

## **Proposed Amendments to Ordinance No. 3369 Regarding Residential Development**

### **Motion 1 concerning facade requirements**

A motion amending Chapter 19.20.060 Section 4 and Section 7 by striking each entire section, provided, manifest and numbering errors shall be corrected prior to publication.

#### **Motion 1 Effect Statement:**

Building facade requirements are burdensome and beyond the scope of a proper role and function of government. Regulating building facades might feel like a good thing to regulate, but doing such necessarily makes building design and construction more costly. This change is influenced by Comprehensive Plan Policy HO-A.6.1: Increase the supply of quality housing stock and encourage a range of housing options that meet the need for low, medium, and high density housing types. In addition, such design standards can be subjective and often arbitrarily imposed. The amendment eliminates all facade requirements.

### **Motion 2**

A motion amending Chapter 19.78 Section 4 (a) and 4(b) by striking Section 4(a) and 4(b) and inserting the following:

(4)(a) Single-family dwellings, two family dwellings: One parking space per dwelling unit,

( b ) Multiple-family- three , four and five dwelling units:

i. One parking space for each studio, one bedroom, two bedroom unit, or three bedroom unit,

ii. 1.5 spaces for each four or more bedroom unit,

(c ) Multiple-family- six or more dwelling units:

i. One parking space for each studio, one bedroom or two bedroom unit,

ii. 1.5 spaces for each three or more bedroom unit,

#### **Motion 2 Effect Statement:**

Off street parking is necessary for storage of motor vehicles, but costly to design and costly to construct and detrimentally affects the affordability of housing units. Adequate off street parking is necessary but builders and developers through design and market factors are best able to plan for the number of parking spaces needed to accommodate housing units constructed and the demand of the residents. This amendment implements Comprehensive Plan Policy HO-A.6.2: Promote efficient use of land and infrastructure through support for infill development, redensification of neighborhoods, and redevelopment activities. The amendment also encourages implementation of Comprehensive Plan Policy HO-A.6.1: Increase the supply of quality housing stock and encourage a range of housing options that meet the need for low, medium, and high density housing types. The amendment reduces the amount of off street parking needed for all housing units.

*Source: December 21, 2017 email from Councilperson Mike Wallin to Mayor Jensen, Manager Campbell and Council*