

Next Right Work ADU Reform LUCA

City Council Action

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Recommended Council Action

Adopt Ordinance No. _____



Meeting Agenda

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- Background

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- Recommended LUCA

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- Public Engagement

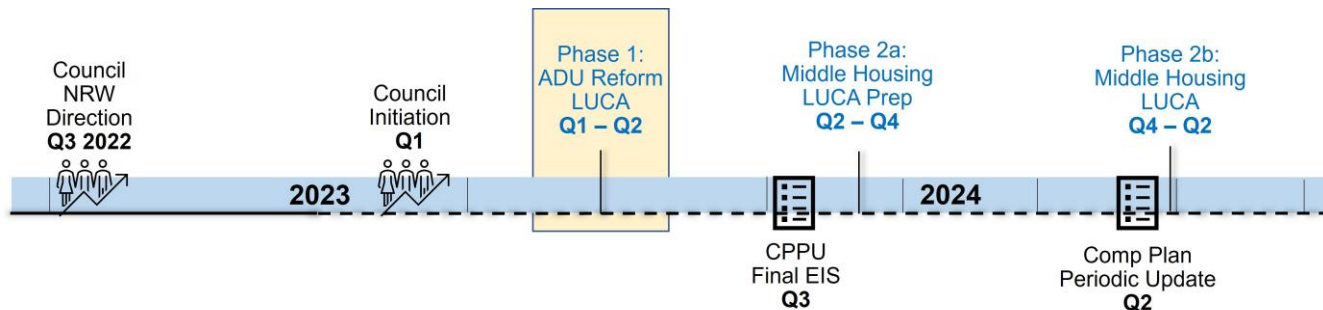
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- LUCA Process & Timeline



Background and Objectives

- **Next Right Work – Phase 1 action to:**
 - Encourage production of attached ADUs
 - Create mechanism for separate ownership
- **State Legislation (HB 1337)** mandates some amendments
 - Most Phase 1 changes are consistent
 - Phase 2 will address remaining requirements following Comprehensive Plan update
 - Detached ADUs, 2 ADUs per lot



Recommended LUCA

Requirement	Existing Code	Ord. No. _____
<i>Size Limits</i>	<ul style="list-style-type: none"> • 800 sf <u>or</u> 40% of home (whichever <u>less</u>) 	<ul style="list-style-type: none"> • 1200 sf <u>or</u> 40% of home (whichever <u>greater</u>)
<i>Design Controls</i>	<ul style="list-style-type: none"> • No second front entry door 	<ul style="list-style-type: none"> • No requirement
<i>Process Requirements</i>	<ul style="list-style-type: none"> • Separation registration process • Public notice after approval • Inspection by Land Use staff 	<ul style="list-style-type: none"> • No registration • No public notice • No Land Use inspection



Recommended LUCA

Requirement	Existing Code	Ord. No. _____
<i>Owner Occupancy</i>	<ul style="list-style-type: none"> • Owner occupancy required 	<ul style="list-style-type: none"> • No requirement
<i>Separate Ownership</i>	<ul style="list-style-type: none"> • ADU sale prohibited 	<ul style="list-style-type: none"> • ADU sale allowed
<i>Parking</i>	<ul style="list-style-type: none"> • 1 space for ADUs • No parking within ¼ mile of transit 	<ul style="list-style-type: none"> • 1 space for ADUs >1000 sf • For ADUs > 2000 sf: <ul style="list-style-type: none"> • 1 space on lots <6000 sf • 2 spaces on lots >6000 sf • No parking within ½ mile of frequent transit



Anticipated Outcomes

- Removes code barriers to increase ADU production
- Aligns with HB 1337
- Increases homeownership opportunities
- Increases housing choice – new options for:
 - Multigenerational households
 - Older adults
 - People with special needs
- Increases overall housing supply, which may help affordability
 - Lower-cost alternatives to single-family homes

Public Engagement

Process IV Requirements

- Notice of Application
- Notice of Public Hearing
- Public Hearing

Direct Engagement

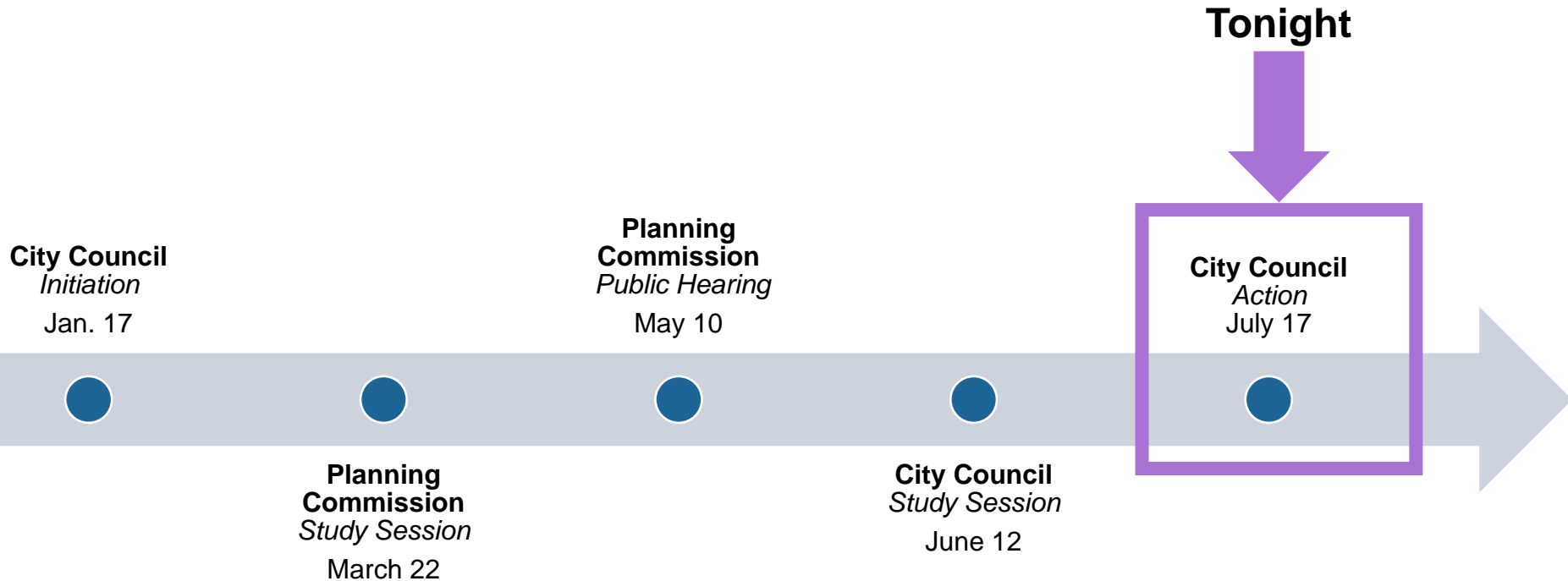
- Virtual community meeting
- Meetings with
 - ADU builders
 - City review staff
- Comprehensive Plan Update feedback

Online Presence & Publications

- City webpage
- Notice of community meeting
- FAQs
- *Neighborhood News* article (March 2023)



LUCA Schedule



Recommended Council Action

Adopt Ordinance No. _____

