

Discussion Continued: Proposed Title 17 Municipal Code Amendments

Amendments related to increase housing density and the inclusion of mixed uses in residential zones.

Planning Commission

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Ben Braudrick, Senior Planner



Background

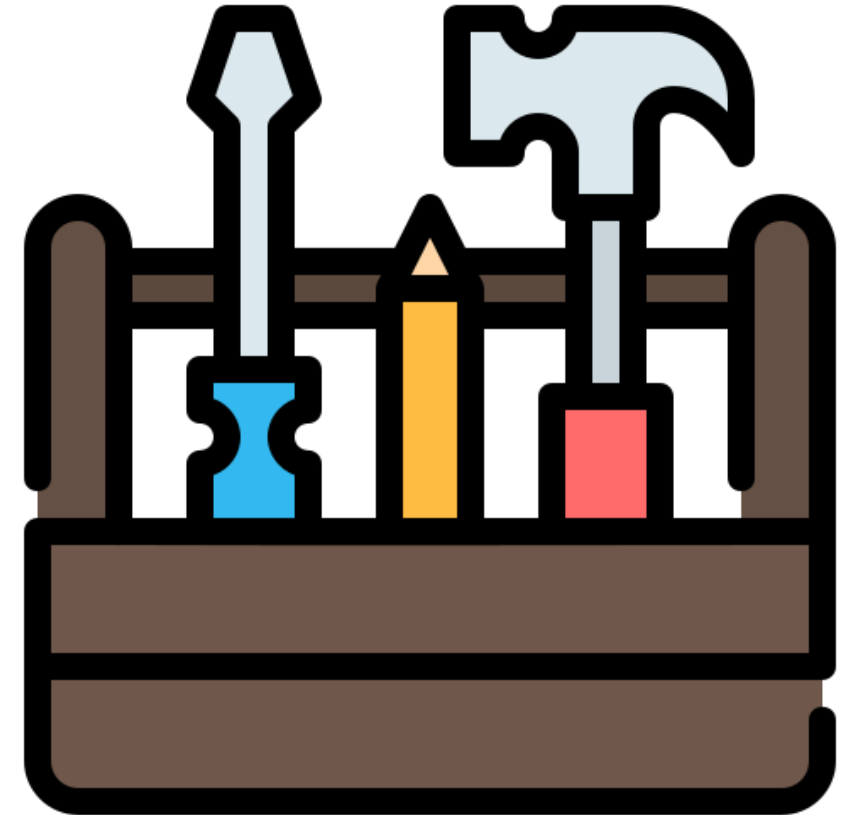
Density Incentives Since 2016 Comprehensive Plan Update

- Townhouses as allowed use (2017)
- ADU design standards (2017)
- ADU as accessory use (2019)
- Duplexes as allowed use throughout the city (2019)
- Housing Action Plan (2019)
- Minimum Lot size reduction to 5,000 sf in R7 (2019)
- Building Residential Capacity (RCW 36.70a.600) (2022)
- Letter to City Council by Planning Commission (2022)
- Permit-ready plans for ADU, Duplex, Infill single household units (ongoing)
- Commission motion to review proposed changes (ongoing)



Review of Current Density Provisions in Title 17

- Duplexes allowed in every residential zone
- Infill Development Standards
 - 25ft lot frontage in R7
 - Infill Single and Duplex Housing unit Design Standards
 - Cottage Housing Design Standards(3 cottages = 1 unit)
 - Townhouse Design Standards
- ADU and infill housing build-ready plans (ongoing)
- One-Year Building Fee waivers for 80% AMI (starts Aug. 1)
- Utility Base-rates waived for ADU housing
- Potentially no need for ROW access for ADU water metering



BRC Enabling Legislation

- RCW 36.70a.600(3) The adoption of ordinances, development regulations and amendments to such regulations, and other non-project actions taken by a city to implement the actions specified in subsection (1) of this section, with the exception of the action specified in subsection (1)(f) of this section, are not subject to administrative or judicial appeal under chapter 43.21C RCW.
- RCW 36.70a.600(4): Any action taken by a city prior to **April 1, 2023**, to amend its comprehensive plan or adopt or amend ordinances or development regulations, solely to enact provisions under subsection (1) of this section is not subject to legal challenge under this chapter.



Enabling Legislation

- GMA Authorizing Legislation - RCW 36.70A.600
 - “A city planning pursuant to RCW 36.70A.040 is encouraged to take the following actions in order to increase its residential building capacity:
 - ...(c) Authorize at least one duplex, triplex, quadplex, sixplex, stacked flat, townhouse, 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;
 - (d) Authorize a duplex, triplex, quadplex, sixplex, stacked flat, townhouse, or courtyard apartment on one or more parcels for which they are not currently authorized;”



Housing Construction Since 2017

Housing Type	2017	2018	2019	2020	2021	2022	Total Units by Type/Year
Single Household	34	25	43	23	53	49	227
Manufactured Home	2	1	5	3	2	4	17
ADU	0	4	2	5	4	1	16
Duplex	1	0	0	2	5	0	16
Townhouse	0	0	0	0	0	0	0
Cottage House	0	0	0	0	0	0	0
Total Units per Year	37	34	50	35	69	54	279
HAP Additional Units Requirement	2017: -52 (Due to 2017 vs 2020 vacancy rates) 2020: 594 2025: 2,058 6% reduction in need for SHD's by 2030						



Housing Action Plan Project Implication

“In total, the projections indicate Port Angeles housing market demands will reflect the increasing proportions of older, single individual and smaller households who will seek to live in more urban housing types and settings.”



Staff Recommended Procedures

- Targeted Review of Title 17 related to housing density and mixed uses in residential zones
 - Evaluate previous actions taken
 - Recommend changes related to neighborhood scale density and encouraging health and quality of life
 - Reduce barriers to attainable housing
- Interim Ordinance by March 2023 and Comprehensive Plan Update in 2025
 - Institute location and design standards
 - Interim Ordinance until July 2025
 - Continuing Public Process after passage of ordinance
 - Future Comprehensive Plan Amendment during 2025 Update



Staff's Proposal Timeline

- August '22
Staff to prepare Memo to Council in September.
- September '22
Staff to prepare initial response to Commission-led Title 17 changes and provides further recommendations. Commission to discuss and provide feedback.
- October '22
Staff to prepare draft line-in/line-out code with comment matrix
- Nov/Dec '22
Planning Commission hosted workshop



Staff's Proposal Timeline

- Jan/Feb '23
 - Planning Commission Public Hearing and Recommendation to City Council
 - Submission to Dept. of Commerce – 60-day notice
- Feb/March '23
 - City Council Public Hearing and Final Decision on Ordinance



Commission Discussion

