

Community Forum

Growth in La Conner - Part 2

June 30th at Garden Club

622 2nd St, La Conner, WA 6:30 PM



Michael Davolio - La Conner Town Planner

Scott Thomas - La Conner Town Administrator

Bill Henkel - Executive Director of Community Action in Skagit County

Danny Hagen - Skagit County Assessor's Office
- Meeting Facilitator

Goals:

Provide accurate and accessible information about how homes are built in our town and what creative housing possibilities might look like.

Listen and learn from the community about what they would like to see happen in town with housing and growth.

Current Status

Town in Numbers

Town Population - 982
255 acres of total land

Dwelling Units 560
409 single family
131 – 2+ units
20 M.H./special units
Owner occupied (2021) 51.4%

Residential zone is approximately twice the Commercial zone in town. Reference zoning map.

In 2018, the town had approximately 23 acres of vacant land.

Population projections assume a complete build-out by 2035, with a total population of 1,342.

Avg. Household income (2021)
(estimated) \$64,969

There are several single-family and multi-family developments recently approved, or currently under review (Reference poster). In addition, the Port of Skagit County is actively pursuing a broad revision to their land use plan that may include some residential development.

Planning Process

BACKGROUND: "Adopting a comprehensive plan is the starting point for any planning process. The comprehensive plan expresses a community's vision of itself, the community it would like to become, its hopes and dreams, and the philosophical underpinning for any planning activity."

The Growth Management Act (GMA) requires cities and counties to update their comprehensive plans and development regulations every eight years.

Any member of the public may propose revisions to development regulations.

The window for public requests typically runs for sixty days December - January. *This public comment period is likely to be changed to a 90 day window.* However, members of the Planning Commission and the Town Council can propose amendments at any time, provided that amendments occur only once per year. Once submitted, the Planning Director guides the process.

Planning Process- (continued)

The revision to any development regulation is a public process. That process begins with the Planning Director, who prepares a staff report to be submitted to the Planning Commission. The Commission will hold a series of public meetings where public comment is invited and encouraged. Once a draft is completed, the Commission will hold a public hearing. Following that hearing, the Commission will vote to forward the draft to the Town Council.

Permit Process

Neighborhood Conservation Goal:

Encourage a balanced and organized combination of open space, commercial, industrial, recreation and public uses served by a convenient and efficient transportation network, while protecting the fabric and character of residential neighborhoods.

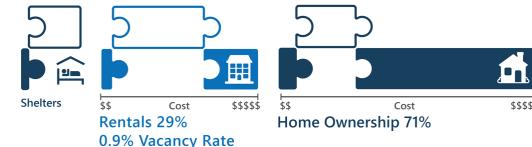
Permits are required for most building and land uses. The permit process involves a pre application meeting where there is representation from town departments to consider impacts and a division of authority. This is an opportunity to review compliance with regulations and expectations. *This early meeting might be a time to share more information.*

Housing

A housing element addresses the "vitality and character of established residential neighborhoods." It inventories existing and projected housing needs, creates a policy base for encouraging housing, and identifies "sufficient land" for all types of housing, including low income, manufactured, multifamily, group homes, and foster care facilities, while making adequate provisions for all of the economic segments of the community.

Higher density is needed to meet "affordable" housing demands, and to provide services in a cost-effective orderly manner. The challenge becomes difficult when existing low-density, single-family neighborhoods occupy much of the community's prime and easily developed land. Available land remaining to meet these goals is often subject to competition from other important goals, such as wildlife and wetland protection, given equal emphasis under the GMA.

Skagit County Situation - Current Mix



Housing - cont.

Skagit Housing Cost and Availability



Addressing the Housing Challenge Skagit Council of Governments

- Regulation
- Infrastructure
- Funding & Access to Capital, Social Investments
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Creative Solution Example: Cascade Landing - Private/Non Profit Partnership

