative impacts; and

WHEREAS, without assurances regarding perceived or potential negative impacts it will be difficult to obtain the many benefits these types of residences provide.

NOW, THEREFORE, BE IT RESOLVED that the Whatcom County Council supports incentives to encourage property owners in appropriate zoning to use this amenity.

BE IT FURTHER RESOLVED that the County Council supports consideration of incentives to relieve concerns regarding negative impacts to neighbors.

BE IT FURTHER RESOLVED that these incentives shall include, but not be limited to proposals listed in Exhibit A.

BE IT FINALLY RESOLVED that the Council forwards this proposal to the Planning Commission for review.

APPROVED this 11 day of October, 2006.

ATTEN: COUNTY CLERK OF WHATCOM COUNTY
Dana Brown, County Clerk of the Council

**WHATCOM COUNTY COUNCIL
WHATCOM COUNTY, WASHINGTON**
L. Caskey-Schreiber
Laurie Caskey-Schreiber, Council Chair

APPROVED AS TO FORM:
Karen H. ...
Civil Deputy Prosecutor

EXHIBIT A

Proposals include:

1. Accessory residence is an attached or detached subordinate residence on a legal lot of record where one of the residences is owner-occupied. It is visually screened and noise minimized from neighboring properties. Screening shall be accomplished by placement of the residence itself and/or use of plantings and/or noise reduction strategies that create a complimentary or unnoticeable effect on neighboring properties. (New definition to replace existing language in the county code).
2. Appropriate zoning shall be the urban growth areas where the county encourages density and shall be a use by administrative approval. All other areas shall be governed by existing regulations regarding accessory dwellings, including conditional use process.
3. The county will create up to six complete engineered designs of cottages/carriage houses/residences. These finished designs will then be off the shelf at the permitting office for use of the public. All other designs must receive administrative approval.
4. All accessory dwellings shall incorporate low impact techniques and materials where practical.
5. The county, through the Cooperative Extension shall provide a list of desirable screening plants for property owners' use in creating accessory residences.
6. No applications for platted development shall include covenant language prohibiting accessory residences.