

**Review of Regulations That May Affect Housing Costs
(Implementing direction from the Land Use & Environment Committee)**

Work Plan (Updated 5-19-21)

Task (from original 2020 work plan)	Description of Work	Lead	Timeframe	Process/Decision	Notes
1. Special effort on ADUs	a. Pre-approved building plans b. Revised fire sprinkler requirements	Leonard/Larry Merrell Kevin Bossard/Larry Merrell	COMPLETE COMPLETE	Intergovernmental agreement City Council, State Building Code Council	Collaboration with Lacey and Tumwater ADU sprinklers not required when primary house not sprinklered
2. Special effort on SROs	RFQ/RFP for Commons at Fertile Ground	Mike Reid	NA. Fertile Grounds site now planned for peace park	NA	Zoning districts permitting SROs expanded in Missing Middle ordinance. On hold pending outcome of legal appeal.
3. Increase flexibility in permit process	Update land use review process in zoning code to consolidate to four permit types	Nicole Floyd	Ordinance adoption 2022	Planning Commission/City Council	This is most common approach to land use review process in WA cities.
4. Increased information on permit process and housing incentives	Multi-part educational program	CPD Planning	ADU, sign code and housing options info updates COMPLETE. Multifamily tax exemption application and checklist on public portal. All permit checklists on public portal updated. On-line permitting vendor near completion on additional user-friendly upgrades.	Staff implementation	On-going process. In addition to process improvement initiatives instituted in 2014: <ul style="list-style-type: none"> • Neighborhood meetings • Expanded area for sending written notices • Public comments accepted throughout entire permit process • Web pages for large projects <p>Greater alternatives will become available after city web site upgrade.</p>
5. Threshold for frontage improvements	Review to change or create tiers (coordinate with #8 below)	Tim Smith	Work sessions of key staff held to scope the approach. Work underway to incorporate into 2022 EDDS update	EDDS Update/City Council	
6. Street connection requirements	Establish process and objective criteria for implementing Comprehensive Plan Goal GT-5. Examples could include scaled approach, locational criteria or revised traffic impact analyses.	Sophie Stimson	Initial staff work sessions completed. Four staff work groups in process: <ol style="list-style-type: none"> 1) Creating methodology for analyzing “unique neighborhood character and context” 2) Updates to traffic impact analysis guidelines 3) Updates to consideration of critical areas impacts 	EDDS Update/City Council	Related issues for block sizing standards have been addressed through Site Plan Review Committee The four work groups’ work was paused until after adoption of Transportation Master Plan.

			4) Appropriate traffic calming tools for various situations Work underway to incorporate into 2022-23 EDDS updates		
7. Street classification standards	a. Explore private streets internal to a manufactured home park development b. More 'customized' classification standards in some areas of the City (e.g. creative district, bus corridors, etc.)	Tim Smith Sophie Stimson/David Smith	Work underway as part of 2022 EDDS update. Require minimum standards for public safety access. On hold until after street connectivity work.	EDDS Update/City Council	Also consider allowing administrative approval rather than Council approval for private streets in manufactured home parks.
8. Definitions of 'change of use' and/or density	a. Review how/when apply building code change of use definition to land use review (coordinate with #3) b. clarify max/min density calculations	Tim Smith/Erik Jensen Tim Smith	Late 2021 On hold	Director's administrative interpretation Potential municipal code update/City Council Planning Commission/City Council	OMC amendment may not be necessary? OMC amendment
9. SEPA categorical exemptions	Review allowable exemptions in WAC for application in some or all areas of Olympia	Nicole Floyd	2-3 years	Planning Commission/City Council	Do analysis of whether previous approvals added requirements using SEPA authority.
10. Off-street parking requirements	a. Adjust downtown parking residential exemption area to match Downtown Strategy b. Missing Middle housing c. Review for increased flexibility, especially in high-density nodes and corridors, and for rebuilds (e.g. after destroyed by fire).	Joyce Phillips Leonard Bauer CPD Planning	Underway. Additional LUEC direction in early 2021 Completed, but not in effect 2022-23	City Council Adopted by City Council Planning Commission/City Council	LUEC direction to analyze effects of DT residential projects on street parking. On hold pending outcome of legal appeal. Focus on the high-density nodes, and maybe the high-density corridors. Needs OMC amendment.
11. Regional (basin or sub-basin) stormwater approaches	Explore which basins/sub-basins may be appropriate	Steve Thompson	On hold.	2-3 years needed for basin studies and Ecology approval	Per our MS4 permit, the City will be working on SW Action Management Planning over the next few years. The permit deliverable date is March 2023.
12. Retrofit requirement	Review application/threshold for requiring full upgrade to current standards	Eric Christiansen	On hold		Focus on flow control requirements. Drainage manual changes would be needed. This may benefit commercial housing. We couldn't go any lower than the State thresholds. Community interests encourage us to retrofit existing development. It is really the only way to correct existing deficiencies.

					The MS4 permit requires us to adopt a new drainage manual by June 2022.
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