



MEMORANDUM

Date: November 15th, 2007

To: Houghton Community Council

From: Dorian Collins, Project Planner

Subject: **DISCUSSION OF COTTAGE, CARRIAGE AND MULTIPLEX HOUSING REGULATIONS FOLLOWING CITY COUNCIL STUDY SESSION (FILE ZON07-00005)**

INTRODUCTION

On September 24th, the Houghton Community Council held a courtesy hearing on the draft amendments to the Zoning Code for "Cottage, Carriage and Multiplex Housing". At the hearing, one citizen testified, expressing concerns regarding the separation requirement included in the regulations. He stated that he believed that the separation distance may be too great, and would limit the potential for additional projects. There was some discussion by the Community Council on the topic of the separation requirement, and the group indicated general support for an approach whereby the City would consider applications once a year, and select those that are viewed as best for the City overall from the proposals.

The Community Council also discussed the provisions for stand-alone multiplexes contained in the draft regulations. The group expressed concerns about the reduction in the review process from IIA to I (from the earlier draft presented to the Community Council in August). They eventually concluded that they did not support stand-alone multiplexes, even if they were to be considered through a higher level of review.

The Community Council passed a motion to recommend approval of the cottage, carriage and multiplex regulations, with the removal of the provisions allowing for individual multiplexes (those that are not included in cottage projects).

PLANNING COMMISSION HEARING

On October 11th, a public hearing on the draft amendments was held by the Planning Commission. The concerns of the Houghton Community Council were presented to the Commission by staff, and were taken into consideration during the discussion. Attachment 1 to this memorandum contains the Planning Commission's recommended regulations that will be transmitted to the City Council for discussion at a study session on November 20th.

The Planning Commission's recommendation includes a revised approach to separation between projects approved under the proposed regulations. While the previous approach followed that used under the interim ordinance for innovative housing, which required that a separation of 1,500 feet be provided between projects, the Planning Commission concluded that the distance needed between projects may vary depending upon the size of the development. They also discussed their concern that they did not wish to preclude the consideration of a larger project within a 1,500' radius, once a much smaller project was built in the area. They eventually settled on the following distance restriction between projects approved under Chapter 113 regulations:

<u>Size of Project</u>	<u>Minimum Separation</u>
1 to 9 Units:	500'
10-19 Units:	1,000'
20-24 Units:	1,500'

CITY COUNCIL STUDY SESSION

The City Council will discuss the Planning Commission's recommendation for the Cottage, Carriage and Multiplex housing regulations at a study session on November 20th. In the materials staff has prepared for that meeting, the concerns of the Community Council regarding stand-alone multiplexes have been conveyed. Staff has identified the following options for the Council to consider regarding this issue:

- Revise the regulations to restrict stand-alone multiplexes within the jurisdiction of Houghton
- Revise the regulations to eliminate provisions for stand-alone multiplexes city-wide
- Proceed with the recommendation of the Planning Commission (no change)

At the meeting of the Houghton Community Council on November 26th, staff will report on the City Council's discussion regarding stand-alone multiplexes. Staff would appreciate comments from the Community Council on this topic, prior to the consideration of an ordinance on the amendments at the next meeting of the City Council.

Next Steps

Following the discussions with the City Council and the Houghton Community Council in November, the Council is scheduled to consider an ordinance for adoption of the regulations at their meeting on December 11th. The ordinance would then be presented to the Houghton Community Council for final action on December 19th. It is anticipated that the new regulations would not be in effect until the end of January, to allow time for application forms to be created and procedures to be established.

Attachments

1. Planning Commission's recommended Cottage, Carriage and Multiplex" Housing regulations (revised following October 11th hearing)
2. Additional Zoning Code amendments
 - a. Table of Contents
 - b. Chapter 5 - Definitions
 - c. Section 115.115.5
3. Staff recommended amendment to Section 90.135 KZC (presented to City Council on November 20th, 2007)

cc: File ZON07-00005