



Planning Commission Deliberations Review & Comment Worksheet

The City Council referred three housing options to the Planning Commission for review and consideration. Further, the Council tasked the Commission to develop an ordinance that would implement at least two of the three options. Staff recommendations and public comments were considered at the public hearing held on September 23, 2020, with additional written comments allowed through September 30, 2020.

HOUSING OPTION #1: ACCESSORY DWELLING UNITS

HB 1923 (Summarized, all one option): Authorize attached accessory dwelling units on all parcels containing single-family homes.... Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the ADU...To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances.

HB 2343 (Summarized, separate options):

- Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited.
- Remove minimum residential parking requirements related to accessory dwelling units.
- Remove owner occupancy requirements related to accessory dwelling units.
- Adopt new square footage requirements related to accessory dwelling units that are less restrictive than existing square footage requirements related to accessory dwelling units.

Proposed Revision	Req'd to implement 1923 Option	Yes	No	Not Sure	Comments
Eliminate parking requirement	Yes				Commissioner Adams is opposed – streets are congested with on street parking (emergency vehicles). Commissioner Sauerhoff acknowledges complexity of the issue, varies across neighborhoods. Commissioner Richmond supports. (transit, affordability factor). Commissioner Cunningham – this is a minimum requirement, some may include it (scenarios can vary, costs). Chair Millar – dissenting opinion on this topic in Missing Middle process (primary house should have 2 spaces) – support as long as that occurs. Commissioner Ehlers concurs with Chair Millar. Commissioner Azegami supports. Commissioner Burns – safety is an issue (consider in R 6-12). Commissioner Huynh supports removal of this requirement.
Eliminate requirement for owner to live onsite	Yes				Commissioner Richmond struggles with removal of this requirement – institutional investors, especially from out of town (is there



					any data to address these concerns?) but agree it is a barrier for non-profits. Commissioner Adams – too difficult to manage. Commissioner Huynh – shares C Richmond’s concerns but supports this change to help eliminate barriers. Commissioner Azegami believes this is a barrier for some (such as non-profits). Commissioner Sauerhoff shared outside investor concerns but is in favor of removing this provision. Commissioner Cunningham supports removal of this provision (ADUs won’t change the outside investor situation/issues). Commissioner Ehlers supports removal of this provision. Commissioner Millar supports removal of this provision (we need more housing units).
Allow any ADU to be up to 800 sq. ft. regardless of primary house size.	1923 = 1,000 sq. ft.				Commissioner Adams – support cities having shared ADU sizes. Commissioners Ehlers, Millar, Huynh, Cunningham (850 or 1,000), and Azegami support 850 sq ft (to match Lacey). Commissioner Sauerhoff supports 850... Commissioner Azegami is interested in going up to 1,000 sq ft. At least 850 but up to 1,000 sq ft – size of lot? Commissioner Burns supports consistency. Majority supports 850 sq. ft.
Increase maximum height for detached ADUs (16’ to 24’). If attached, maximum height is still 35’.	No				Support. Still concerned about solar access and shading.
Clarify ADU could be attached to another Accessory Structure, each at max. size allowed.	No				Support.

OPC general support to accept staff recommendation for ADUs – with the maximum ADU size being increased to 850 square feet.

HOUSING OPTION #2: DUPLEXES ON CORNER LOTS

HB 1923: “Authorize a duplex on each corner lot within all zoning districts that permit single-family residences”

Proposed Revision	Req'd to implement 1923 Option	Yes	No	Not Sure	Comments
Allow duplexes on corner lots in all zones that permit single family residences	Yes				R 1/5 zone – Duplexes may reduce the conservation value. Support.

HOUSING OPTION #3: DUPLEXES, TRIPLEXES, AND COURTYARD APARTMENTS

HB 1923: Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel.

HB 2343: Revised language to add quadplexes, sixplexes, stacked flats, and townhouses to the housing types listed above.

*To implement Option #3, the Commission’s recommendation should address which of these housing types are appropriate for which zoning districts. **Zoning map provided on last page.***

Proposed Revision	Yes	No	Not Sure	Comments
DUPLEXES				
Allow new duplexes in the R4 zone				Commissioner Burns – not opposed to concept but still have some concerns about this option 3. Comp plan language (some single family areas only). PL 16.11 contradiction? Is a comp plan amendment needed? Commissioner Azegami - there are a lot of provisions in the plan we are still working to implement (neighborhood centers, etc). Commissioner Richmond – appreciate T Burns comments but also support these recommendations. Commissioner Huynh supports. Commissioner Cunningham – other Comp Plan language supports. Commissioner Azegami – several policies to consider, balancing.
Allow new duplexes in the R 4-8 zone				
In the R6-12 zone, modify lot size standards to allow “on each parcel”				

Proposed Revision	Yes	No	Not Sure	Comments
TRIPLEXES				
In the R 6-12 zone, modify lot size standards to allow “on each parcel”				
Limit to two stories				
Clarify: 5 parking spaces are required				
Should triplexes be allowed in any other low density zones? (Already allowed in Residential Low Impact, RLI)				
Residential 1 unit/5 acres (R1/5)				
Residential – 4 units/acre (R4)				
Residential-4 units/acre, Chambers Basin (R4CB)				
Residential 4-8 units/acre (R4-8)				

Proposed Revision	Yes	No	Not Sure	Comments
COURTYARD APARTMENTS				
In the R 6-12 zone, modify lot size standards to allow “on each parcel”				
Limit to two stories				
Require shared open space				
Require direct access of ground floor units to shared courtyard				
Require private open space				
Should Courtyard Apartments be allowed in any other low density zones? (Already allowed in Residential Low Impact, RLI)				
Residential 1 unit/5 acres (R1/5)				
Residential – 4 units/acre (R4)				
Residential-4 unit/acre, Chambers Basin (R4CB)				
Residential 4-8 units/acre (R4-8)				

Proposed Revision	Yes	No	Not Sure	Comments
OTHER HOUSING TYPES ADDED BY HOUSE BILL 2343*				
Should fourplexes be allowed				
If yes, in which zones? R1/5; R4; R4CB; R 4-8; R 6-12				
Should sixplexes be allowed				
If yes, in which zones? R1/5; R4; R4CB; R 4-8; R 6-12				
Should stacked flats be allowed				
If yes, should they be defined?				
If yes, in which zones? R1/5; R4; R4CB; R 4-8; R 6-12				

**If the Planning Commission recommends adding any of these housing types, staff suggests limiting to two stories in all low density neighborhood zoning districts.*

Proposed Revision	Yes	No	Not Sure	Comments
CONSISTENCY				
Include the draft language requiring the City to annually monitor density in the low density neighborhood zones				

