

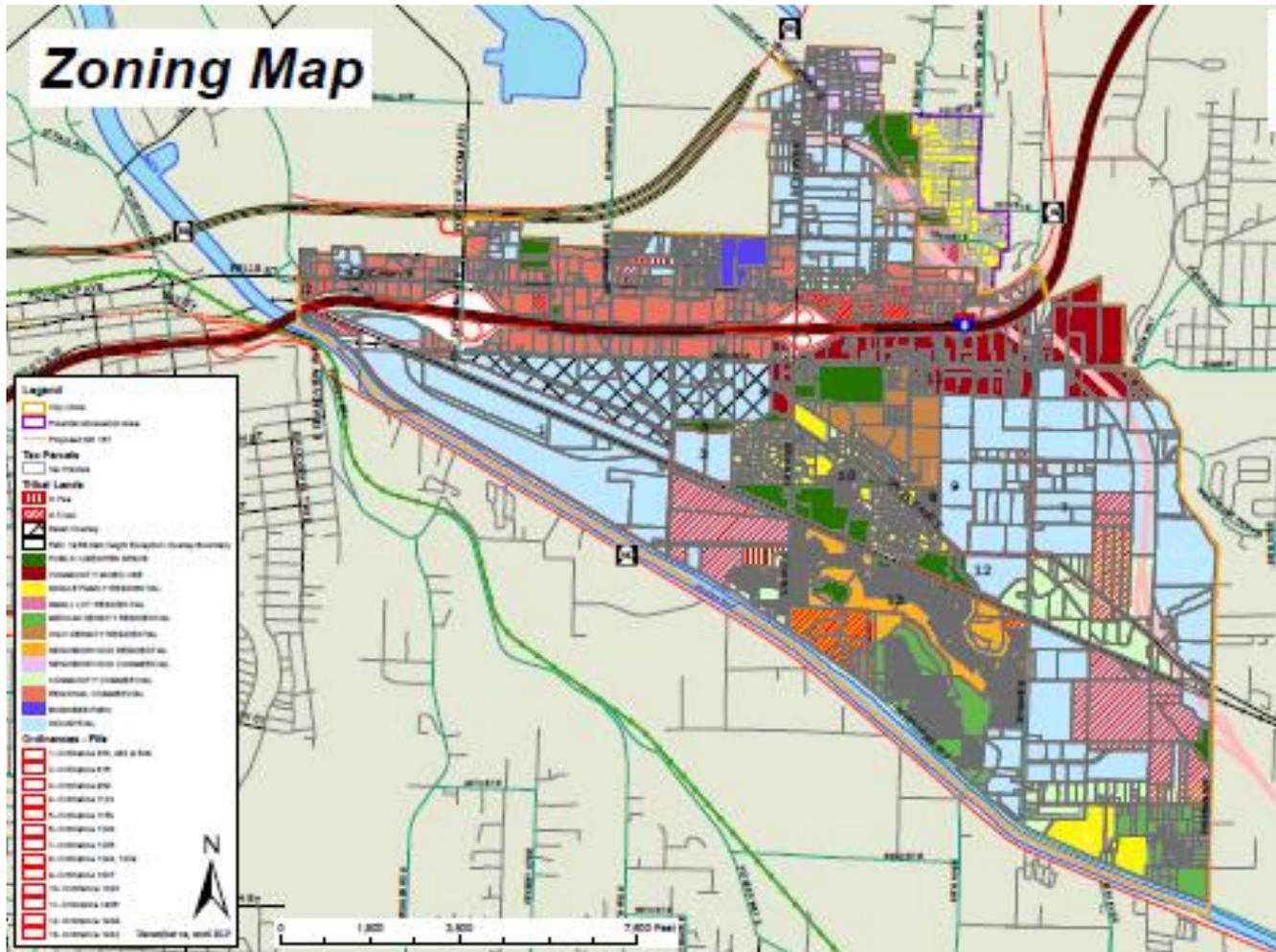
FIFE, WASHINGTON



HB 1923 HOUSING OPTIONS: PROPOSED ADU CODE AMENDMENTS

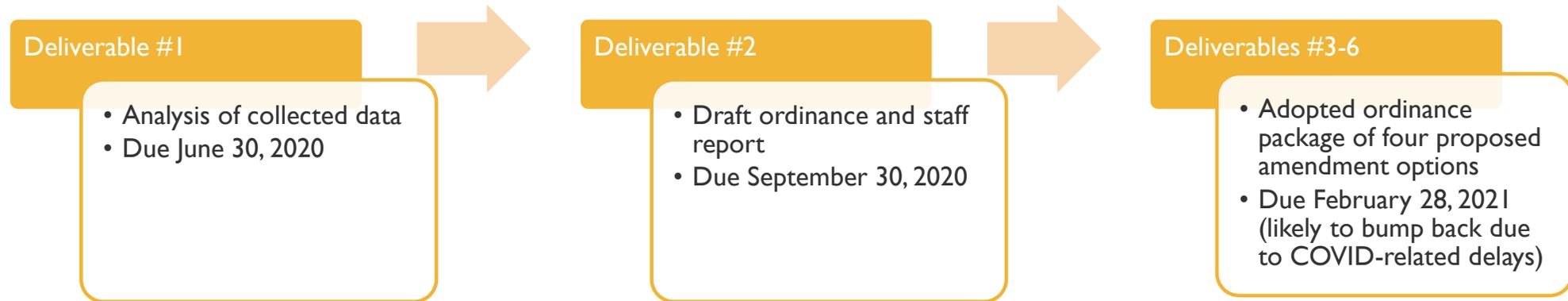
SEPTEMBER 23, 2020

CITY OF FIFE



- Population about 10,200
- Historically agricultural use
- About half of city zoned Industrial
- Commercial areas primarily north of I-5
- Residential primarily south of I-5, lots of single family subdivisions
- Just starting to see mixed-use development in our Community Mixed-Use zone
- Get calls inquiring about ADUs, most wanting detached or above garage; code currently only permits attached to residence

HOUSE BILL 1923 - TIMELINE



So far.....

- 3 Planning Commission presentations between March and August for introduction and discussion
- Deliverable # 1 submitted

Next steps.....

- Working on draft ordinance and staff report for November Commission
- Plan to further discuss ADUs at November and December Commissions
- Plan to have Public Hearing and recommendation to Council in January/February

PROCESS AND METHODOLOGY – PERMITTED USES TABLE

I. See what we are working with.

Analysis included:

- Restructuring our permitted uses and development standards into a table format.
 - Consolidating information helped us compare zones more efficiently
 - Ensures consistency in terminology
 - Serves to make the permitting process more user friendly for our customers
 - Helped identify related inconsistencies that could be addressed in conjunction with grant-required amendments.
 - Now we are considering redefining density in certain zones

Use	Single Family Residential (SFR)	Small Lot Residential (SLR)	Medium Density Residential (MDR) ¹	High Density Residential (HDR)	Neighborhood Residential (NR)	Neighborhood Commercial (NC)	Community Commercial (CC)	Community Mixed Use (CMU)	Regional Commercial (RC)
					C – if not through PRD				
Day-care, on-site facility for use solely by residents of a multifamily development	N	N	A	A	A	N			
Day-care, family day-care provider's home facility	A	A	A	A	A	N	A		
Day-care, family day-care provider	N	N	N	N	N	A			
Dwelling, duplex	N	P	P	P	P	P	P	N	P
Dwelling, multifamily structure	N	N	N	N	N	N	N	P – structure or its accessory uses are not permitted at street level if fronting on 20th Street East	
Dwelling, multifamily structure with 3-6 units	N	N	P	P	N	N	N		
Dwelling, multifamily structure with 7 or more units	N	N	P – maximum of 12 units per structure	P	N	N	N		
Dwelling, multifamily structure with max of 8 units serving as a retirement home within 500 feet of a transit line	N	N	P	P	N	N	P – requires PRD		
Dwelling, multifamily structure with 9 or more			P – maximum						

PROCESS AND METHODOLOGY – DEVELOPMENT REGULATIONS TABLE

Development Standard	Single Family Residential (SFR)	Small Lot Residential (SLR)	Medium Density Residential (MDR)	High Density Residential (HDR)	Neighborhood Residential (NR)	Neighborhood Commercial (NC)	Community Commercial (CC)	Community Mixed Use (CMU)	Regional Commercial (RC)	Business Park (BP)	Industrial (I)	Public Use/Open Space
Minimum lot area requirement: Mixed use structure and mixed use dwelling unit per lot						9,000 square feet for first mixed use structure; an additional 3,200 square feet for the first mixed use dwelling unit; an additional 3,000 square feet for each additional dwelling unit.	18,000 square feet or legal lot of record for first mixed use structure; an additional 2,700 square feet for the first dwelling unit; an additional 2,400 square feet for each additional dwelling unit.		27,000 square feet for the first mixed use structure; an additional 2,700 square feet for the second dwelling unit; an additional 2,400 square feet for each additional dwelling unit.			
Accessory dwelling unit (ADU): Additional lot area	1,500 square feet. One ADU per lot.	1,500 square feet. One ADU per lot.	1,500 square feet. One ADU per lot.	1,500 square feet. One ADU per lot.	1,500 square feet. One ADU per lot.	1,000 square feet. One ADU per lot.	1,000 square feet. One ADU per lot.		750 square feet. One ADU per lot.			
Minimum dwelling structure separation	15 feet.	15 feet.	6 feet for 1- and 2-story dwelling structures. 15 feet for 3-	6 feet for 1- and 2-story structures. 15 feet for 3-	6 feet for 1- and 2-story dwelling structures. 15 feet for 3-story	10 feet.	10 feet.		10 feet.			

PROCESS AND METHODOLOGY – ANALYZING EXISTING CODE

Fife Municipal Code
Chapter 19.80 ACCESSORY DWELLING UNITS (ADU)

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3. Have a continuous roofline of similar construction and appearance as the primary residence;

4. If the ADU has a separate entrance, then the entrance shall be directed toward the interior yard. (Ord. 1317 § 3, 1998).

5. INSERT LANGUAGE

Commented [CL3]: Consider amending based on lot size.

Commented [CL4]: Consider adding additional design standards to assure ADU's fit into the neighborhood.

19.80.050 Application procedure.

A. Application. The property owner shall submit a building permit and a notarized ADU application. The building permit application and required plans must demonstrate that all applicable size thresholds and design standards will be met. The ADU application will be supplied by the director and will state that the property owner will occupy either the existing residence or ADU as the property owner's primary and permanent residence.

B. Restrictive Covenant. The property owner shall file a restrictive covenant with the Pierce County's assessor's office for the subject property prior to the issuance of a certificate of occupancy for the ADU. The restrictive covenant shall consist of the following statement:

The subject property contains an accessory dwelling unit which requires the property owner to reside on-site. If the property owner discontinues residence at the property, then such owner shall either: 1) remove the accessory dwelling unit, or 2) convert the accessory dwelling unit to a permitted use.

C. Certificate of Occupancy. A certificate of occupancy for an ADU is required. (Ord. 1317 § 3, 1998).

- Analyze and bill format code and identify what would be need to be removed, code to be amended, and considerations to bring up with Planning Commission.

PROCESS AND METHODOLOGY – COORDINATION WITH PUBLIC WORKS DEPARTMENT

GFC's

- a. Any data on how many ERU's an ADU uses?
 - i. Fife charges single family and multifamily the same.
 1. Consider ½ SF unit

ROW access

- a. Stay limited only one?
Yes.

Traffic Impact Fee

- a. What does ITE say about ADU's
- b. Edgewood/Puyallup consider them Multifamily for impact fee calculation.
 - i. Fife charges single family and multifamily the same.
 1. Consider ½ SF unit

Parks Impact Fee

- a. Seems appropriate, as these lots will presumably have less yard area with the installation of an ADU.
 1. Consider ½ SF unit

Utility Connections (separate metered connection.)

- a. Within same structure, no.
- b. Separate structure, to property line only (only with common ownership). Tie into existing in ROW, don't cut into street.
- c. Consider statement/condition/etc regarding maintenance requirements amongst owners
- d. Impact from potential to sale for other.
- e. Go to main in order to sell property.
- f. GFA input regarding mechanism to sell ADU.

PROCESS AND METHODOLOGY

2. Planning Commission discussions.

- Identified bare minimum changes to meet grant requirements, as well as additional recommended amendments that would support the intent of the required changes. This created a menu of options for Commissioners to consider in an organized framework.

3. Regroup.

- ADUs were overwhelmingly what Planning Commission wanted to discuss and requested more information about.
- Public outreach and future meetings will focus primarily on ADUs since other 3 housing option amendment packages were largely supported and we do not anticipate much resistance.

4. Next Steps: Outreach

- Want to insure we are doing our due diligence in a new and uncertain COVID landscape
- Plan to publish a HB 1923 one-pager about our proposed amendments on our website, social media, and Fife community e-newsletter in early October
- Still discussing a safe and equitable approach to engagement

PLANNING COMMISSION – HOUSE BILL 1923 OPTIONS

- authorize accessory dwelling units on all lots located in zoning districts that permit single-family residences, subject to certain restrictions;

- What seems right for Fife
- Maintains Fife's character
- Is this a change we have already pondered?
- What will assist in other necessary code changes?

PLANNING COMMISSION - ACCESSORY DWELLING UNITS – OTHER GRANT STANDARDS

	Current Code	Grant Requirement	Staff Recommendation
Lot Size	Require an additional 750 – 1,500 lot square footage to construct ADU.	Lot between 3,200 and 4,356 sq. ft. only attached ADU. Lots larger than 4,356 both attached and detached ADUs.	Allow attached ADU’s without requiring additional lot area and allow detached ADU’s with the existing requirement for additional lot area.
ADU Size	Between 300-800 sq. ft. The ADU shall not exceed 30 percent floor area of principal dwelling unit	No limitations below 1,000 sq. ft.	Tie to lot size. Allow both detached and attached, but only allow detached if they have 750- 1,500 lot square footage, above the minimum lot area.
Allowance for “detached”	Does not allow for detached ADU’s	Allow for detached ADUs on lots larger than 4,356 sq. ft.	Same as lot size recommendation.

PLANNING COMMISSION ACCESSORY DWELLING UNITS POLICY DIRECTION

To sell or not to sell?

- PC Input: Rental properties and property where the owner is not present, appear to be less cared for and more run down.
- Staff Recommendation: Do not allow separate sale of the ADU.

Owner occupancy requirement?

- PC Input: Same as above.
- Staff Recommendation: Maintain owner occupancy requirement and the ability for the owner to live in either the ADU or the main home.

On-site parking requirements?

- PC Input: Avoid increase in traffic.
- Staff Recommendation: Requiring on site parking will reduce the potential number of cars parking on City right-of-way.

Require impact fees?

- PC Input: Fairly neutral besides impacts to traffic.
- Staff Recommendation: Consider ADU's as 1/2 of a Single Family Dwelling unit for purpose of impact fees (schools, parks, transportation) and GFC calculations.



ACCESSORY DWELLING UNITS – DESIGN STANDARDS

Consulted code from other jurisdictions for considerations beyond the scope of grant requirements

- Puyallup
- Edgewood
- Tacoma
- Bellingham

- Any additional entrance resulting from the creation of an attached accessory dwelling unit may not face the same side of the lot facing the street or the same side of the building the primary dwelling unit front door faces so as to appear as a duplex
- The scale, bulk, architectural style and location on the lot of all detached accessory dwelling units shall be compatible with the established character of the neighborhood. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used
- An ADU shall have a permanent foundation.

CHALLENGES

- Exploring ways to do meaningful public engagement remotely
 - Identified pros and cons of a variety of virtual and noticing options
 - Reached out to Commerce for more ideas
 - Working with our Community Engagement team to identify outreach opportunities using existing communication materials/newsletters
- Working through assumptions and stereotypes with renters and affordable housing
 - Won't maintain property
 - Won't respect neighborhood
- Concerns about traffic and parking
- Dealing with lots of questions that deal in hypotheticals
- Strong pushback with renter vs. ownership regulations
 - UPDATE: revisions under HB 2343 have removed this requirement

LESSONS LEARNED/TIPS

- Recognized this would be a challenge from the beginning
- Goal was to be optimistic, but also realistic, and stay positive and celebrate any changes that increase housing options support development of ADUs
- Center ADUs in the larger framework of development going on in the city
 - Two single family subdivisions and one mixed-use multifamily project in the works
 - ADUs provide infill that is a happy medium between the types of development that the market is already creating
- Center ADUs in the context of housing-related policy discussions already happening
 - Comprehensive Plan policies already support housing options
 - We reviewed our comp plan and didn't find it necessary to amend policy language in order to support the code amendments being proposed
 - Mayor of Fife participated in a Mayoral Roundtable on Housing Affordability, which led to the formation of the South Sound Housing Affordability Partnership (SSHAP)
 - The conversations taking place at that regional level is supportive of increasing housing options as one means of addressing housing affordability crisis
- Commit to putting energy into what makes sense for Fife
 - Citizens are protective of single-family housing (2006-2007 moratorium on multifamily), but also wary of any new industrial, so options that increase density but aren't traditional multifamily can be framed as a happy medium

NEXT STEPS

- Work on outreach and engagement
- Finalize DRAFT code regulations
- Planning Commission - Public Hearing
- Planning Commission - Recommendation to Council
- Council consideration
- Adoption
 - Grant deadline of April 1, 2021