



Legislation Text

File #: [23-0284], **Version:** 1

Provide Guidance on Housing Choices for Complete Community Housing Text Amendment.

Staff:

Britany Waddell, Director
Judy Johnson, Assistant Director
Corey Liles, Planning Manager
Anya Grahn-Federmack, Principal Planner
Tas Lagoo, Senior Planner
Katherine Shor, Senior Planner

Department:

Planning

Overview: Staff has been working on a text amendment proposal that seeks to encourage Missing Middle Housing forms such as duplexes, triplexes, fourplexes, and cottage courts in most residential zoning districts.



Recommendation(s):

That the Council review staff's proposal and provide guidance on moving forward with the Housing Choices text amendment.

Decision Points:

- Update the Land Use Management Ordinance (LUMO) to address needed changes and refine Missing Middle housing types.
- Create greater opportunities for Missing Middle housing as part of the LUMO rewrite project.

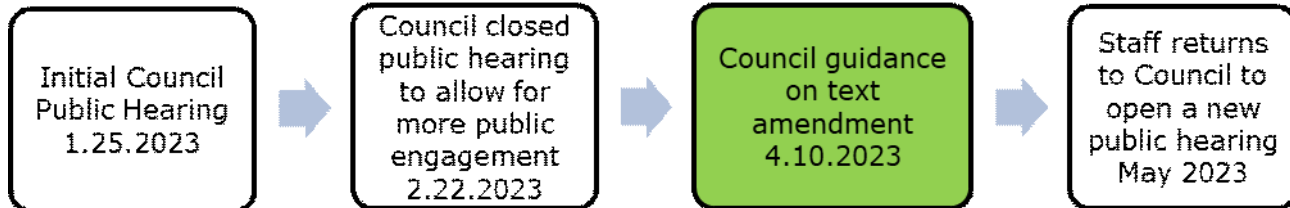
Key Issues:

- Staff finds that there are ways to meet Council's goal of expanding housing choices and creating housing diversity by:
 - Allowing duplexes in all residential zoning districts
 - Allowing accessory apartments as an accessory use to institutional and cultural facilities as well as places of worship
 - Administratively permitting triplexes and fourplexes in zones where they are currently an allowed use
 - Permitting cottage courts with Planning Commission approval of a site plan in those zoning districts that already allow multi-family.
- Any future changes to uses within the zoning districts could be addressed in the LUMO rewrite process. This could include identifying criteria for the strategic placement of triplexes, fourplexes, and cottage courts as well as limiting the pace of development by introducing guardrails.
- Taking no action on this would maintain the existing regulations.
- Alternatively, the Council could direct staff to move forward with the initial proposal of allowing duplexes, triplexes, and fourplexes in all residential zoning districts; however, staff finds that there are some challenges in R-1 and R-2 zones that would inhibit the construction of smaller multi-family buildings in these zones. Based on feedback staff received from the community, there is limited support for this strategy.

Fiscal Impact/Resources:

- Staff resources needed to continue to engage with the community. Thus far, staff estimates that 135 Planning staff hours have been spent conducting public information meetings, community open houses, and neighborhood meetings on this topic.

Where is this item in its process?



Attachments:

- Staff Memorandum
- Draft Staff Presentation
- Public Engagement

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Anya Grahn-Federmack, Principal Planner
Tas Lagoo, Senior Planner

The purpose of this item is for the Council to provide feedback on the proposed Housing Choices text amendment.