



Memorandum

DATE: July 26, 2022

TO: Debbie Tarry, City Manager

FROM: Andrew Bauer, Planning Manager

COPY: Rachael Markle, Director Planning and Community Development

RE: **Duplex/Triplex Comprehensive Plan Amendment Work Plan**

Recommendation

Planning recommends Amendment 5 on the 2022 Comprehensive Plan Amendment Docket be carried over for consideration and adoption concurrently with the 2024 major update to the Comprehensive Plan, which will include an evaluation of potential options for middle housing.

Purpose

The purpose of this memo is to provide an update and overview of the proposed work plan on proposed Amendment 5 of the 2022 Comprehensive Plan Amendment Docket. The Comprehensive Plan Docket was approved by Council on April 11, 2022. Amendment 5 states:

“Amend the Land Use Element to explicitly allow duplexes and triplexes and allow with conditions other dwelling types that are similar in scale with single family detached homes, in low density residential zones.”

Pursuant to the Growth Management Act, the City is generally limited to amending the Comprehensive Plan once a year through the Docketing process. The Docket is typically set by Council in the first half of the year and amendments are adopted by the end of the calendar year, typically in December. Broader and more complex amendments can be carried over to the next year, when necessary.

Amendment 5 is proposed to be carried over due to its broad scope (approximately 66% of the City is designated low density residential), to leverage State grant funds to support in the work, and to allow adequate time for community engagement and alignment with the 2024 major

update to the Comprehensive Plan, and to stay on schedule with other ongoing and planned work that has already been prioritized or is underway.

Middle Housing Work Plan

The City has been awarded a Department of Commerce grant with the objective of evaluating the appropriateness of allowing middle housing types (including duplexes and triplexes) in low density residential zones. This grant will provide resources to analyze existing policies and regulations, conduct community engagement, and develop draft policies for consideration as well as concepts for future implementation through the Development Code. The work occurring under the middle housing grant would overlap in some areas with the 2024 Comprehensive Plan update. For example, middle housing policies have the potential to influence the Land Use, Housing, and Community Design Elements of the Comprehensive Plan. Aligning the engagement and policy work with the broader Comprehensive Plan update is imperative to avoid potential conflicts or misalignment between the goals and policies of the plan.

The objective of the proposed work plan is to evaluate the appropriateness of adding middle housing types, such as duplexes and triplexes, to low density residential zones. The key components of the project scope include the following:

- Analysis of existing policies and regulations
- Racial equity analysis (this is a requirement of the grant and will satisfy a requirement for the update to the Housing Element)
- Community engagement, including partnering with Community Based Organization(s)
- Draft Comprehensive Plan policies
- Draft implementation concepts for future Development Code amendments

Under the terms of the Commerce grant, the above activities need to be completed by June 30, 2023. The grant does not require policies or regulations be adopted. The draft goals and policies developed as part of the middle housing work will be incorporated into the applicable elements of the Comprehensive Plan update and would be considered and adopted as part of the adoption of the Comprehensive Plan, anticipated by the end of 2024.

Alternative

Alternatively, we could process Docket Item 5 as part of the 2022 update of the plan. Staff anticipates that the outreach would not be as robust as what could be done with a broader look at missing middle housing with the Commerce grant and major update of the Comprehensive Plan. For example, we would not be able to perform racial and equity analysis and expanded outreach in partnership with a community-based organization in 2022. We would also likely need to pause or delay other 2022 Work Plan deliverables such as the 2022 work on the Major update of the Comprehensive Plan, LCLIP, or outdoor seating regulations. Even if placed on this compressed timeline, there is a high likelihood that work and potential action on any amendments would need to carry into 2023.