
Council Meeting Date: January 3, 2005

Agenda Item: 8(c)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Cottage Housing Process DEPARTMENT: Planning and Development Services PRESENTED BY: Tim Stewart, Director

PROBLEM/ISSUE STATEMENT:

On August 23, 2004 the Shoreline City Council adopted a 6 month moratorium on the development of cottage housing. The staff was directed to develop a program and process to revisit the issue of cottage housing and to recommend any needed amendments to the Development Code. The attached memorandum from the Planning and Development Services Director outlines the problem statement, concerns generally expressed by the public, a public and Council process to review cottage housing, and a proposed schedule.

RECOMMENDATION

It is recommended that the City Council review the attached memorandum and provide any additional suggestions or guidance to staff regarding the process that has been proposed to review the cottage housing issue. It is important to reiterate that this is not intended to discuss any of the substantive issues regarding cottage housing but to define the process and schedule.

Approved By: City Manager  City Attorney 

Attachment: Memorandum regarding outline of Cottage Housing Amendment Process



Memorandum

DATE: December 13, 2004

TO: Mayor and Council

FROM: VIA Steve Burkett, City Manager
Tim Stewart, Paul Cohen
Planning and Development Services Department

RE: Outline of Cottage Housing Amendment Process

On August 23, 2004 the Shoreline City Council adopted a six-month moratorium on the development of cottage housing. Staff has been directed to develop a program and process to revisit the issue of cottage housing and to recommend possible amendments to the development code. This amendment process will be the third time that the City has addressed cottage housing since 1999. Our goal in this process is to balance between tailoring the process since the last amendment process and the recent neighborhood concerns to gain legitimacy with the community. We would like to propose the following outline of the process and schedule and receive your comments.

Program Definition:

The Growth Management Act specifies that development regulations shall be subject to continuing review and evaluation. This program encompasses a review and evaluation of the Cottage Housing regulations that the City adopted in June of 2003.

The program will include an updated survey and report since the amendments initiated in 2002, a community workshop to discuss and recommend changes, a Planning Commission public hearing, and Council review and action in response to community values.

Problem Statement:

Cottage housing was suggested as an alternative housing type during the adoption of Shoreline's first Comprehensive Plan in 1998. The City of Shoreline is obligated by the State Growth Management Act to accommodate its share of regional growth and cottage housing was considered a way for infill development to "fit in" with community character. It was viewed by some members of the community as a solution to the "big house on a small lot" problem.

Development Regulations permitting Cottage Housing were adopted in 2000 following extensive discussions and negotiation between neighborhood representatives and cottage housing advocates. In response to community concerns, the Planning Commission undertook an extensive review of the Cottage Housing Ordinance in 2003 resulting in amendments to the Ordinance being adopted by the City Council in June 2003. Concerns about Cottage Housing have continued and as a result of a preapplication neighborhood meeting for a 16-unit development, the moratorium was adopted.

Problems Articulated by Public: Staff has heard many comments from the public about perceived problems with the current Cottage Housing regulations, including:

- Change in neighborhood character, including property values.
- Size of Development – the number of units permitted in each development.
- Density – the number of units permitted per acre.
- Distance Between Developments – the proximity and concentration of developments.
- Off-Site Parking
- Traffic
- Growth Management Requirements

Review of Projects: Three different projects have been permitted under the current regulations since the cottage housing amendments of June 2003.

1. Ashworth Cottages – N 183th Street and Ashworth Ave N. (Under Construction)
2. The Reserve Cottages— 20215 15th Ave NW (Under Construction)
3. Hopper Cottages— NW. 195th Street and 8th Ave NW (Approved and soon to be under construction.)

Program Goal and Objectives:

GOAL: Review and evaluate the City's cottage housing regulations by "checking in" with the community to see if the cottage housing constructed meets the values of the community and potentially adopt changes to the regulations to meet the community vision for cottage housing development.

OBJECTIVES:

- To provide an up close look at the cottage housing projects in Shoreline.

- To identify problems with administering cottage housing regulations.
- Clarify the community vision for cottage housing in Shoreline
- To provide clear and complete standards that are easy for the development community, staff, development community, and the public to understand.
- To have cottage housing regulations that produce projects on the ground that capture the community vision.

Outcomes/Measurements of Success:

The success of this program will be adoption of cottage housing code amendments that meet the concerns of the community.

Program Phasing:

- I. Update Survey (January 2005)
 - A. Recap findings of survey and report completed in 2002
 - B. Summarize neighborhood comment letters from the more recent projects of Ashworth, Hopper, and the proposed Crysalis.
 - C. Opinion of Value reports or staff research of King County property assessments that compare values of surrounding properties before and after the cottages using Greenwood, Madronna and Fremont cottages.
 - D. Report of Current Issues
 - Appraisals
 - Size of Development
 - Density
 - Distance Between Developments
 - Parking
 - Traffic
 - GMA
 - E. January 24 Council Public Hearing to extend moratorium
- II. Workshop (February 2005)
 - A. 20 – 30 Participants (developers and owners, parties of record –neighbors, facilitator, staff)
 - B. Findings
 - C. Council Moratorium Extension February 23, 2005
- III. Planning Commission Hearing (March 2005)
 - A. Staff Report and Workshop Findings
 - B. Notice to Neighbors of Cottage Housing, Parties of Record, Newspaper, Sites
- IV. City Council (April 2005)
 - A. Tour of Current Projects
 - B. Work Session
 - C. Action

Roles and Responsibilities:

Program Sponsor: Tim Stewart

Program Owner/Manager: Paul Cohen

Program Team: Andrea Spencer, Consultants for Appraisal and Meeting Facilitator,
Neighbors, Developers, Property Owners, Cottage Residents

Extension of the Moratorium

Staff will recommend to Council that the Moratorium, currently scheduled to expire on February 23, 2005, be extended until May 1, 2005 at its meeting of January 24, 2005.

Comments on the Process and Schedule

If Council members, or members of the public have comments or suggestions on this process, they may contact Paul Cohen (206.546.6815) or Tim Stewart (206.546.3227) by phone or e-mail. If Council wishes to discuss the process, the workshop of January 3, 2005 would be appropriate. Please contact the Mayor or City Manager in this regard.

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