



TO: Elizabeth Pauli, City Manager
FROM: Elliott Barnett, Senior Planner, Planning and Development Services
Peter Huffman, Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Resolution – Setting Public Hearing date for the proposed Accessory Dwelling Unit
Regulations – January 29, 2019
DATE: January 11, 2019

SUMMARY:

A resolution setting Tuesday, February 19, 2019, as the date for a public hearing before the City Council for the proposed accessory dwelling unit regulations as recommended by the Planning Commission and modified by the Infrastructure, Planning and Sustainability Committee.

STRATEGIC POLICY PRIORITY:

The proposed modifications to Tacoma’s accessory dwelling unit (ADU) regulations support the following strategic policy priorities:

- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

ADUs are an infill housing option intended to provide flexibility to homeowners and increase the range of housing options and price points, while fitting in harmoniously within residential neighborhoods.

BACKGROUND:

On October 17, 2018, the Planning Commission forwarded recommendations to the City Council for amendments to the City’s ADU regulations. The Infrastructure, Planning and Sustainability (IPS) Committee discussed the proposals on December 12, 2018, and forwarded recommendations to adopt a modified ADU regulations package to the full City Council on January 23, 2019.

The recommendations would modify the City’s current ADU regulations by allowing detached ADUs in single-family zoning districts, simplifying regulatory requirements, reducing regulatory barriers and generally increasing flexibility regarding building design, size and location. In addition, the recommendations include design, building and ownership controls intended to ensure ADUs fit the scale and character of the residential lot and surrounding neighborhood. The IPS Committee’s recommendations and additional information are available at www.cityoftacoma.org/DADU.

Detached ADUs in single-family zoning districts are currently permitted only through the Residential Infill Pilot Program. Enacted in 2015, the pilot program is intended to promote innovative residential infill that is well-designed and harmonious with neighborhood patterns. Since the pilot program was established, there has been substantial interest in building more than the three detached ADUs allowed through the program.

On December 12, 2017, the City Council adopted Resolution No. 39886 which requested the Planning Commission study the potential of increasing the number of detached ADUs allowed through the pilot program. After subsequent recommendations from the IPS Committee and community input through the Planning Commission process, the recommendations instead would remove detached ADUs from the pilot program and allow them more broadly under the updated ADU regulations.



The proposal would amend Title 13 of the Tacoma Municipal Code (TMC). Pursuant to TMC 13.02.045, at least one City Council public hearing shall be conducted prior to amending the City's development regulations.

ISSUE:

ADUs are a common infill housing strategy for providing housing choice and broadening housing affordability options in residential neighborhoods.

ALTERNATIVES:

The City Council could adopt the recommended regulations as proposed, make modifications to the proposal, or take no action and leave the current ADU regulations in place.

RECOMMENDATION:

Staff recommend that the City Council set Tuesday, February 19, 2019, as the date for a public hearing on the proposed ADU regulations, as recommended by the Planning Commission and modified by the IPS Committee.

FISCAL IMPACT:

There is no fiscal impact.