



## HOUGHTON COMMUNITY COUNCIL

April 24, 2006

### 1. Call to Order and Roll Call 7:00 p.m.

- Members Present: Chair Rick Whitney, Bill Goggins, David Hess, Betsy Pringle, and Elsie Weber
- Absent/Excused: Hugh Givens, James Nickle
- Staff present: Nancy Cox, Michael Bergstrom

### 2. Reading and/or Approval of Minutes

None.

### 3. Announcement of Agenda

Chair announced agenda.

### 4. Council Member Reports and Comments

None.

### 5. Work Program Review

Chair said this would be addressed at the end of the meeting.

### 6. Requests from the Audience

**Doug Waddell**, 5612 Lake Washington Blvd., Suite 100, Kirkland, said he owns several rental properties in the Houghton area. He expressed a concern regarding density issues. He suggests that this Council ask City Council do a study to change density requirements back to previous requirements, when it was City of Houghton (24 units per acre vs. the present-day 12 units per acre), for existing improved properties. The goal of this proposed change is to ensure that, when existing 24-unit-per-acre properties are cleared or renovated, the pre-existing density can be preserved for that specific land. He said that this would not increase perceived density in the area.

Ms. Cox said that to accommodate the suggested density change would require a Comprehensive Plan amendment and a rezone. Ms. Pringle said that this should be looked at carefully and a study is desirable. She said that it may be more desirable to make changes on a site-by-site basis. Ms. Cox said that going forward with this would require a change in the Planning Work Program. At this point; however, it may be a logical item to be included in the Houghton Neighborhood Plan review that is on the adopted Work Program for the beginning of 2007. Mr. Waddell said that he may request a variance for his upcoming project, pending other possible action by City Council.

### 7. Hearings

None.

### 8. Unfinished Business

#### A. Final Approval: Homeless Encampments Zoning Code Amendments

Ms. Cox referred to her April 17, 2006 memo to Council and recommended that Council pass a motion to approve Resolution 2006-4 that clarifies both Ordinance 4040 and Ordinance 4047 are approved as part of the Zoning Code amendments to Chapter 127. There was brief discussion.

**Houghton Community Council**  
**April 24, 2006**

**MOTION:** It was moved by Mr. Nickle and seconded by Ms. Pringle to pass Resolution 2006-4. Motion carried unanimously.

**B. Single-Family Floor Area Ratio (FAR)**

Mr. Bergstrom referred to his and Mr. Shields' April 17, 2006 memo to Council and updated them on recent events. As stated in the memo, Staff has received a variety of opinions on whether changes should be made in the FAR regulations or what those changes should be. There was Council discussion concerning FAR as relates to Accessory Dwelling Units, lot coverage, setbacks, bulk, and mass. Council wants to stay involved in the FAR discussion and offered to take pictures of types of houses that are of concern. Mr. Bergstrom will bring this issue back to the Community Council at their May meeting.

**9. New Business**

**A. Hearing Dates for Review of Pending Land Use Permit**

Ms. Cox referred to Stacy Clauson's April 13, 2006 memo to Council on this matter. It was decided by Council to reschedule its regular June meeting to June 19. A Joint Public Hearing with the Hearing Examiner was set tentatively for June 27, with a follow-up Council meeting set for June 29. Staff will confirm the dates with the Hearing Examiner and advise Council members.

**10. Administrative Reports and Community Council Discussion**

None.

**11. Adjournment 7:49 p.m.**

On motion by Mr. Nickle, seconded by Ms. Pringle and passed unanimously, the meeting was adjourned.

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Rick Whitney, Chair

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Nancy Cox, Development Review Manager  
Department of Planning and Community Development

RECORDING SECRETARY: Marlene Eisele