



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, October 4, 2021

6:30 PM

Online and via phone:

Register to attend:

https://us02web.zoom.us/webinar/register/WN_5V4xVn_TSzi35s0oQZFMqA

1. CALL TO ORDER

Estimated time for items 1-5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

- 3.A** [21-0956](#) Approval of September 22, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes

Attachments: [09222021 Minutes_Draft](#)

- 3.B** [21-0957](#) Approval of September 20, 2021 Olympia Planning Commission Meeting Minutes

Attachments: [09202021 Minutes_Draft](#)

- 3.C** [21-0958](#) Approval of September 01, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes

Attachments: [09012021 Minutes_Draft](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Advisory Committee or Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with the Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure. Individual comments are limited three (3) minutes or less.

REMOTE MEETING PUBLIC COMMENT INSTRUCTIONS:

Live public comment will be taken during the meeting but advance registration is required. The link to register is at the top of the agenda. You will be given the choice to comment during the registration process. After you complete the registration form, you will receive a link by email to log onto or call into Zoom for use at the meeting date and time. If you plan on calling into the meeting, you will need to provide your phone number at registration so you can be recognized during the meeting. Once connected to the meeting you will be auto-muted. At the start of the public comment period, the Chair will call participants by name to speak in the order they signed up. When it is your turn to speak, your microphone will be unmuted.

5. ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

- 6.A** [21-0937](#) Proposed Code Amendments to the Uniform Development Code, OMC Title 18 - Briefing

Attachments: [Draft Amendments](#)

Estimated time: 30 minutes

- 6.B** [21-0936](#) Preliminary Capital Facilities Plan, 2022-2027 Financial Plan - Recommendation

Attachments: [Budget webpage, with link to plan](#)

[Draft Finance Subcommittee Letter](#)

Estimated time: 45 minutes

- 6.C** [21-0938](#) 2021 Annual Comprehensive Plan Amendments - Continued Deliberations

Attachments: [Webpage, with links to applications](#)

[Pending Motion](#)

[Neighborhood Character Language](#)

[Equity Language Proposals](#)

[Draft Comment Letter](#)

Estimated time: 45 minutes

7. REPORTS**8. OTHER TOPICS****9. ADJOURNMENT**

Approximately 9:30 p.m.

Upcoming

Next regular Commission meeting is to be determined. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of September 22, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes

Agenda Date: 10/4/2021
Agenda Item Number: 3.A
File Number:21-0956

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of September 22, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes



Meeting Minutes - Draft

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Wednesday, September 22, 2021

6:00 PM

Online and via phone:

Finance Subcommittee

1. CALL TO ORDER

Chair Cunningham called the meeting to order at 6:04 p.m.

1.A ROLL CALL

Present: 2 - Commissioner Rad Cunningham and Commissioner Greg Quetin

Absent: 1 - Vice Chair Aaron Sauerhoff

1.B OTHERS PRESENT

Community Planning and Development staff:

Senior Planner Cari Hornbein

Principal Planner Joyce Phillips

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [21-0907](#) Approval of August 16, 2021 Planning Commission Meeting Minutes

Attachments: [08162021 Minutes_Draft](#)

The minutes from the August 16, 2021 Planning Commission meeting were inadvertently include in this agenda packet. The minutes from the September 1, 2021 finance subcommittee meeting will be approved at the October 4 Planning Commission meeting.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS - None

6. BUSINESS ITEMS

6.A [21-0903](#) Capital Facilities Plan, 2022-2027 Financial Plan

Attachments: [Budget Webpage](#)

[Draft comment letter](#)

Staff and subcommittee members participated in a discussion and reviewed a recommendation letter regarding the Capital Facilities Plan.

The discussion was completed.

7. REPORTS

Chair Cunningham shared information regarding his attendance at an event hosted by Olympians for People-Oriented Place on September 19, 2021.

8. OTHER TOPICS - None**9. ADJOURNMENT**

The meeting adjourned at 7:00 p.m.



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Planning Commission

Approval of September 20, 2021 Olympia Planning Commission Meeting Minutes

Agenda Date: 10/4/2021
Agenda Item Number: 3.B
File Number:21-0957

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of September 20, 2021 Olympia Planning Commission Meeting Minutes



Meeting Minutes - Draft

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Monday, September 20, 2021

6:30 PM

Online and via phone:

1. CALL TO ORDER

Chair Millar called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 9 - Chair Candi Millar, Vice Chair Aaron Sauerhoff, Commissioner Paula Ehlers, Commissioner Tammy Adams, Commissioner Rad Cunningham, Commissioner Carole Richmond, Commissioner Zainab Nejati, Commissioner Tracey Carlos and Commissioner Greg Quetin

1.B OTHERS PRESENT

2. APPROVAL OF AGENDA

Add a discussion of the September 16, 2021 Land Use and Environment Committee's meeting and outcomes related to the Urban Waterfront Code Amendments to "Other Topics".

The agenda was approved as amended.

3. APPROVAL OF MINUTES

3.A [21-0907](#) Approval of August 16, 2021 Planning Commission Meeting Minutes

Attachments: [08162021 Minutes_Draft](#)

The minutes were approved.

4. PUBLIC COMMENT

The following people spoke:

- Judy Bardin
- Walt Jorgensen
- Ellen Silverman
- Bob Jacobs
- Esther Kronenberg
- Larry Dzieza
- Robert Vadas, Jr.
- Valerie Krull
- Harry Branch
- Jon Gilstrom
- Jeffrey Jaksich
- Beverly Bassett
- Janae Huber
- Lisa Nezwasky

5. STAFF ANNOUNCEMENTS

Ms. Hornbein shared announcements.

6. BUSINESS ITEMS

6.A [21-0905](#) Smith Lake Rezone

- Attachments:** [Zoning Map](#)
 [Rezone Criteria Excerpt](#)
 [Zone Comparison](#)
 [Comprehensive Plan Future Land Use Map](#)

Mr. Schaufler shared a PowerPoint presentation regarding the Smith Lake Rezone.

Commissioner Ehlers moved, seconded by Commissioner Nejati that the Hearing Examiner proceed without a recommendation from the Planning Commission. The motion carried by the following vote:

Aye: 8 - Chair Millar, Vice Chair Sauerhoff, Commissioner Ehlers, Commissioner Adams, Commissioner Cunningham, Commissioner Richmond, Commissioner Nejati and Commissioner Quetin

Nay: 1 - Commissioner Carlos

6.B [21-0878](#) Capital Facilities Plan, 2022-2027 Financial Plan - Public Hearing

Attachments: [Online link to Preliminary CFP](#)
 [UAC Comment Letter](#)

Ms. Phillips shared a PowerPoint presentation regarding the 2022-2027 Capital Facilities Plan.

Chair Millar opened the Public Hearing at 8:19 p.m.

No Public Comment was heard.

Chair Millar closed the Public Hearing at 8:21 p.m.

The hearing was held and closed.

6.C [21-0846](#) 2021 Comprehensive Plan Amendments - Deliberations

Attachments: [Webpage with link to application materials](#)
 [Public Comments Received by Deadline](#)
 [Proposed Community Values and Vision Introductory Lan](#)
 [Proposed Neighborhood Character Definition \(application](#)
 [Council Response regarding Intent](#)
 [Staff Recommendation for Neighborhood Character](#)
 [Commissioner Richmond Recommendation](#)
 [CNA Recommendation for Neighborhood Character](#)
 [Deliberations Summary](#)
 [Housing Action Plan Webpage](#)

Ms. Phillips shared a PowerPoint presentation as well as handouts regarding the Comprehensive Plan Amendments. The Commission held deliberations. (Parts A and B redone due to technical difficulties during the August 16, 2021 meeting.)

Part A:

Commissioner Carlos moved, seconded by Commissioner Cunningham to accept the proposed amendments for transportation multimodal concurrency. The motion passed unanimously.

Part B:

Commissioner Cunningham moved, seconded by Commissioner Adams to approve the proposed amendment to remove the Log Cabin Road extension and other future street connections shown on the Transportation 2030 maps, with the caveat that they be reviews again in approximately ten years, and to make the minor text changes requested by the Washington State Department of Transportation. The motion passed unanimously.

Part C:

The Commission decided to consider and vote on each of the four sub-parts of Part C of the proposed amendments separately.

Sub-Motion C.1

Commissioner Carlos moved, seconded by Commissioner Quetin, to approve the proposed amendment to change the word "citizen" to "resident" or "community member" as appropriate.

The motion passed unanimously.

Sub-Motion C.2

Commission Carlos moved, seconded by Commissioner Sauerhoff, to approve the proposed amendment to use gender neutral pronouns. The motion passed unanimously.

Sub-Motion C.3.A

Commissioner Richmond moved, seconded by Commissioner Adams, to approve a modified version of the Council of Neighborhoods Association’s proposed language by adding the following language to the Community Values and Vision chapter:

Our community values accessible, sustainable, and culturally inclusive neighborhoods. These are defined as:

- Accessible: Includes ADA compliancy, multi-mobility, and housing affordability.
- Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.
- Culturally inclusive: Recognizes, supports and promotes diverse housing types, strong arts and historic preservation, and the various contributions of diverse Olympians past and present.

And by adding the following language to the Land Use and Urban Design chapter:

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct “identity.” Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical, attributes that contribute to its sense of place and identity. These elements may include, for example, a neighborhood’s land use, urban design, visual resources, and/or historic resources. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees.

The City will balance its goals and policies by considering potential impacts to the unique geography, character or historical context of a residential neighborhood to provide the best outcome for the community as a whole and consistent with our values. (Read more in the Community Values and Vision chapter).

Commissioner Richmond moved, seconded by Commissioner Adams, to approve a modified version of the Council of Neighborhoods Association’s proposed language. The motion failed.

Aye: 4 - Chair Millar, Commissioner Ehlers, Commissioner Adams and Commissioner Richmond

Nay: 5 - Vice Chair Sauerhoff, Commissioner Cunningham, Commissioner Nejati, Commissioner Carlos and Commissioner Quetin

Sub-Motion C.3.B

Commissioner Nejati moved, seconded by Commissioner Richmond, to add the language to the Land Use and Urban Design Chapter of the Comprehensive Plan.

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct “identity.” Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical attributes that contribute to its sense of place and identity. These elements may include, but are not limited to, a neighborhood’s land use, urban design, visual resources, and/or historic resources. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parks and open space, provision of City utilities, street grids and connections, and street trees.

Our community considers it essential that all neighborhoods become accessible, sustainable, and culturally inclusive.

- Accessible: Includes ADA compliancy, multimodal mobility, and housing affordability.

- Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.

- Culturally inclusive: Recognizes, supports and promotes diverse housing types, strong arts and historic preservation, and the various contributions of diverse Olympians, past and present.

Neighborhood character will be balanced with other plan goals and policies, such as increasing the variety of housing types and providing pedestrian oriented streets, and implemented through the City’s development regulations.

Commissioner Nejati moved, seconded by Commissioner Richmond, to add the language to the Land Use and Urban Design Chapter of the Comprehensive Plan. The motion was discussed and continued to the Planning Commission meeting on October 4, 2021.

7. REPORTS - None

8. OTHER TOPICS

Chair Millar provided an overview of the proceedings from the September 16, 2021 Land Use and Environment Committee regarding the Urban Waterfront Code Amendments. The amendments were referred back to the Planning Commission so that the applicant has an opportunity to provide testimony. Staff outlined the schedule with a briefing on November 4, Public Hearing on November 15, and recommendation on December 6.

9. ADJOURNMENT

The meeting adjourned at 10:10 p.m.



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Planning Commission

Approval of September 01, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes

Agenda Date: 10/4/2021
Agenda Item Number: 3.C
File Number:21-0958

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of September 01, 2021 Olympia Planning Commission, Finance Subcommittee Meeting Minutes



Meeting Minutes - Draft

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Cari Hornbein
360.753.8048

Wednesday, September 1, 2021

6:00 PM

Online and via phone:

Finance Subcommittee

1. CALL TO ORDER

Finance Subcommittee Chair Cunningham called the meeting to order at 6:12 p.m.

1.A ROLL CALL

Present: 2 - Commissioner Rad Cunningham and Commissioner Greg Quetin

Absent: 1 - Vice Chair Aaron Sauerhoff

1.B OTHERS PRESENT

Community Planning and Development Staff:

Senior Planner Cari Hornbein

Principal Planner Joyce Phillips

Home Fund Program Manager Cary Retlin

Public Works Staff:

Transportation Program and Planning Supervisor Sophie Stimson

General Services Director Thanh Jeffers

Engineering and Planning Supervisor Susan Clark

Stormwater Engineer Steve Thompson

Water Resources Engineer Diane Utter

Parks, Arts and Recreation Finance and Policy Coordinator Tammy LeDoux

Finance Department Budget Analyst Joan Lutz

Fire Chief Mark John

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

- 3.A [21-0847](#) Approval of August 17, 2021 OPC Finance Subcommittee Meeting Minutes

Attachments: [08172021 Minutes Draft](#)

The minutes were approved.

4. **PUBLIC COMMENT - None**

5. **STAFF ANNOUNCEMENTS**

Ms. Phillips shared that she did not receive written comments from members of the public.

6. **BUSINESS ITEMS**

- 6.A [21-0838](#) Capital Facilities Plan Briefing

Attachments: [Webpage](#)

All staff and subcommittee members present participated in a discussion of the Capital Facilities Plan.

The discussion was completed.

7. **REPORTS - None**

8. **OTHER TOPICS - None**

9. **ADJOURNMENT**

The meeting adjourned at 7:30 p.m.



Planning Commission

Proposed Code Amendments to the Uniform Development Code, OMC Title 18 - Briefing

Agenda Date: 10/4/2021
Agenda Item Number: 6.A
File Number: 21-0937

Type: information **Version:** 1 **Status:** In Committee

Title

Proposed Code Amendments to the Uniform Development Code, OMC Title 18 - Briefing

Recommended Action

Information only. No action requested.

Report

Issue:

Discussion on the draft code amendments to the Uniform Development Code.

Staff Contact:

Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Principal Planner, Community Planning and Development

Background and Analysis:

Recent changes in state law require updates to parts of Title 18, the Uniform Development Code. This is also known as the zoning chapter of the Olympia Municipal Code (OMC). These amendments are generally to definitions of “family” and about allowing certain housing types in certain zoning districts.

Additionally, city staff were contacted by Code Publishing, the company that maintains the City’s online code, to identify errors in code citations. These citations typically direct the reader to code sections that either no longer exist or that are slightly “off” in the code subsection they refer to, such as DD instead of CC.

Because the City was proposing these amendments, other city staff asked for a few additional changes, primarily to improve the legibility of maps or graphics in the chapter or to clean up text. One example is for the Table in Chapter 18.72 to be updated to reflect that not all conditional uses require a public hearing, so sometimes the Director is the decision maker instead of the Hearing Examiner. In addition, with the recently updated Shoreline Master Program, not all types of shoreline permits require public hearings. Shoreline Substantial Development Permits can be determined by the Director, whereas Shoreline Conditional Uses or Variances will still be determined by the Hearing

Examiner (and ultimately the Washington State Department of Ecology).

Another city requested amendment pertains to the maximum allowed amount of hard surfaces as it relates to soil suitability. Some zoning districts allow for a higher percentage of the lot to be used for “hard” surfaces than for “impervious” surfaces. This is intended to allow for additional lot coverage while addressing the low impact development stormwater standards. The amended language is meant to clarify that the increase in lot coverage is allowed only when the soil conditions support that, so it may not be possible in all situations. Additionally, clarification is provided about the amount of each lot that can be covered by impervious and hard surfaces for townhouse lots.

Neighborhood/Community Interests (if known):

Proposed amendments were routed to adjacent jurisdictions, other departments, Recognized Neighborhood Associations, and the Council of Neighborhoods Association. At the date of writing this staff report, no public comments have been received. However, any public comments submitted will be provided to the Planning Commission prior to or at the public hearing.

Options:

Discussion only - no action requested.

Financial Impact:

None. Processing of these proposed amendments is covered by the Department’s base budget.

Attachments:

Draft Amendments

TITLE 18 – UNIFIED DEVELOPMENT CODE

OMC Chapter – 18.02, Basic Provisions

Proposal #1 - 18.02.180, Definitions

Proposed amendments to definitions of “Dwelling Unit” types and “Family”. These amendments are proposed in response to changes in state law as adopted pursuant to House Bill 1220 (2021), Senate Bill 5235 (2021) and House Bill 1023 (2020).

Dwelling Unit

Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.

- a. Dwelling, Conventional.
 - i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping.
 - ii. Apartment. A dwelling within a structure designed and used for occupancy by three or more individual persons or families living independently of each other. These structures include triplexes, fourplexes, and other multi-unit configurations.
 - iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter [18.20](#) RCW. It shall not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)
 - iv. Co-Housing. Co-housing developments consist of two or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community-oriented use.
 - v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.
 - vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area.
 - vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four or more individual persons or families living

- independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.
- viii. Duplex. One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
 - ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)
 - x. Manufactured Home. A single-family residence constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.
 - xi. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC [18.04.060.O](#).
 - xii. Manufactured Home, New. Any manufactured home required to be titled under Title [46](#) RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW [82.45.032\(2\)](#).
 - xiii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.
 - xiv. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.
 - xv. Single-Family Dwelling. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.
 - xvi. Single-Room Occupancy. A housing type consisting of one room with cooking facilities and with shared bathroom facilities. (See also Boarding Home, Lodging House and Bed and Breakfast.)
 - xvii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter [18.64](#).
 - xviii. Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

- xix. Fourplex. One building containing four single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
- xx. Sixplex. One building containing six single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

b. Dwelling, Transient.

- i. Bed and Breakfast. A dwelling for the purpose of providing lodging for travelers and guests for a period of less than two weeks for compensation and having at least one kitchen used to provide breakfast but no other meals. Such dwelling shall have no more than five such guest rooms for persons other than the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guest rooms is a hotel.
- ii. Hotel. Any building containing six or more guest rooms where lodging, with or without meals, is provided for compensation, and where no provisions are made for cooking in any individual room or suite.
- iii. Lodging House. A dwelling having only one kitchen and used for the purpose of providing lodging, or lodging and meals, for compensation for no more than five persons other than the members of the immediate family of the operator occupying such dwelling. Any such dwelling having over five such guests is considered a hotel. (See also Boarding Home.) [NOTE: A lodging house allows for an unlimited stay, unlike a Bed and Breakfast which is limited to two weeks.]
- iv. Motel. Guest rooms or suites occupied on a transient basis often with most rooms gaining access from an exterior walkway. (See also Recreational Vehicle.)
- v. Trailer House. See Recreational Vehicle.

c. Dwelling, Assisted Living.

- i. Adult Day Care Home. A residence in which adults (at least 18 years in age) and who are not related to the caregiver stay for no more than 12 hours per day. Emergency medical care may be provided in such facilities, but not convalescent care. (See also Convalescent Home and Elder Care Home.)
- ii. Convalescent Home. Any home, place, institution or facility which provides convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Such establishment shall be duly licensed by the State of Washington as a "nursing home" in accordance with the provisions of Chapter [18.51](#) RCW.
- iii. Congregate Care Facilities. A building or complex of dwellings specifically designed for occupancy by senior citizens which provides for shared use of facilities, such as kitchens, dining areas, and recreation areas. Such complexes may also provide kitchens and dining

space in individual dwelling units. Practical nursing care may be provided, but not nursing care as described in Section [18.04.060\(S\)](#).

- iv. Elder Care Home. An elder care home or adult family home in the primary residence of a person licensed pursuant to Chapter [70.128](#) RCW to provide personal care, room, and board for one to five adults (at least 18 years of age) who are not related to the caregiver. Home health care and limited nursing care (dispensing of medicine and emergency medical aid) may be provided, but not convalescent care. (See also Convalescent Home, and Boarding Home.)
- v. Group Homes. A place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They shall not include correctional facilities (except as authorized by Chapter [137-56](#) and [137-57](#) WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to the following:
 - (a) Confidential Shelters. Shelters for victims of domestic violence as defined and regulated in Chapter [70.123](#) RCW and Chapter [388-61A](#) WAC. Such facilities are characterized by a need for confidentiality.
 - (b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in Chapter [18.20](#) RCW. However, boarding homes serving the aged infirm are not included in this definition.
 - (c) Homeless Shelter. A facility offering lodging and/or emergency shelter to homeless individuals for an indefinite period of time and meeting the standards of Chapter [248-144](#) WAC.
 - (c)(i) Emergency Housing. Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.
 - (c)(ii) Emergency Shelter. A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.

- (d) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in Chapter [388-73](#) WAC and Chapter [74.15](#) RCW.
- (e) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in Chapters [137-56](#) and [137-57](#) WAC.
- vi. Hospice Care Center. Facilities licensed under Chapter [70.41](#) RCW which provide for the emotional and physical care of terminally ill patients. Such centers provide food, lodging, and palliative care on a full-time (24 hour) basis for two or more people, unrelated to the Center's operator, who are in the latter stages of a disease expected to cause death.
- vii. Nursing Homes. See Convalescent Home.
- viii. Rest Home. See Congregate Care.
- ix. Permanent Supportive Housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW.
- x. Transitional Housing. This housing provides stability for residents for a limited time period, usually two weeks to 24 months, to allow them to recover from a crisis such as homelessness or domestic violence before transitioning into permanent housing. Transitional housing often offers supportive services, which enable a person to transition to an independent living situation.

Family

Family. An individual, or two or more persons ~~related by blood, or marriage, or a group of not more than six persons who are not related by blood or marriage,~~ living ~~together~~ in a dwelling unit or a foster family home, or an adult family home, as defined under Washington State law or administrative code.

OMC Chapter – 18.04, Residential Districts

Proposal #2 – 18.04.040, TABLES: Permitted and Conditional Uses

The intent of these revisions is to address changes in state laws that require local governments to allow certain housing types in certain locations. The proposal also identifies triplexes as a permitted use in the R-4CB zone, which was inadvertently removed during earlier code amendments. The amended state laws were adopted in House Bill 1220 (2021), Senate Bill 5235 (2021), and House Bill 1023 (2020).

18.04.040 TABLES: Permitted and Conditional Uses Revised 3/21

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations							18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	
1. SINGLE-FAMILY HOUSING															
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(F)
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H)
Manufactured/Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.64
2. MULTIFAMILY HOUSING															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N)

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Courtyard Apartments						P									18.04.060(II)
Boarding Homes				P				P	P	P					
Collegiate Greek system residences	P			P				P	P	P					
Dormitories	P			P				P	P	P	P	P		P	
Duplexes - Existing	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Duplexes on Corner Lots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(HH)
Triplexes			<u>P</u>	P	P	P	P	P	P	P	P	P		P	
Fourplexes			P		P	P	P	P	P	P	P	P		P	
Sixplexes						P									
Group Homes with 6 or Fewer (or up to 8 with DSHS approval) Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)
Lodging Houses									P	P	P	P		P	
Nursing/Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	C		P	
<u>Transitional Housing, Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
3. COMMERCIAL															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			
Drive-In and Drive-Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														
4. ACCESSORY USES															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
5. RECREATIONAL USES															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Courses		C	C		C	C	C	C	C	C			C		
Neighborhood Parks	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P				P		
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(DD)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(DD)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and				C							P	P			18.38.220 and

**TABLE 4.01
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Structures															.240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)
Social Organizations											P	P		C	
Mineral Extraction - Existing					C		C								18.04.060(J)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

LEGEND

P = Permitted Use

R 4-8 = Residential 4-8

MR 10-18 = Mixed Residential 10-18

RMH = Residential Multifamily High Rise

C = Conditional Use

R 6-12 = Residential 6-12

RM 18 = Residential Multifamily - 18

RMU = Residential Mixed Use

R-4 = Residential - 4

RLI = Residential Low Impact

MR 7-13 = Mixed Residential 7-13

RM 24 = Residential Multifamily - 24

UR = Urban Residential

Proposal #3 – 18.04.040 Permitted, Conditional and Prohibited Uses

The intent of this revision is to replace Figure 4-2a in OMC 18.040.040.EE with one that is legible. This figure identifies neighborhoods that are subject to infill and residential design standards in OMC 18.175.

EE. GARAGE PLACEMENT AND WIDTH.

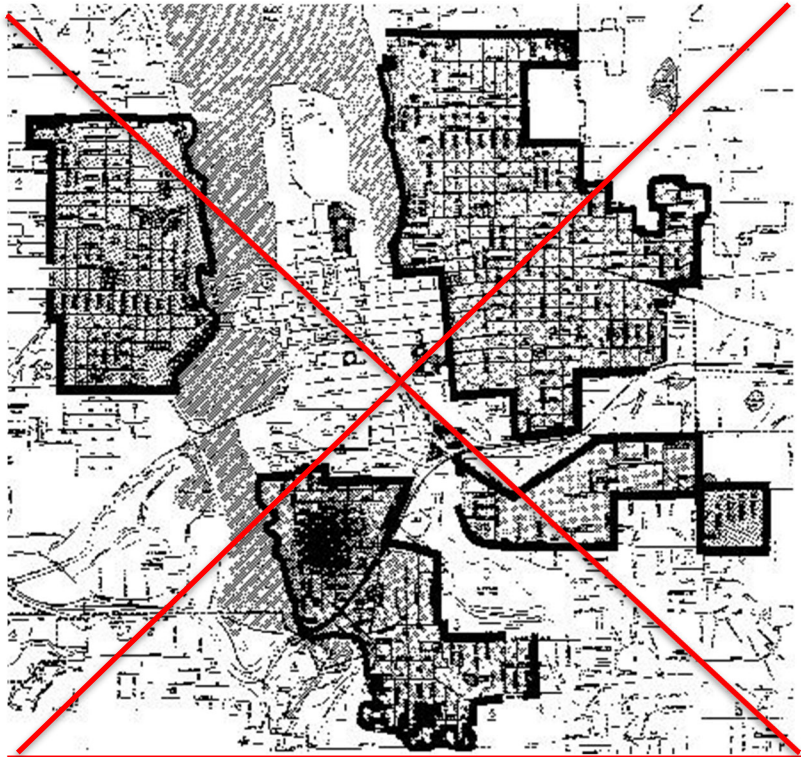
(Also see OMC [18.100](#), Design Review, and OMC [18.175](#), Infill and Other Residential.)

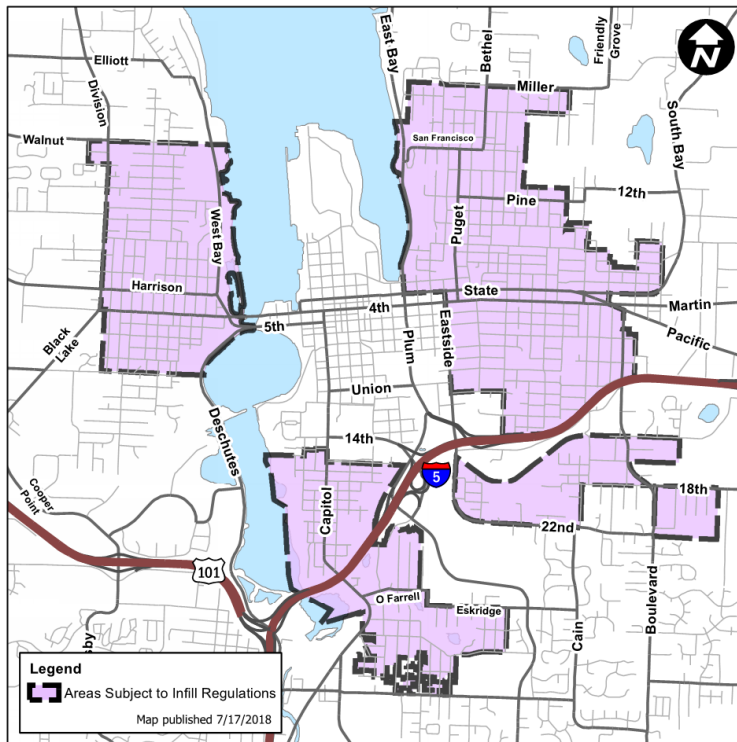
1. Applicability. The standards listed in Subsection 3 below apply only to:
 - a. Single-family dwellings on lots of less than five thousand (5,000) square feet in size located in subdivisions for which a complete preliminary plat application is submitted after April 22, 1996;
 - b. Duplexes;
 - c. Triplexes; and
 - d. Fourplexes.
2. Exceptions. The dwellings listed in Subsection 1.a. above are exempt when located on one of the following types of lots:
 - a. Lots fronting on private access lanes (see the City of Olympia Engineering Design and Development Standards as adopted in OMC [12.02](#)) where the garage would not face a public street;
 - b. Flag lots (see OMC [18.02.180](#), Definitions, Lots);
 - c. Wedge-shaped lots (see OMC [18.02.180](#), Definitions, Lots); and
 - d. Lots with trees or topography which preclude compliance with the provisions of this Section, as determined by the approval authority.
3. Garage Standards.
 - a. Garages shall not protrude ahead of the dwelling's ground floor front facade more than:
 - i. Eight (8) feet on two (2) story dwellings (i.e., dwellings with habitable space above the ground floor); or
 - ii. Four (4) feet on single-story dwellings.

These requirements above (i. and ii.) do not apply to garages with doors which do not face the street (see OMC [18.175.060](#), Residential Design Guidelines - Garage Design), or garages flush with the supporting posts of covered porches which span the remainder of the dwelling's front facade.

- b. Garage width shall not exceed the following percentage of the dwelling's front facade:
 - i. Two-story dwellings (containing habitable space above the ground floor): sixty (60) percent.
 - ii. Single-story dwellings: fifty percent (50%).

For purposes of the above measurements, garage width shall include the garage doors facing the street plus any required supporting panel. The dwelling's facade shall be measured in a straight line, parallel to the building face, between the outermost ends of the facade facing the street. See Figure 4-2b.





Where the boundary coincides with a street, lots on both sides of the street are subject to the applicable regulations and design guidelines.

FIGURE 4-2a



Measurement of Front Facade

FIGURE 4-2b

Proposal #4 - 18.04.080, Table 4.04, Residential Development Standards

Intent: The intent of these revisions is to clarify that increases to the amount of hard surfaces allowed is subject to soil suitability and stormwater standards.

18.04.080 TABLES: Residential Development Standards **Revised 3/21**

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 Manufactur ed Housing Parks = 5	18 Manufactur ed Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse; 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of	2,000 SF minimum 3,000 SF average = townhouse; 4,000 SF = other (including duplexes)	2,500 SF = cottage; 2,000 SF minimum, 3,000 SF average = townhouse; 4,000 SF = other	2,000 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 3,500 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 9,000 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; 7,200 SF = multifamily; 3,000 SF = other	1,600 SF minimum, 2,400 SF average = townhouse; 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse; 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse	2,000 SF = cottage; 1,600 SF minimum 2,400 SF average = townhouse; 7,200 SF = duplex;	1,600 SF minimum, 2,000 SF average = townhouse; 2,500 SF = mobile home park	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter 18.64 (townhouses) 18.04.060(P) (mobile home parks)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
			at least 65% in the same subdivision on plat.	on corner lots); 6,000 SF = duplex not on a corner lot; 7,200 SF = multi-family									2,500 SF = mobile home park; 3,500 SF = other		
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex not on corner lots; 80' = multi-family	45' except: 35' = cottage; 18' = townhouse	40' except: 30' = cottage; 16' = townhouse	40' except: 30' = cottage; 16' = townhouse; 70' = duplex not on corner lot; 80' = multifamily	40' except: 30' = cottage; 40' = zero lot; 16' = townhouse; 70' = duplex not on corner lot; 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage; 16' = townhouse; 80' = duplex not on a corner lot; 30' = mobile home park	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	20'	20'	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	15' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	10'	5'	5' except: 10' for structures 35' or taller	10' except: 20' along Legion Way	20' except: 10' with side or rear parking; 5' for agricultural buildings with farm animals	0-10' except: 10' on Capitol House Block	18.04.080(H) 18.04.080(I)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
				with farm animals											
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	25'	50'	10' except: 5' for agricultural buildings with farm animals.	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 15' for multifamily; 10' for cottages, and wedge shaped lots	15' except: 10' for cottages, and wedge shaped lots, 20' with alley access	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structures 35' or higher	5'	20' except: 5' for agricultural buildings with farm animals; 10' for cottages	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20'; 5' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 5' for agricultural building with farm animals	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R 4-8, or R 6-12 district 10' - mobile home park	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 20' next to R 4-8, R 6-12 district. 10' - mobile home park	5' except: 10' along flanking streets; 6' on one side of zero lot;	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	40' except: 16' for accessory buildings; 24' for detached accessory dwelling units	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages; 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages	45', except: 25' for cottage; 16' for accessory buildings; 24' for detached accessory dwelling units	45', except: 25' for cottage; 16' for accessory buildings; 24' for detached accessory dwelling units	35', except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottage	42' except: 24' for detached accessory dwelling units	60' except: 24' for detached accessory dwelling units	See 18.04.080 (I); 24' for detached accessory dwelling units	2 stories or 35' whichever is less, except: 16' for accessory buildings; 24' for detached accessory dwelling units; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (I)(3); 24' for detached accessory dwelling units	18.04.080(I)
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	35% = townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = townhouses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	85% except for stoops, porches or balconies	
MAXIMUM ABOVE-		2 stories	3 stories	3 stories	2 stories	2 stories	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
GRADE STORIES															
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	35% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision on plat.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = Townhouses	65%	65%	65%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	85% except for stoops, porches or balconies	18.04.080(K)
MAXIMUM HARD SURFACE	65% or 10,000sf (whichever is greater) = lots less than 4 acres; 25%=4.1 acre or more	65% = Townhouses	25%	55% or 3,500sf (whichever is greater) = .25 acre or less; 25% or 6,000sf (whichever is greater) = .26 acre or more.	65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses	65% = .25 acre or less 70% = .26 acre or more 80% = Townhouses	75%	75%	75%	80%	90%	90%	85% = .25 acre or less 60% = .26 to 1 acre 55% = 1.01 to 3 acres 25% = 3.01+ acres 90% = townhouses	95%	18.04.080(K) <u>Hard Surfaces are treated as impervious, unless shown workable through an approved design (that complies with DDECM), which requires adequate underlying soils.</u>

TABLE 4.04
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area may be required; it may double as tree tract or critical areas buffer.		450 SF/unit for cottage developments	450 SF/unit for cottage developments	25% for multifamily; 450 SF/unit for cottage developments	25% for multifamily; 450 SF/unit for cottage developments	25% for multifamily; 500 SF/space for mobile home park	20% for multifamily; 500 SF/space for mobile home park	10% for multifamily	10% for multifamily; 500 SF/space for mobile home park	450 SF/unit for cottage developments 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J); for Courtyard Apartments see 18.04.060(II)

LEGEND

SF = Square Feet

Zero Lot = A Lot with Only One Side Yard

--- = No Regulation

RL1 = Residential Low Impact

R 6-12 = Residential 6-12

R-4 = Residential - 4

R 4-8 = Residential 4-8

RM 18 = Residential Multifamily - 18

MR 7-13 = Mixed Residential 7-13

MR 10-18 = Mixed Residential 10-18

RMU = Residential Mixed Use

MR 7-13 = Mixed Residential 7-13

RMH = Residential Multifamily High Rise

UR - Urban Residential

OMC Chapter – 18.05, Villages and Centers

Proposal #5 – 18.05.040, TABLES: Permitted and Conditional Uses

Intent: The intent of these revisions is to delete or correct code citations that are no longer current and to address changes in state laws that require local governments to allow certain housing types in certain locations. The proposal also identifies triplexes as a permitted use in the R-4CB zone, which was inadvertently removed during earlier code amendments. The amended estate laws were adopted in House Bill 1220 (2021), Senate Bill 5235 (2021), and House Bill 1023 (2020).

18.05.040 TABLES: Permitted, Conditional and Required Uses Revised 3/21

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
District-Wide Regulations					18.05.050
1. RESIDENTIAL USES					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05.060(D) , 18.05 A.150-.240 , 18.05.050(E)
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05.060(D) , 18.05A.330 , 18.04.060(H)
Duplexes		P	P	P	18.05.060(D) 18.05A .250-.290
Duplexes on Corner Lots	P	P	P	P	18.04.060(HH)
Group Homes with 6 or Fewer Clients <u>(up to 8 if approved by DSHS)</u>		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)
Residences Above Commercial Uses	P	P	P	P	
Single-Family Residences	P	R	R	R	<u>18.05A.250-.290</u> 18.05.060(D)
Single Room Occupancy Units					
Townhouses	P	P	P	P	<u>18.05A.150-.240 or</u> <u>18.05A.250-.290,</u> 18.05.060(D) , 18.64
<u>Transitional Housing, Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
2. OFFICES					
Banks	P	P	P	P	18.05.060(A)
Offices - Business	P	P	P	P	
Offices - Government	P	P	P	P	
Offices - Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
3. RETAIL SALES					
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	<u>Sites within high density corridors, see 18.17.020 (B)</u>
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					<u>Sites within high density corridors, see 18.17.020 (B)</u>

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)
Office Supplies and Equipment					
Pharmacies and Medical Supply Stores	P	P	P	P	
Restaurants			P		18.05.060(A) & 18.05A.095
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	
Specialty Stores	P	P	P	P	
4. SERVICES					
Health Fitness Centers and Dance Studios	P	P	P	P	
Hotels/Motels					
Laundry and Laundry Pick-up Agency	P	P	P	P	
Personal Services	P	P	P	P	
Printing, Commercial			P	P	
Radio/TV Studios					
Recycling Facility - Type I	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	
5. ACCESSORY USES					
Accessory Structures	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	18.04.060(GG)

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Garage/Yard/Rumma ge or Other Outdoor Sales	P	P	P	P	5.24
Satellite Earth Stations	P	P	P	P	18.44.100
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	18.04.060.DD
6. RECREATIONAL USES					
Auditoriums and Places of Assembly					
Art Galleries					
Commercial Recreation					
Community Gardens	P	P	P	P	
Community Parks & Playgrounds	P/C	P/C	P/C	P/C	18.04.060(T)
Health Fitness Centers and Dance Studios					
Libraries					
Museums					
Neighborhood Parks/Village Green/Plaza	R	R	R	R	18.04.060(T), 18.05.080(N)
Open Space - Public	P	P	P	P	18.04.060(T)
Theaters (no Drive-Ins)					
Trails - Public	P	P	P	P	18.04.060(T)
7. TEMPORARY USES					
Emergency Housing	P	P	P	P	

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
8. OTHER USES					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	R	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	
Conference Centers					
Crisis Intervention	C	C	C	C	18.04.060(I)
Home Occupations (including adult day care, bed and breakfast houses, elder care homes, and family child care homes)	P	P	P	P	18.04.060(L)
Hospice Care	C	C	C	C	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	
Places of Worship	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	18.04.060(W), 18.44.100
Schools	C	C	C	C	18.04.060(DBCC)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					

**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	APPLICABLE REGULATIONS
Utility Facilities	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	18.44

LEGEND

P = Permitted C = Conditional R = Required

OMC Chapter – 18.06, Commercial Districts

Proposal #6 - 18.06.040, Table 6.01, Permitted and Conditional Uses

Intent: The intent of these revisions is to delete or correct code citations that are no longer current and to address changes in state laws that require local governments to allow certain housing types in certain locations. The amended estate laws were adopted in House Bill 1220 (2021), Senate Bill 5235 (2021), and House Bill 1023 (2020).

18.06.040 TABLES: Permitted and Conditional Uses Revised 3/21

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060 (GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060 (F)(3)										P 18.06.060 (F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060 (U)					C	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Restaurants, without drive-in or drive-through	P 18.06.060 (U)(3)	C	P	P 18.06. 060 (U)(2)	P	P	P 18.06. 060 (U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06. 060 (F)(2)	18.06.060 (HH)	18.06. 060 (F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06. 060 (N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06. 060 (Q)									
Piers, Wharves, Landings					P									
Printing, Industrial			C		P/C 18.06. 060 (N)									
Publishing		C	C		P		P		C	C				
Warehousing			P		P/C 18.06. 060 (AA)		P							
Welding & Fabrication			C		P/C 18.06. 060 (N)		P							

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Wholesale Sales		C 18.06.06 e (BB)(3)	P		P/C	<u>P</u> 18.06.060 (BB)		P		P	18.06.060 (BB)(2)			
Wholesale Products Incidental to Retail Business			P		P	P						P	P	
District-Wide Regulations	18.06.060 (R)				18.06 .060 (F)(2)	18.06.060 (HH)	18.06. 060 (F)(2)							
3. OFFICE USES (See also SERVICES, HEALTH)														
Banks		P	P		P/C 18.06. 060 (D)(2)	P 18.06.060 (D)(2)	P/C 18.06. 060 (D)(2)	P	P	P	P	P 18.06. 060 (D)(1)	P 18.06. 060 (F)(3)	
Business Offices		P	P		P	P	P	P	P	P	P	P	P	
Government Offices		P	P		P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06. 060 (F)(2)	18.06.060 (HH)	18.06. 060 (F)(2)							
4. RECREATION AND CULTURE														
Art Galleries	P	P	P		P	P	P		P	P	P	P	P	
Auditoriums and Places of Assembly			P		P	P	P					P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Boat Clubs					P	P								
Boating Storage Facilities					P			P						
Commercial Recreation		C	P		P	P	P	P		C	C	P	P	
Health Fitness Centers and Dance Studios	P	P 18.06.060 (L)	P	P	P	P	P	P	P	P 18.06.060 (L)	P 18.06.060(L)	P	P	
Libraries	C	C	C	C	P	P	P		P	C	P	P	P	18.04.060_(V)
Marinas/Boat Launching Facilities					P 18.06.060 (CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18.04.060_(V)
Parks, Neighborhood	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060_(T)
Parks & Playgrounds, Other	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060_(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
5. RESIDENTIAL														
Apartments		P	P	P	P	P	P		P	P	P	P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Apartments above ground floor in mixed use development	P	P	P	P	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P	P	P	P		P	P	P	P	P	
Co-Housing		P	P			P	P			P	P		P	
Collegiate Greek system residence, dormitories		C	P	P	P	P	P		P	C	P	P	P	
Duplexes	P	P	P	P			P		P	P	P		P	
Duplexes on Corner Lots	P	P	P	P			P		P	P	P	P	P	18.04.060 (HH)
Group Homes (6 or less <u>or up to 8 with DSHS approval</u>)	P	P	P 18.06.060 (K)	P	P	P	P 18.06.060 (K)		P	P	P	P 18.06.060 (K)	P 18.06.060 (K)	18.04.060_(K)
Group Homes (7 or more)	C	C	C 18.06.060 (K)	C	C	C	C 18.06.060 (K)		C	C	C	C 18.06.060 (K)	P 18.06.060 (K)	18.04.060_(K)
Mobile or Manufactured Homes Park - Existing		C	C	C						C			C	18.04.060_(P)
Quarters for Night Watch person/ Caretaker					P	P								
Retirement Homes		P	P	P	P	P	P		P	P	P	P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Single-Family Residences	P	P	P	P			P		P	P	P	P	P	
Single Room Occupancy Units			C		P	P	P		P				C	
Townhouses	P	P	P	P 18.06.060 0-(T)		P	P		P	P	P	P	P	
Triplexes, Fourplexes, and Cottage Housing		P											P	
<u>Transitional Housing, Permanent Supportive Housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
6. RETAIL SALES														
Apparel and Accessory Stores			P		P	P	P					P	P	
Boat Sales and Rentals			P		P	P	P	P					P	
Building Materials, Garden and Farm Supplies	P		P		P	P	P					P	P	
Commercial Greenhouses, Nurseries, Bulb Farms	C	C 18.04.060(G)	C	C					C		P	P		18.04.060 (G)

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Electric Vehicle Infrastructure	P	P	P	P	P 18.06.060(W)	P 18.06.060(W)	P 18.06.060(W)	P	P	P	P	P	P	
Food Stores	P	P 18.06.060(H)	P		P	P	P		P	P 18.06.060(H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060(W)(4)		P		P 18.06.060(W)		P 18.06.060(W)(2)	P				P 18.06.060(W)	P 18.06.060(W)	
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060(W)		P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P	
General Merchandise Stores	P	P 18.06.060(J)	P		P	P	P			P 18.06.060(J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Office Supplies and Equipment		P 18.06.060 (DD)	P		P	P	P		P	P 18.06.060 (DD)	P	P	P	18.06.060 (CC)
Pharmacies and Medical Supply Stores	P	P 18.06.060(EE)	P	P	P	P	P		P	P 18.06.060 (EE)	P	P	P	18.06.060 (DD)
Specialty Stores	P 18.06.060 (Y)(3)	P 18.06.060 (Y)(4)	P	C 18.06.060 (Y)(2)	P	P	P			P 18.06.060 (Y)(4)	P	P 18.06.060 (Y)(1)	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
7. SERVICES, HEALTH														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	P	C	P			C		C	C	C	P	P	18.04.060 (S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
8. SERVICES, LODGING														

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P			P	P	P	P	18.04.060 (L)(3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060 (E)	P 18.06.060 (E)	P 18.06.060(E)	P	P	P		C	P	P	P	P	18.04.060 (L)(3)(c)
Hotels/Motels			P	C	P		P		P				P	
<u>Indoor Emergency Shelters, Indoor Emergency Housing</u>			<u>P</u>	<u>C</u>	<u>P</u>		<u>P</u>		<u>P</u>				<u>P</u>	
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P										P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
9. SERVICES, PERSONAL														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060 (L)(3)(b)
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060 (D)
Crisis Intervention	C	P	C	P			P		C	P	C	C	C	18.04.060 (I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060 (L)
Funeral Parlors and		C	P				P			C		P	P	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Mortuaries														
Laundries and Laundry Pick-up Agencies	P	P	P	P	P	P	P			P	P	P 18.06.060 (O)	P	
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060 (FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060 (V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060 (V)

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060 (X)
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 8.06. 060 (W)	P				P 18.06. 060 (W)	P 18.06. 060 (W)	
Service Stations/Car Washes - Existing			P		P 18.06. 060(W)		P 18.06. 060(W)				P	P 18.06. 060 (W)	P 18.06. 060 (W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060 (R)
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Airports			C										C	18.06.060 (G)
Inpatient Facilities		C	C	C 18.06.060 (FG)	C		C		C	C	C	P	P	18.06.060 (G) 18.04.060 (K)
Jails			C		C		C		C				C	18.06.060 (G)
Mental Health Facilities			C	C 18.06.060 (FG)	C		C						C	18.06.060 (G) 18.04.060 (K)
Other Correctional Facilities		C	C	C 18.06.060 (FG)	C	C	C		C	C	C	C	C	18.06.060 (G)
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C	C		C		C			C	C	C	C	18.06.060 (G)
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060 (G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060 (G) 18.04.060 (X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060 (G) 18.06.060 (X)
State or Regional	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060 (G)

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Transportation Facilities														
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
12. TEMPORARY USES														
Entertainment Events			P		P	P	P						P	
Off Site Contractor Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060 (DD)
Emergency Housing	P	P	P	P	P			P	P	P	P	P	P	18.04.060 (DD)
Emergency Housing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060 (DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Temporary Surface Parking Lot		P	P		P	P	P		P					
District-Wide Regulations	18.06.060 (R)				18.06.060 (F)(2)	18.06.060 (HH)	18.06.060 (F)(2)							
13. OTHER USES														
Accessory Structures/Uses														
Adult Oriented Businesses			P										P	18.06.060 (B)
Agriculture	P	P	P	P					P	P	P	P	P	
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060 (C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Gambling Establishments			C											
Garage/Yard/Rumma ge and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060 (L)
Parking Facility, Commercial		P	P		P	P	P 18.06.060 (S)			P	P	P 18.06.060 (S)	P	18.04.060 (V)
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060 (U)

**TABLE 6.01
PERMITTED AND CONDITIONAL USES**

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060 (Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060 (CC)(DD)
Social Organizations		P	P		P	P	P		P/C 18.06. 060(I)	P	P	P	P	
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND

- | | | | |
|------------------------|---|--|-------------------------------|
| P = Permitted Use | PO/RM = Professional Office/Residential Multifamily | GC = General Commercial | HDC-1=High Density Corridor-1 |
| MS = Medical Services | AS=Auto Services | UW = Urban Waterfront | HDC-2=High Density Corridor-2 |
| DB = Downtown Business | NR = Neighborhood Retail | UW-H = Urban Waterfront-Housing | HDC-3=High Density Corridor-3 |
| C = Conditional Use | | CSH = Commercial Services-High Density | HDC-4=High Density Corridor-4 |

Proposal #7 - 18.06.040, Table 6.02, Commercial Development Standards

Intent: The intent of these revisions is to clarify that increases to the amount of hard surfaces allowed is subject to soil suitability and stormwater standards.

18.06.080 TABLES: Commercial Districts' Development Standards **Revised 7/20** **Revised 11/20** **Revised 9/21**

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MINIMUM LOT SIZE	7,200 Sq. Ft.	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	See also 18.06.100(D) for regulations on existing undersized lots of record.
FRONT YARD SETBACK	See Chapter 18.110 , Basic Commercial Design Criteria	10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.130	0-10' See 18.130	0-10' See 18.130	0-10' See 18.130	<ol style="list-style-type: none"> 1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C). 3. Must comply with site design standards, Chapter 18.100.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum.	10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-2 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24, or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an RLI, R4, R4-8, or R6-12 district - 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with site design standards, Chapter 18.100 .
SIDE YARD SETBACK	15' minimum.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or	No Minimum; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories.	No Minimum; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for	No Minimum; Except: 1. Next to RLI, R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) .

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
		RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each building floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one side of zero lot.	each bldg. floor above 2 stories. 3. Residential excluding mixed use structures; 5' except 6' on one size of zero lot.	3. Residential sideyards can be reduced consistent with 18.04.080(H)(5). 4. Must comply with site design standards, Chapter 18.100 .
MAXIMUM BUILDING HEIGHT	35'	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	The portion of a building within 100' of land zoned for maximum density of less than 14 units per acre is limited to 35'. The portion of a building within 50' of land zoned for a maximum density of 14 units per acre or more is limited to the lesser of 60' or the height allowed in the abutting district.	1. Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus. 2. Must comply with site design standards, Chapter 18.100 . 3. HDC-1 and HDC-2 additional story must comply with OMC 18.06.100.A.6.4. In a Downtown Design Sub-District, see 18.120.220 and 18.120.440 for upper story step back requirements.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
				Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 60' otherwise. Provided that one additional story may be built for residential development only.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential. See 18.130.060 Significant Building Entry tower exemption (allows an additional 30' for a tower element at Capital Mall). Up to 75' for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.	

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MAXIMUM BUILDING COVERAGE	45%	70%, except 55% for residential only structures	70%; or 85% if at least 50% of the required parking is under the building.	70% for all structures	70% for all structures	70% for all structures, 85% if at least 50% of the required parking is under the building.	70% for all structures. 85% of the site if at least 50% of the required parking is under the building. On redeveloped sites, 85% if at least 50% of new required parking is under the building or in a structured parking form. 85% for HDC-4 zoned properties where the proposed project provides for the development of replacement dwelling units in a development agreement and the project site is all or part of an area of 40 acres or more that was in contiguous common ownership in 2009.	For projects in the GC and HDC-4 zones west of Yauger Way, limitations of building size per 18.06.100(C) and 18.130.020 apply.

TABLE 6.02

COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS

STANDARD	NR	PO/RM	GC	HDC-1	HDC-2	HDC-3	HDC-4 and HDC-4 Capital Mall	ADDITIONAL REGULATIONS
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%	70%	85%	85% for all structures	85% for all structures	85% for all structures	85% for all structures	See OMC 18.06.100(D) .
MAXIMUM HARD SURFACE	70%	85%	100%	100%	100%	100%	100%	Hard Surfaces are treated as impervious, unless shown workable through an approved design (complies with DDECM), which requires adequate underlying soils.
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Maximum building size (gross sq. ft.): 3,000 for single use; 6,000 for mixed use.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B) and Figure 6-3). In a Downtown Design Sub-District, see Chapter 18.120 for upper story stepbacks.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)). In a Downtown Design Sub-District, see Chapter 18.120 for upper story stepbacks.	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building Floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(B)).	For properties in the vicinity of Kaiser Road and Harrison Ave NE, also see Pedestrian Streets Overlay District, Chapter 18.16 . For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100(G) Large Scale Retail Uses. EXCEPTION: Section 18.06.100(G) shall not apply to motor vehicle sales. In a Downtown Design Sub-District, see Chapter 18.120 .

LEGEND

NR = Neighborhood Retail
GC = General Commercial

PO/RM = Professional
Office/Residential Multifamily

HDC-1=High Density Corridor-1
HDC-2=High Density Corridor-2
HDC-3=High Density Corridor-3
HDC-4=High Density Corridor-4

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
MINIMUM LOT AREA	7,200 Sq. Ft.	No minimum.	No minimum.	No minimum.	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum.	
FRONT YARD SETBACK	10' maximum.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum. In a Downtown Design Sub-District: 12' from the curb on Type A and B Streets, 10' from curb for Type C Streets.	No minimum.	30' minimum for buildings; 15' for other structures except signs	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 .

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
REAR YARD SETBACK	15' minimum; If next to a residential zone, 15' minimum plus 5' for every story over 3 stories.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	15' minimum.	50' minimum from property line for agriculture buildings (or structures) which house animals other than pets.
SIDE YARD SETBACK	10' minimum; 15' minimum plus 5' for every story over 3 stories if next to a residential zone.	No minimum; however, see Chapter 18.100 for design guidelines for pedestrian access and view corridors.	No minimum.	No minimum.	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	5' minimum 30' minimum for buildings and 15' minimum for other structures from flanking streets.	1. 50' minimum from property line for agriculture buildings (or structures) which house animals other than pets. 2. Must comply with clear sight triangle requirements, Section 18.40.060(C) . 3. See Design Guidelines, Chapter 18.100 .
MAXIMUM BUILDING HEIGHT	75'; except hospitals, which may exceed that height.	See 18.06.100(A)(2) and Figure 6-2, Urban Waterfront District Height Limits Exceptions: 1) In the portion of the area Downtown with a height limit of 65', two additional	Refer to Figure 6-2 and 6-2B for specific height and building configurations required on specific blocks. In a Downtown Design Sub-District, see view protection measures in	75'; PROVIDED, however, that two additional stories may be built, if they are residential.	75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner. For	40' accessory building limited to 20'.	Not to exceed height limit set by State Capitol Group Height District, 18.10.060, for properties near the State Capitol Campus.

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
		residential stories may be built. See 18.06.100. 2) In the portion of the area on West Bay Drive with a height limit of 42' to 65', the taller height limit is conditioned upon the provision of certain waterfront amenities. See 18.06.100(A)(2)(c).	18.06.100 and Chapter 18.120 .	For details, see 18.06.100(A)(4), Downtown Business District. There are restrictions around Sylvester Park (see 18.100.080).	details, see 18.06.100(C)(5), Height, Commercial Services-High Density. In a Downtown Design Sub-District, see view protection measures in 18.06.100 and Chapter 18.120 .		
MAXIMUM BUILDING COVERAGE	50%	60% for properties between the shoreline and the nearest upland street. 100% for properties not between the shoreline and the nearest upland street. See also Chapter 18.100 for design guidelines for pedestrian access and view corridors.	100%	No requirement.	No requirement.	85%	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	60%	100%	100%	100%	100%	85%	See OMC 18.06.100(D) .
MAXIMUM HARD SURFACE	80%	100%	100%	100%	100%	100%	Hard Surfaces are treated as impervious, unless shown workable through an approved design (complies with DDECM), which

TABLE 6.02

COMMERCIAL DEVELOPMENT STANDARDS

STANDARD	MS	UW	UW-H	DB	CS-H	AS	ADDITIONAL REGULATIONS
							<u>requires adequate underlying soils.</u>
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100(F)). Residential uses (Section 5 of Table 6.01) may not be constructed within 600 feet of Lilly Road except in upper stories of mixed use building; all other development standards are the same as for commercial uses.	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to Section 12.16.050 (D) OMC. Section 18.06.100 (A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors. See also Chapter 18.100 for Downtown design guidelines for Pedestrian Access and View Corridors and Waterfront Public Access; Chapter 18.100 for Port Peninsula design guidelines for Pedestrian Connections and View Corridors; Section 18.06.100 (A)(2)(c) for West Bay Drive building height and view blockage limits; and Chapter 18.100 for West Bay Drive view corridors.	Street ends abutting the water shall be preserved to provide views of and public access to the water, pursuant to OMC Section 12.16.050 (D).		Residential uses must comply with High Rise Multi-family (RM-H) development standards.	6' of sight-screening buffer shall be provided along north, east, and west district boundaries. See Olympia Park Replat covenants for access, and other standards applicable to replat lots.	For properties in the vicinity of the Downtown, also see the Downtown Design Guidelines in 18.120. For retail uses over 25,000 square feet in gross floor area, see Section 18.06.100 (C) Large Scale Retail Uses. EXCEPTION: Section 18.06.100 (C) shall not apply to motor vehicle sales.

LEGEND

MS = Medical Services
DB = Downtown Business

CS-H = Commercial Services - High Density

UW = Urban Waterfront
UW-H = Urban Waterfront-Housing
AS=Auto Services

OMC Chapter – 18.38, Parking Standards

Proposal #8 – 18.38, Parking Standards: *The intent of these revisions is to replace figures with ones that are more legible.*



~~Downtown Area Exempt From Loading Berth Requirements~~

FIGURE 38-1.5

18.38.140 Loading berths required

[NOTE: Loading berths are not required in Downtown Olympia (see Figure 38-1.5). (See Section [18.36.180\(C\)\(2\)\(b\)](#) for landscape requirement.)]

A. RETAIL, WHOLESALE AND MANUFACTURING USES.

Any building being or intended to be used for retail, wholesale, warehouse, freight, hospital, industrial and manufacturing uses shall be provided with off-street loading berths according to this schedule.

1. For buildings under five thousand (5,000) square feet, an off-street loading space, having access to a public thoroughfare, shall be required adjacent to each business building, hereafter erected or enlarged; and such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded in connection with the business conducted in such building.

2. One (1) berth shall be required for each building containing five thousand (5,000) to twenty thousand (20,000) square feet of floor area.
3. Two (2) berths shall be required for each building containing twenty thousand (20,000) to fifty thousand (50,000) square feet of floor area.
4. Three (3) berths shall be required for each building containing fifty thousand (50,000) to one hundred thousand (100,000) square feet of floor area.
5. One (1) additional berth shall be required for each fifty thousand (50,000) square feet of floor area in excess of one hundred thousand (100,000) square feet.

B. OFFICE AND HOTEL USES.

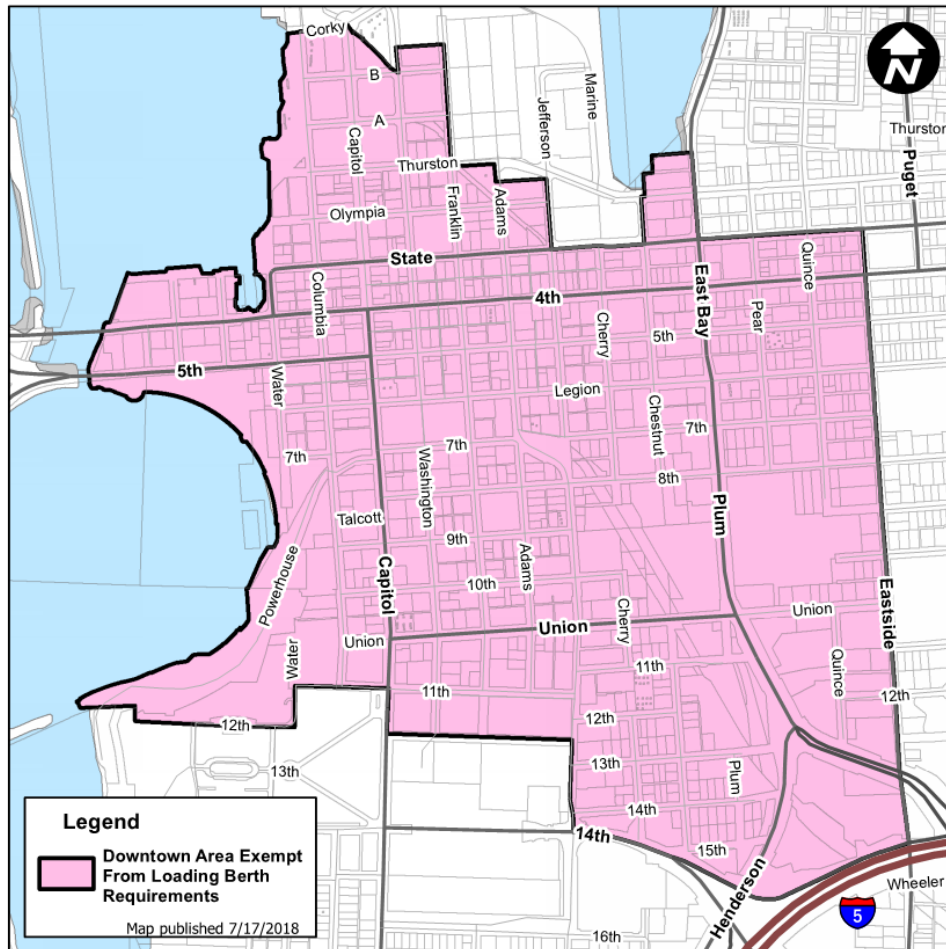
Any building intended to be used for offices, hotel, restaurant, assembly area or other similar use shall be provided with off-street loading berths according to this schedule.

1. One (1) berth for each building containing twenty thousand (20,000) to fifty thousand (50,000) square feet of floor area.
2. Two (2) berths for each building containing fifty thousand (50,000) to one hundred thousand (100,000) square feet of floor area.
3. One (1) additional berth for each one hundred thousand (100,000) square feet of floor area in excess of one hundred thousand (100,000) square feet.

C. LOADING BERTH DESIGN STANDARDS.

Off-street loading facilities shall be designed and maintained in accordance with the standards hereunder.

1. Each loading berth shall be at least ten (10) feet wide, forty-five (45) feet long and fourteen (14) feet high.
2. Loading berths and spaces may be located in any required yard providing such berth is not roofed and is not within a required landscape area.
3. Loading berths and spaces shall be located entirely on the property they are intended to serve and designed in such a way that a street is not used as a maneuvering area.
4. Access to loading berths shall be from an alley when such exists.
5. Two (2) or more separate occupancies or buildings having a common wall may locate their required loading berths in one (1) location; provided, the number of berths is not less than the sum of required berths for all buildings concerned; and there shall be interior access from each building to the loading berth.
6. Loading areas shall be designed that traffic congestion and interference is avoided and the highest possible of safety is maintained.



Downtown Area Exempt From Loading Berth Requirements
FIGURE 38-1.5

18.38.160 Specific zone district requirements

- A. Ten (10) Percent Reduction in Parking Requirements.

The median motor vehicle parking requirements contained in Section [18.38.100](#) shall be reduced by ten (10) percent for uses in the High Density Corridor 1, 2, 3, and 4 Districts (see High Density Corridor Map), Neighborhood and Urban Villages, and within the Downtown (see Figure 38-2). This shall not be used in combination with an administrative parking variance or other reductions unless approved by the Director.

- B. Urban Residential (UR), High Rise Multifamily (RM-H) Residential Mixed Use (RMU) and Commercial Services - High Density (CS-H) Zones.

Residential uses shall be provided with one (1) motor vehicle parking space per unit unless otherwise exempted below.

- C. Downtown Exempt Parking Area (See Figure 38-2).

1. Existing buildings constructed prior to January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2), shall be exempt from the vehicle parking standards. However, a change of use within such existing structures shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01;

2. All new residential buildings and uses located within the Downtown Exempt Parking Area (See Figure 38-2) shall be exempt from vehicle parking standards. However, if any new residential parking is constructed, the parking facility shall meet the Parking Design, Pedestrian Street and Design Review Criteria (OMC [18.38.180](#) through [18.38.240](#) and applicable OMC [18.04](#) or [18.06](#), [18.16](#) and [18.20](#)). All new residential buildings and uses shall comply with the long-term and short-term bicycle parking standards pursuant to Table 38.01; and

3. All new commercial buildings or expansions totaling over 3,000 square feet of gross leasable area, constructed after January 1, 2002, which are located within the Downtown Exempt Parking Area (See Figure 38-2) shall be required to meet vehicle parking and bicycle standards (OMC [18.38.020](#) through [18.38.240](#)).

4. Bicycle parking is not required for those buildings and uses located within the Downtown Exempt Parking Area (see Figure 38-2) that do not provide on-site motor vehicle parking.

D. High Density Corridor 1 and 2, and Urban Residential (UR).

1. Townhouse units shall provide one and one-half (1.5) parking spaces per unit;

2. Multifamily units shall provide one (1) parking space per unit;

3. Small restaurants (up to 750 square feet of service area) shall provide two (2) parking spaces/1,000 square feet; and

4. Small retail including food stores and laundries (up to 3,000 square feet) shall provide two (2) parking spaces per 1,000 square feet. (The first 350 square feet are exempt from parking requirements.) Small retail may provide additional parking up to three and one-half (3.5) parking spaces per 1,000 square feet.

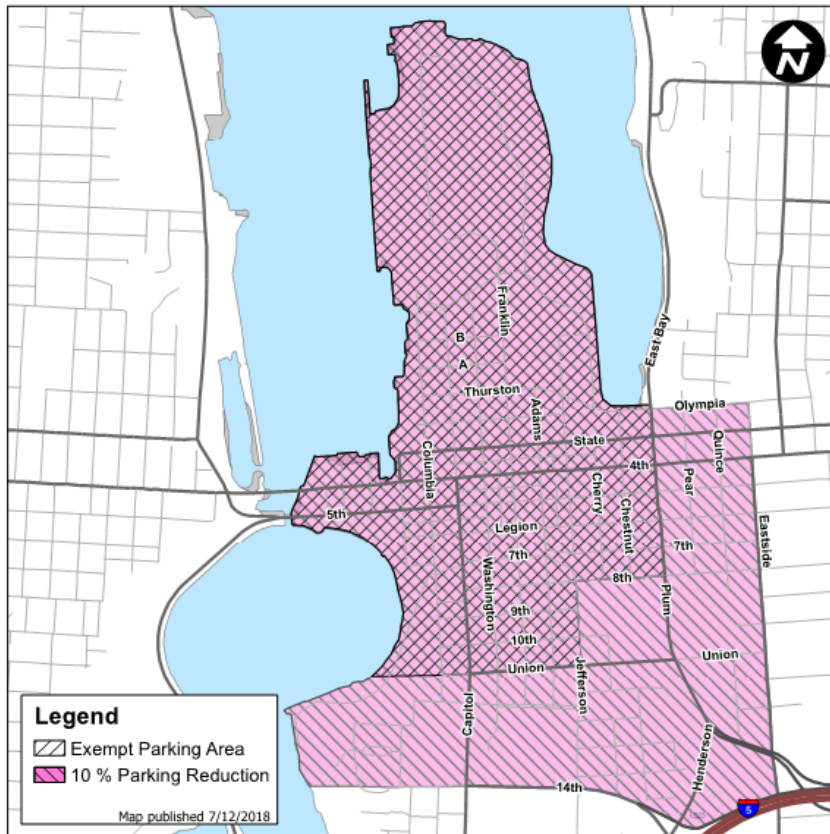
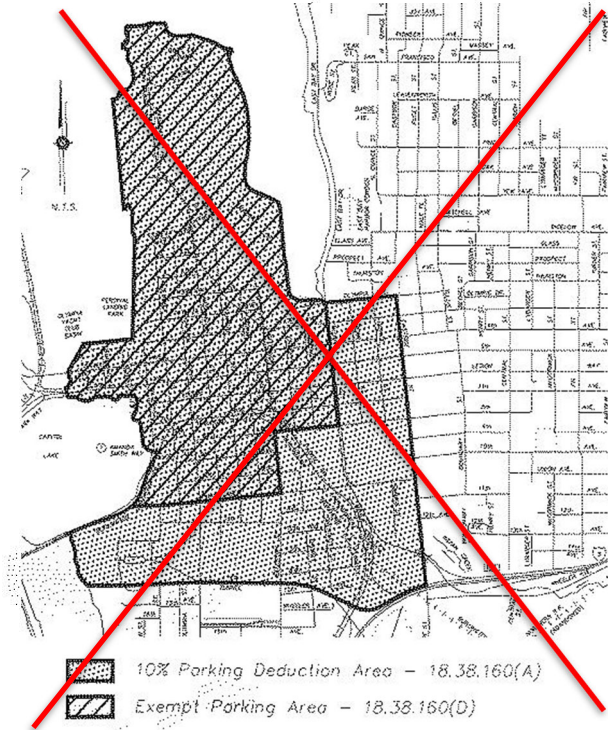


FIGURE 38-2

Proposal #9 – 18.72, Administration: *The intent of these revisions is to update the review authority table for consistency with other parts of the OMC .*

18.72.100 Review and appeal authority

The following table describes development permits and the final decision and appeal authorities. When separate applications are consolidated at the applicant’s request, the final decision shall be rendered by the highest authority designated for any part of the consolidated application

KEY:

- Director = Community Planning and Development Director or designee
- SPRC = Site Plan Review Committee
- DRB = Design Review Board
- PC = Planning Commission
- HC = Heritage Commission
- HE = Hearing Examiner
- Council = City Council
- R = Recommendation to Higher Review Authority
- D = Decision
- O = Open Record Appeal Hearing
- C = Closed Record Appeal Hearing

[NOTE: City Council decisions may be appealed to Superior Court except comprehensive plan decisions which may be appealed to the State Growth Management Hearings Board.]

	Director	SPRC	DRB	PC	HC	HE	Council
ZONING							
Conditional Use Permit	<u>D</u>	R				D	
Interpretations	D					O	
Land Use Review	D	R				O	
Small Lot Review	D					O	
Townhouse (2 – 4 Units)	D					O	
Townhouse (10 or more units)		R	R			D	
Townhouse Final (2-9)	D					O	
Townhouse Final (10 or more)		R					D
Zoning Variance	R					D	
Zone Map Change, without Plan Amendment	R					R	D
Zone Change, with Plan Amendment or Ordinance Text Amendment	R			R			D
Home Occupation	D					O	
Temporary Use Permit	D					O	

	Director	SPRC	DRB	PC	HC	HE	Council
SEPA exempt Building Permit	D					O	
Parking or Fence Variance	D	R				O	
Accessory Dwelling Unit	D					O	
Accessory Building	D					O	
Occupancy Permit	D					O	
Sign Permit	D					O	
Landscape Plan	D					O	
Tree Plan	D					O	
Historic Properties	D	R			R	O	
COMPREHENSIVE PLAN							
Amendments (map, text)	R			R			D
DESIGN REVIEW							
Detailed Review	D		R				
major			O				
Concept Review	D	R	R			O	
Signs (general)	D					O	
Scenic Vistas	D	R	R			O	
ENVIRONMENTAL							
Threshold Determination	D					O	
Impact Statement Adequacy	D					O	
Reasonable Use Exception	R					D	
SEPA Mitigating Conditions	D					O	
Major Shoreline Substantial Development Permit	D	R				D	
Shoreline Conditional Use Permit		R				D	
Shoreline Variance		R				D	
Shoreline Permit Revision or Exemption	D					O	
SUBDIVISION							
Boundary Line Adjustment (including lot consolidation)	D					O	
Preliminary Plat, Long	R					D	
Preliminary Short, (2-9 lots)	D ¹					O	
Final Short Plat	D					O	
Final Long Plat	D					O	
Master Plan Approval	R		R			R	D
MPD Project Approval		R	R			D	
Preliminary PRD		R				R	D
Final PRD		R					D

Time Extensions

D

O

¹ Except when the Director refers the project for a public hearing before the Hearing Examiner pursuant to OMC [18.60.080](#) or [17.32.130\(A\)\(4\)](#).

Proposal #10 – 18.64, Townhouses: *The intent of this revision is to allow townhouses to use the flexibility offered in the first sentence of the options, which are not really viable if the last sentence is also applied.*

18.64.080 Development standards

D. Building, Impervious and Hard Surface Coverage. Outside of ‘village’ and ‘center’ districts subject to table 5.05, building and impervious surface building coverage for an individual townhouse lot shall not exceed 60% or the underlying district limit, whichever is greater, and hard surface coverage shall not exceed 70% or the underlying district, whichever is greater. ~~Provided further that total coverage for each townhouse building shall not exceed building, impervious surface and hard surface coverages of the underlying district.~~



Planning Commission

Preliminary Capital Facilities Plan, 2022-2027 Financial Plan - Recommendation

Agenda Date: 10/4/2021
Agenda Item Number: 6.B
File Number: 21-0936

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Preliminary Capital Facilities Plan, 2022-2027 Financial Plan - Recommendation

Recommended Action

Move to approve the draft comment letter prepared by the Planning Commission Finance Subcommittee and forward it to City Council.

Report

Issue:

Whether to approve the draft comment letter prepared by the Planning Commission Finance Subcommittee and forward it to City Council.

Staff Contact:

Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Commissioner Rad Cunningham, Finance Subcommittee Chair
Commissioner Greg Quetin, Finance Subcommittee
Commissioner Aaron Sauerhoff, Finance Subcommittee

Background and Analysis:

The Capital Facilities Plan (CFP) is a Chapter in the City's 20-year Comprehensive Plan. The goals and policies of the CFP remain constant over the years. The projects and funding information portion of the Plan is updated annually.

The CFP identifies which capital facilities are necessary to support development and/or growth, as well as major capital investments needed for city infrastructure. Most projects listed are directly related to the applicable master plan or functional plan, such as the Parks, Arts and Recreation Plan, the Storm and Surface Water Plan, Transportation Master Plan, and other similar plans.

The Comprehensive Plan covers a 20-year time horizon; however, the Preliminary CFP 2022-2027 Financial Plan is primarily a 6-year financial plan. Projects for years 7-20 are identified but cost estimates and funding sources are less certain. The CFP is required by the Growth Management Act and includes specific projects, cost estimates, funding sources and strategies to implement the vision

of the Comprehensive Plan.

Some highlights of the CFP, 2022-2027 Financial Plan include:

- Armory Creative Campus Design
- Peace and Healing Park Design
- Grass Lake Nature Park Trail Improvements
- Lions Park Sprayground Construction
- State Avenue Safety Improvements
- Fones Road Improvements (Pacific to 18th)
- Boulevard Road Trail Crossing Improvements
- Accessibility Improvements (Washington Center for the Performing Arts Building)
- Boulevard Road Reservoir Rehabilitation
- Old Port 1 Sewer Lift Station Upgrades
- Woodard Creek/Woodland Trail Fish Passage
- Maintenance Facility Planning, Design and Construction

Neighborhood/Community Interests (if known):

Most public input and comments are directed to the Comprehensive Plan and the Master Plan planning processes. Generally there is less public comment received on the CFP itself, but the amount of that input varies from year to year, depending on the specific projects identified, timing, and costs of those projects. The Planning Commission did not receive any public comments or testimony at the public hearing it conducted on September 20, 2021.

Options:

1. Approve the draft comment letter prepared by the Planning Commission Finance Subcommittee and forward it to City Council.
2. Modify the draft comment letter prepared by the Planning Commission Finance Subcommittee and forward it to City Council.
3. Make a recommendation to approve or not approve the Capital Facilities Plan 2022-2027 Financial Plan to the City Council but do not send a comment letter.

Financial Impact:

The six-year financial plan projects investments totaling just under \$212.5 million. The first year of the CFP represents the 2022 Preliminary Capital Budget which is just over \$39 million.

Attachments:

Budget webpage, with link to plan
Draft Finance Subcommittee Letter

Olympia Planning Commission

October 4, 2021

Olympia City Council
PO Box 1967 Olympia
WA 98507-1967

Dear Councilmembers:

SUBJECT: Preliminary 2022-2027 CFP Recommendations

The Olympia Planning Commission appointed a Capital Facilities Plan Subcommittee to review the 2022-2027 Capital Facilities Plan for consistency with Olympia's Comprehensive Plan.

We would like to recognize the City of Olympia staff for consistently striving to improve the content, layout, and accuracy of the CFP. This year they added information about debt servicing which was responsive to previous comments by the OPC.

A common refrain on budgeting is that 'your budget is your values'. We have noticed that despite efforts of staff there has been little public involvement or interest in the CFP document over the years. We recognize that this document builds upon planning efforts such as the transportation master plan that included public involvement, so that involvement is to some extent 'baked in' to the projects and recommendations. Regardless, we believe that additional engagement on the CFP itself would help us assure that Olympia is investing in its values.

Olympia's comprehensive plan's Community Values and Vision section describes Olympias values on public participation like this:

Olympians value their right to participate in City government, and to engage in a meaningful, open, and respectful community dialogue regarding decisions that affect our community.

We believe that there are opportunities to advance this community value through the capital facilities planning process by making the values advanced by investments in the CFP more accessible. For example, Olympians expressed their transportation vision as '*complete streets that move people, not just cars*'. It is difficult to read the CFP and understand the extent to which we are advancing that value versus investing in the status quo. We believe that we can increase community engagement with the CFP by continuing to improve the links between the

CFP and the plans that shape it. We hope that making this linkage would allow residents reading the plan to understand what values we are investing in and aid in a level of engagement that other documents the OPC reviews have.

Although it is not part of the comprehensive plan Olympia has committed to:

'Continuing to learn and take action to dismantle all forms of oppression within our City government and its operations by lifting up and including the voices of our marginalized community members in decision making...'

Investments in projects across City government are clear opportunities to operationalize this value. There are a variety of ways in which the city is advancing their DEI values, for example through efforts to have a more equitable contracting process, but it is not evident in reading the CFP where we are advancing this value and where we have more room to grow.

Over the last two years the CFP has included a list of comprehensive plan goals that are being advanced in each chapter. This is a good step towards identifying how we are advancing these values, but they are detached from specific projects or dollar amounts and can be difficult to contextualize for even an experienced CFP reader.

In the pursuit of transparency, we also believe the City could do a better job of connecting the CFP to Operating Budgets and the impacts the two budgeting documents have on each other. We appreciate that this is a stated consideration of the budgeting process but could be more specific. For example, the City's purchase of a second street sweeper to decrease run off pollution is exciting, however it is unclear what impacts a second street sweeper will have on the operating budget once the grant funding ends.

In addition, though it is noted in transportation planning, it is unclear in the CFP that current investments in maintenance are not sufficient to maintain the road system in good condition and that there is the potential for decline to levels that require more costly reconstruction rather than repair. Tracking the condition of our infrastructure is laudable but we need to clearly connect our investments to whether or not we are succeeding at our goals.

The Commission encourages the City Council to continuing to consider these documents, and how their focus might change, in light of the recently adopted Transportation Master Plan and Climate Mitigation Plan. These plans will have impacts to our community and budgets for years to come and the investments detailed in the CFP will be critical in meeting our goals.

The Olympia Planning Commission recommends adoption of the 2022-2027 CFP and applauds the efforts of staff to continue to improve the content and readability of the document.

We believe that to better engage Olympians on the content of the CFP we need to more clearly communicate how we are succeeding or failing to invest in our values. We believe that this will

benefit not just residents but also help city staff and officials see the extent to which we are or are not investing in the future we have envisioned for our city.

Best,

Rad Cunningham
Chair, Finance Subcommittee

DRAFT



Planning Commission

2021 Annual Comprehensive Plan Amendments - Continued Deliberations

Agenda Date: 10/4/2021
Agenda Item Number: 6.C
File Number:21-0938

Type: recommendation **Version:** 1 **Status:** In Committee

Title

2021 Annual Comprehensive Plan Amendments - Continued Deliberations

Recommended Action

Move to approve the pending motion regarding Neighborhood Character; complete deliberations about adding an equity statement to the Community Values and Vision chapter of the Comprehensive Plan; and authorize the Chair to sign a letter to City Council regarding the Commission's recommendation on the proposed amendments.

Report

Issue:

Whether to approve the pending motion regarding Neighborhood Character; complete deliberations about adding an equity statement to the Community Values and Vision chapter of the Comprehensive Plan; and authorize the Chair to sign a letter to City Council regarding the Commission's recommendation on the proposed amendments.

Staff Contact:

Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):

None, continued deliberations.

Background and Analysis:

Background

Under the Growth Management Act, local governments are generally allowed to amend Comprehensive Plans once a year. Olympia has a process to allow for such amendments, as outlined in Chapter 18.59 of the Olympia Municipal Code (OMC).

Plan Amendments are considered in a two-step process and based on the review and evaluation criteria for each step. The first step is known as the preliminary or screening review. In the first step the City Council considers the proposals and determines which will advance to the final review stage, which includes a public hearing before the Planning Commission.

This year, there are three parts to a City of Olympia proposal to amend the Plan (the application

materials are provided in full on the webpage, Attachment 1):

- **Part A:** Text amendments requested by the Public Works Department regarding multimodal transportation concurrency.

The Commission voted to recommend approval of Part A, as proposed.

- **Part B:** Text and transportation map amendments requested by the Public Works Department regarding future street connections in the southeast portion of Olympia, in and near the area known as “LBA Woods”.

The Commission voted to recommend approval of Part B, as proposed, with the text amendments requested by the Washington State Department of Transportation.

- **Part C:** Text amendments requested by Council to improve language around equity and inclusion, including adding a definition of Neighborhood Character.

For the purposes of deliberating on Part C, the Commission elected to consider the four subparts separately. As summarized:

1. Changing the word “citizen” throughout the plan to “resident” or “community member”.

The Commission voted to recommend approval of changing the word “citizen” to “resident” or “community member” throughout the Plan.

2. Use gender neutral pronouns throughout the plan.

The Commission voted to recommend approval of using gender neutral pronouns throughout the Plan.

3. Define Neighborhood Character

The Commission has a pending motion on Neighborhood Character for continued discussion and consideration (see Attachment 2). Should the motion fail or to assist in any continued discussion on the motion, the language proposed by City Council, as recommended by Staff, and as requested by the Council of Neighborhoods Association, is attached in one handout (see Attachment 3).

4. Add a discussion on equity in the Community Values and Vision chapter.

The Commission will continue deliberations on the proposed equity language (see Attachment 4) before making its recommendation.

Additional Background

In addition to reviewing the proposed amendments in regard to the Final Review and Evaluation Criteria included in the Olympia Municipal Code, staff also reviews proposed amendments in regard to compatibility with the text, goals, and policies of the Comprehensive Plan and City development regulations meant to implement the Plan. For these proposals, that included looking throughout the

Plan for how the term “character” is used.

It is important to note that the terms “character” and “neighborhood character” are not defined in the glossary. The term character is used to refer to both the natural and built environments in various places throughout the Plan. It is also a term that, when read, can mean different things to different people as it is somewhat subjective. In Part C of the application, more context is proposed to describe neighborhood character. It is intended to increase equity and inclusion for Olympia’s neighborhoods as our city continues to grow. Staff believes this aligns strongly with Olympia’s values of being a community that welcomes and accepts people of all races, religions, ethnic backgrounds, and regardless of gender identity or sexual orientation.

However, upon review of the Plan, staff noted physical attributes that are used to describe neighborhoods and neighborhood character. These attributes also influence neighborhood character. While the proposal does not suggest removal of these attributes and descriptions in the Plan, staff believes they should be included in the proposed language that provides more context around what neighborhood character includes. Staff proposed amendments to include an additional bullet point that includes reference to these physical attributes that influence neighborhood character. This language was included as Attachment 6 to the staff report for the September 20, 2021 meeting.

Council of Neighborhoods Association

Staff shared its proposed revision to the definition of neighborhood character with the Council of Neighborhoods Association (CNA) at its meeting on July 12, 2021. In response to the discussion at the meeting, the CNA formed a subcommittee to develop its own proposed revisions. This language was included as Attachment 8 to the staff report for the September 20, 2021 meeting.

Public Hearing

The public hearing was held on August 2, 2021. Public comments were solicited through 5:00 p.m. on August 2, 2021, and several members of the public provided testimony at the public hearing.

August 16, 2021, Planning Commission Meeting

There were technical difficulties at the August 16, 2021, Planning Commission meeting, which was a virtual public meeting. As a result, members of the public were not able to join the meeting until almost halfway through the meeting. Although the portion of the meeting that was not accessible to the public covered different topics, because of the delay some people were understandably not in attendance when this proposal was discussed and deliberated on by the Commission at the end of the meeting. Staff believes some of the people who were not able to attend were interested hearing the Commission discussion on these proposed amendments.

For that reason, and to help provide a high degree of transparency, the Planning Commission reconducted its deliberations, motions, and votes at the September 20, 2021, meeting. The summary above provides a recap of the September meeting.

Past Planning Commission meetings

Commissioners or members of the public who would like to review past meeting materials may view agendas, minutes, staff reports and attachments, presentations, handouts, and meeting recordings. Dates the Commission has considered this proposal include June 21, 2021, for an Informational Briefing; August 2, 2021, for the Public Hearing; and for Deliberations on both August 16th and September 20th.

These materials are available by selecting 'Agendas and Minutes' under the 'Meetings' heading near the bottom of the City of Olympia homepage, then selecting 'This Year' and 'Planning Commission' from the drop down menus, then selecting 'Meeting Details' or 'Media' for the dates above.

Neighborhood/Community Interests (if known):

There has been a significant amount of public comment on portions of the proposed amendments, primarily about Part B (street connections through the area known as LBA Woods) and the Neighborhood Character definition proposed in Part C. Previously submitted comments were provided to the Commissioners and were attached to previous staff reports. Because it is now more than 45 days since the public hearing, people may present public comment on this topic at the public comment portion of the Planning Commission meeting(s).

Options:

1. Approve the pending motion regarding Neighborhood Character; complete deliberations about adding an equity statement to the Community Values and Vision chapter of the Comprehensive Plan; and authorize the Chair to sign a letter to City Council regarding the Commission's recommendation on the proposed amendments.
2. Modify the pending motion regarding Neighborhood Character; complete deliberations about adding an equity statement to the Community Values and Vision chapter of the Comprehensive Plan; and authorize the Chair to sign a letter to City Council regarding the Commission's recommendation on the proposed amendments.

Financial Impact:

Comprehensive Plan Amendments are processed as part of the Department's base budget and do not require additional financial resources.

Attachments:

Webpage, with links to applications
Pending Motion
Neighborhood Character Language
Equity Language Proposals
Draft Comment Letter

Olympia's Comprehensive Plan

Public Hearing

The Olympia Planning Commission conducted a public hearing on Monday, Aug. 2, 2021. The Commission will continue its deliberations at the next meeting on Oct. 4, 2021 prior to making its recommendation to the City Council. You are welcome to listen to the deliberations by registering to attend the virtual meeting.



What is the Comprehensive Plan?

A Comprehensive Plan describes the community's long-term vision and goals. Olympia first adopted a Comprehensive Plan over fifty years ago. In 2014, the City completed a major update of the Plan.

[View the Comprehensive Plan](#)

Annual Comprehensive Plan Amendment Process

Proposals to amend the Comprehensive Plan can be submitted at any time. However, state law only allows the City to amend the Plan once per year. For information about City's procedures and evaluation criteria, please see Chapter 18.59 of the Olympia Municipal Code (OMC).

How to submit an amendment

Applications for a Preliminary Comprehensive Plan Amendment must be made through the City's online permit portal. Each year the City Council establishes a deadline for such proposals. Applications submitted by that date (generally in mid-November) will be considered in the following calendar year.

2021 Amendments

The City made an application to amend text and the Transportation 2030 maps in the Comprehensive Plan. The application consists of three parts, as follows:

- **Part A:** NewText amendments requested by the Public Works Department regarding transportation concurrency.
- **Part B:** NewText and transportation map amendments requested by the Public Works Department regarding street connections in the southeast portion of Olympia, in the area known as “LBA Woods”.
- **Part C:** NewText amendments requested by Council to improve language around equity and inclusion.

In general, the timeline of the remaining steps in the review process will be as follows:

- Final Comprehensive Plan Amendment applications due: April 16, 2021
- Staff/Agency Review and comments: April and May
- Environmental Review (SEPA): May and June
- Public Review and Comment: April - public hearing
- Public Hearing: Aug. 2, 2021
- Planning Commission Deliberations: August
- Legal Department Ordinance Prep: August and September
- City Council/Final Decision: October and November

If you would like to be kept informed as the application continues through the review and decision-making process, please contact Joyce Phillips at the email address below and ask to be a “Party of Record” for this application (#21-1979). Parties of Record will be notified of the public hearing and may receive email updates periodically.



Capital Facilities Plan (CFP)

The CFP is a plan that outlines the timing, location, projected cost and revenue sources for the major projects and infrastructure improvements identified in the Comprehensive Plan. The CFP is reviewed and updated annually and can be viewed on the [Budget/Financial Reports web page](#).

Questions?

Contact Joyce Phillips, Principal Planner, at 360.570.3722 or jphillip@ci.olympia.wa.us.

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The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources.

NEIGHBORHOOD CHARACTER MOTION (PENDING)

Moved by Commissioner Nejati, Seconded by Commissioner Richmond

Motion to move the three bullet points and revised first sentence for those bullet points to become the second paragraph where this language is proposed in the Land Use and Urban Design Chapter; accept the modified CNA description of neighborhood character with parking and noise also to be removed from the list of attributes; change the last sentence of the CNA recommendation with the last sentence of staff's fourth bullet recommendation.

As proposed for a vote, the following language would be included in the Land Use and Urban Design Chapter of the Comprehensive Plan:

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct "identity." Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical attributes that contribute to its sense of place and identity. These elements may include, but are not limited to, a neighborhood's land use, urban design, visual resources, and/or historic resources. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parks and open space, provision of City utilities, street grids and connections, and street trees.

Our community considers it essential that all neighborhoods become accessible, sustainable, and culturally inclusive.

- *Accessible: Includes ADA compliancy, multimodal mobility, and housing affordability.*
- *Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.*
- *Culturally inclusive: Recognizes, supports and promotes diverse housing types, strong arts and historic preservation, and the various contributions of diverse Olympians, past and present.*

Neighborhood character will be balanced with other plan goals and policies, such as increasing the variety of housing types and providing pedestrian oriented streets, and implemented through the City's development regulations.

Neighborhood Character – Proposed Language

OPC Continued Deliberations

October 4, 2021

This document is provided for the Commission’s convenience to see the three proposals under consideration (not including the language proposed in the Commission’s Pending Motion). For full context or positioning of these text amendments in the Comprehensive Plan, please see the Council’s application materials, staff Character Discussion handout, and the comments submitted by the Council of Neighborhoods Association dated July 15, 2021, and July 22, 2021. These documents are part of the existing record for this application and are available upon request.

New Language as Proposed in the Application Materials (Submitted by City Council)

Our community defines “neighborhood character” as accessible, sustainable, and culturally inclusive neighborhoods. These are defined as:

- Accessible: Includes ADA compliancy, multi-mobility, and housing affordability.
- Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.
- Culturally inclusive: Recognizes, supports and promotes diverse housing types, strong arts and historic preservation, and the various contributions of diverse Olympians past and present.

As proposed by Staff

Our community defines “neighborhood character” as accessible, sustainable, and culturally inclusive neighborhoods. These are defined as:

- Accessible: Includes ADA compliancy, multi-modal mobility, and housing affordability.
- Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.
- Culturally inclusive: Recognizes, supports and promotes diverse housing types, strong arts and historic preservation, and the various contributions of diverse Olympians past and present.
- Physical characteristics of neighborhoods are not stagnant and will change over time. Consideration of neighborhood character will be made for attributes such as design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees. These will be balanced with other plan goals and policies, such as increasing the variety of housing types and providing pedestrian oriented streets, and implemented through the City’s development regulations.

Recommendation by Council of Neighborhoods Association

To be included in the *Community Values and Vision* Chapter:

Our community values accessible, sustainable, and culturally inclusive neighborhoods. These are defined as:

- Accessible: Includes ADA compliancy, multi-mobility, and housing affordability.
- Sustainable: Promotes a healthy environment, a diverse and resilient local economy, and historic preservation, including, reuse, and adaptability of existing buildings.
- Culturally inclusive: Recognizes, supports and promotes diverse housing types, strong arts and historic preservation, and the various contributions of diverse Olympians past and present.

To be included in the *Land Use and Urban Design* Chapter:

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct “identity.” Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical, social and economic attributes that contribute to its sense of place and identity. These elements may include, for example, a neighborhood’s land use, urban design, visual resources, historic resources, socioeconomics, traffic, and/or noise. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees.

The City will balance its goals and policies by considering potential impacts to the unique geography, character or historical context of a residential neighborhood to provide the best outcome for the community as a whole and consistent with our values. (Read more in the Community Values and Vision chapter).

Community Values & Vision

During 2009-2014, the City and public engaged in a broad update to Olympia's Comprehensive Plan. The City held over 30 public meetings and collected over 2,000 comments from community members about what they value in Olympia and their vision for Olympia's future. These community values and visions are distilled below and reflected in the goals and policies throughout the Comprehensive Plan.

Olympians value and respect the intersectional identities and lived experiences of our community members, including but not limited to Black, Indigenous, and people of color (BIPOC), people with disabilities, older adults, youth and younger adults, LGBTQ+, immigrants, and refugees. We believe that embracing equity enhances the livability and vibrancy of our beautiful city for all residents.

We envision a future where Olympia has a diverse and inclusive community, a robust and resilient local economy, with a strong multicultural arts and heritage presence for all to enjoy.

We acknowledge that Olympia resides within the ~~treaty~~ traditional lands of the people of Steh-Chass of the Squaxin Island Tribe. The Tribe has offered these words for acknowledgement:

"The Squaxin Island Tribe's habitation of what is now Olympia spans thousands of years. The ancestral families who lived and thrived here named it Steh-Chass, and occupied prosperous villages along the shores. Archeological findings of ancestral artifacts in the area suggest habitation by Squaxin ancestors since the retreat of the glaciers during the last Ice Age. Today, the Squaxin people continue stewardship of these ancestral lands, from the Deschutes watershed and what is now Budd Inlet. The Steh-Chass (Squaxin) continue to call themselves 'People of the Water' because of the bounty of the region's waterways, which have sustained the people for millennia."

The City of Olympia will continue to strengthen our government-to-government relationship with the Squaxin Island Tribe to support our shared environmental, economic, and community goals.

We acknowledge Olympia's history of racially restrictive covenants, redlining, and displacement of BIPOC. We acknowledge that our historic ~~once-abundant~~ population of Chinese Olympians, who built much of

Olympia's original infrastructure, were actively excluded through anti-Chinese sentiment and restrictive immigration laws, resulting in the loss of Olympia's once thriving Chinatown and a dwindling Chinese population. These institutional and systemic barriers are still prevalent and have resulted in a lack of equitable access to resources and opportunities. We are dedicated to rebuilding trust through reconciliation and making ongoing efforts to remove these barriers.

We understand that in order to build a truly livable and vibrant city, we must provide equitable access to the necessities of life, including housing, mobility, food, services, education, and meaningful work. We must consider the diverse needs of our residents in planning the long-term growth and development of Olympia. Giving everyone an opportunity to participate in the civic, economic, and cultural life of the city translates to greater quality of life and better bottom line benefits, resulting in a thriving and sustainable local economy. As evident through the Housing Needs Assessment, our community is becoming more diverse. This includes changes in racial demographics, an increase in the number of aging adults, and changes in the average household size and income. We will include both quantitative and qualitative data from our community to drive decision making.

We recognize that equity is essential to all areas of the Comprehensive Plan and are committed to working with the Social Justice and Equity Commission to implement an equity framework during the next Comprehensive Plan update in 2025. All future amendments should be reviewed for consistency with the equity framework.

Public Participation and Partners

What Olympia Values:

Olympians value their right to participate in City government, and to engage in meaningful, open and respectful community dialogue regarding decisions that affect our community.

Our Vision for the Future:

Through collaborative and open discussions, Olympians embrace a shared responsibility to make our community a better place.

The City of Olympia places a high priority on engaging citizens-community members early and often and regularly demonstrates how the voices of the community are heard. When issues come up, the City's healthy public participation process helps each segment of the community to understand the larger picture and the need to act in the best interest of the City as a whole. Olympia engages the public in major decisions through a variety of methods, including community conversations, public forums, and interest-based negotiation, and makes sure these citizens-community members know how their input was used. Because of this, the City has built trust with the community.

Our Natural Environment

What Olympia Values:

Olympians value our role as stewards of the water, air, land, vegetation, and animals around us, and believe it is our responsibility to our children and grandchildren to restore, protect, and enhance the exceptional natural environment that surrounds us.

Our Vision for the Future:

A beautiful, natural setting that is preserved and enhanced.

Olympia's unique natural setting will continue to make Washington State's capital city great. By working closely with surrounding governments we can successfully preserve, protect and restore the natural heritage we share.

As a result of this cooperative effort, Olympia will enjoy a dense tree canopy that will beautify our downtown and neighborhoods, and improve the health, environmental quality and economy of our city. Though our population will increase, our air and water will be cleaner and wildlife habitat will be preserved to maintain a biologically healthy diversity of species. Salmon will return and spawn in the streams where they were born. Seals, sea lions, orcas, and otters will roam the waters of southern Puget Sound.

Land Use and Urban Design

What Olympia Values:

Olympians value neighborhoods with distinct identities; historic buildings and places; a walkable and comfortable downtown; increased urban green

space; locally produced food; and public spaces for ~~citizens~~ community members in neighborhoods, downtown, and along our shorelines.

Our Vision for the Future:

A walkable, accessible, vibrant city.

We envision a capital city of pedestrian-oriented streetscapes, livable and affordable neighborhoods, safe and meaningful street life, and high-quality civic architecture. Through collaboration with other agencies and partners, our urban waterfront will be a priceless asset, eventually running along the Deschutes River from Tumwater's historic buildings, down past Marathon and Heritage parks to Percival Landing and the Port Peninsula.

Capitol Way will be a busy and historic boulevard linking the waterfront and downtown to the Capitol Campus. By creating plazas, expanded sidewalks, and public art in public places, we will stimulate private investment in residential and commercial development, increasing downtown Olympia's retail and commercial vitality.

Olympia will work to create "urban nodes" of higher density and mixed-use development in specific locations along our urban corridor. We will encourage infill projects and remodeling of older structures; in turn we will begin to create a more walkable community, where historic buildings and neighborhoods are valued, preserved, and adapted to new uses.

Well-implemented neighborhood sub-area planning will help us determine unique neighborhood assets to protect and enhance; where and how to increase density and retain green space; and develop safe and convenient access to everything from grocery stores, to schools, neighborhood parks, community gardens and neighborhood gathering places.

Transportation

What Olympia Values:

Olympians want a transportation system that can move people and goods through the community safely while conserving energy and with minimal environmental impacts. We want it to connect to our homes, businesses and gathering spaces and promote healthy neighborhoods.

Our Vision for the Future:

Complete streets that move people, not just cars.

Biking & Walking: Olympians, both young and old, will be able to walk or bike to work, school, shopping, and recreation. Bike lanes and sidewalks will be safely integrated and often buffered from traffic along arterials and collectors throughout the city. Pedestrians and bicyclists will use trails and pathways built through open areas, between neighborhoods, and along shorelines. Sidewalks, both in compact, mixed-use neighborhoods and downtown, will encourage walkers to stop at shops and squares in lively centers near their homes. Trees and storefront awnings will line the streets.

Commuting: We envision a future in which nearly all residents will live within walking distance of a bus stop, and most people will commute by foot, bicycle, transit or carpool. Drivers will use small vehicles fueled by renewable resources. Electric buses will arrive every ten minutes at bus stops along all major arterials.

Parking: Parking lots for car commuters will be located on the edges of downtown, hidden from view by offices and storefronts. Variable pricing of street meters and off-street lots will ensure that parking is available for workers, shoppers and visitors. Short and long-term bike parking will be conveniently located. Throughout town, streets will provide room for both bike lanes and parking, and will be designed to slow traffic.

ADA Compliance: Our transportation system will be accessible to people of all abilities and aligned with the Americans with Disabilities Act.

Safety: Because slower speeds will be encouraged, and crosswalks and intersections will be safer, deaths and injuries from collisions will be nearly eliminated.

Utilities

What Olympia Values:

Olympians value a drinking water supply that is owned and controlled by the City. We want wastewater and stormwater treated effectively before it is discharged into Puget Sound. We understand and value the role that 'reuse, reduction and recycling' plays in our effort to conserve energy and materials.

Our Vision for the Future:

Clean, plentiful water and significant reduction of waste.

Through careful planning, improved efficiency of our drinking water use and rates that encourage conservation, Olympia will be able to meet the water needs of its future population. Our improved water treatment and reduced wastewater and storm water discharge will support abundant aquatic life in Budd Inlet and our local streams.

We will place less pressure on our local landfills, thanks to state and national packaging standards, local solid waste incentives, and the voluntary actions of our [citizenscommunity members](#). A majority of Olympia households will be using urban organic compost on their landscapes. Artificial fertilizers no longer contaminate local water bodies.

Public Health, Parks, Arts and Recreation

What Olympia Values:

Olympians value the role parks, open space, recreation and art play in our lives; as these contribute to our sense of community, and to our physical, spiritual and emotional well-being.

Our Vision for the Future:

A healthy, fun and enriching place to live.

Places where we can move: -The many parks and open spaces throughout our community will be key to maintaining the health of our children, and all Olympians. The Olympia School District will work with the City to allow maximum feasible public use of School District gyms and playgrounds.

Programs that support health: The City's work with school districts and local and state health agencies will foster programs that encourage good nutrition and exercise. These programs will complement other City regulations that are encouraging both urban agriculture and markets for sale of local and regional produce.

A biking city: -Olympia will be continually expanding and upgrading its bicycle facility network and will see major increases in bike use, for both commuting and recreation. In selected areas where cyclists tend to concentrate, the City will provide separated bike facilities.

Olympians walk – everywhere: -We envision a city in which all neighborhoods have sidewalks on at least one side of major collector streets. This, along with more pedestrian crossing improvements and neighborhood pathways, traffic calming devices, and enforcement of traffic laws, will contribute to a dramatic increase of walking in Olympia.

An arts magnet: The City will continue to sponsor and support music and art events and festivals, which attract residents and visitors from throughout the area. The City will take advantage of provisions in state law to fund art throughout ~~the~~ Olympia.

Economy

What Olympia Values:

Olympians recognize the importance of our quality of life to a healthy economy. We value our status as Washington State's capital, as well as our community businesses as a source of family wage jobs, goods and services, and various other contributions that help us meet community goals.

Our Vision for the Future:

Olympia's economy is healthy due to a diverse mix of new and existing employment sectors, in addition to being the center of state government.

Because of our careful planning the Olympia economy will remain stable, especially when compared to similar cities throughout the state and region. The City's investment in the downtown will encourage market-rate housing, many new specialty stores and boutiques, and attract visitors to places such as Percival Landing, the Hands on Children's Museum, and our many theatre and art venues. Its work to strengthen regional shopping nodes, such as the area around Capital Mall, will provide high-density housing, transit, pedestrian and bicycle access, making our state capital a popular destination to live, work, play and study.

Entrepreneurs, attracted to an urban environment with an open and accepting culture, will create new start-ups in Olympia that diversify our job market and economy, making it less vulnerable to downturns in state government.

Meanwhile, on the city's outskirts, small farms will continue to expand. Local food producers will further diversify local employment opportunities and help local residents and businesses be less vulnerable to the rising cost of imported food.

Public Services

What Olympia Values:

Olympia residents value the protection our police, fire, and emergency medical services provide. They also support codes that enforce the City's efforts to maintain neighborhood quality, adequate and affordable housing for all residents, community gathering places, and recreational centers.

Our Vision for the Future:

Responsive services and affordable housing for all.

By adopting "affordable" housing program criteria, the City will help assure all residents can meet their basic housing needs. We believe this will contribute to a regional goal to end homelessness in our community. In turn, this would contribute to reducing the cost of City police and social services and make the downtown more attractive for businesses and

visitors.

The strong code enforcement programs that will emerge from ~~citizen community member~~ involvement in every neighborhood will help protect the safety and distinct identity of all Olympia neighborhoods.

Community Values & Vision

During 2009-2014, the City and public engaged in a broad update to Olympia's Comprehensive Plan. The City held over 30 public meetings and collected over 2,000 comments from community members about what they value in Olympia and their vision for Olympia's future. These community values and visions are distilled below and reflected in the goals and policies throughout the Comprehensive Plan.

ACKNOWLEDGEMENT

We acknowledge that Olympia resides within the traditional lands of the Steh-Chass of Budd Inlet (aka the Squaxin Island Tribe). The Tribe has offered these words for acknowledgement:

"The Squaxin Island Tribe's habitation of what is now Olympia spans thousands of years. The ancestral families who lived and thrived here named it Steh-Chass, and occupied prosperous villages along the shores. Archeological findings of ancestral artifacts in the area suggest habitation by Squaxin ancestors since the retreat of the glaciers during the last Ice Age. Today, the Squaxin people continue stewardship of these ancestral lands, from the Deschutes watershed and what is now Budd Inlet. The Steh-Chass (Squaxin) continue to call themselves 'People of the Water' because of the bounty of the region's waterways, which have sustained the people for millennia."

The City of Olympia will continue to strengthen our government-to-government relationship with the Squaxin Island Tribe to support our shared environmental, economic, and community goals.

EQUITY

What Olympia values:

As evident through the City's Housing Needs Assessment, our community is becoming more diverse. This includes changes in racial demographics, an increase in the number of aging adults, and changes in average household size and income. Olympians value and respect the identities and lived experiences of our community members, regardless of race, color, creed, national origin, class, gender, age, or ability. We believe that

embracing equity enhances the livability and vibrancy of our beautiful city for all residents.

Our Vision for the Future:

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To build a truly livable and vibrant city, we understand that we must provide equitable access to the necessities of life, including housing, mobility, food, services, education, and meaningful work. We must consider the diverse needs of our residents in planning the long-term growth and development of Olympia. Giving everyone an opportunity to participate in the civic, economic, and cultural life of the city will lead to greater quality of life and sustainable local economy.

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The strong code enforcement programs that will emerge from citizen involvement in every neighborhood will help protect the safety and distinct identity of all Olympia neighborhoods.

Olympia Planning Commission

October 4, 2021

Olympia City Council
PO Box 1967
Olympia, WA 98507

Dear Mayor Selby and City Councilmembers:

The Olympia Planning Commission (OPC) is pleased to provide its recommendation on the proposed 2021 Comprehensive Plan Amendments. The OPC conducted a public hearing on August 2, 2021, and considered the written public comments and testimony provided.

The City proposed amendments were considered in three parts, as follows:

- Part A: Text amendments requested by the Public Works Department regarding transportation concurrency.
- Part B: Text and transportation map amendments requested by the Public Works Department regarding street connections in the southeast portion of Olympia, in the area known as “LBA Woods”.
- Part C: Text amendments requested by Council to improve language around equity and inclusion, including defining neighborhood character.

The Commission recommends approval of Part A as proposed; Part B as proposed and with the minor text amendments requested by the Washington State Department of Transportation; and recommends **approval** of Part C, as summarized below.

1. Accept changing the word “citizen” to “community member” or “resident” throughout the plan.
2. Accept changing all gender references in the plan to gender neutral pronouns.
3. In regard to proposal to add a definition of Neighborhood Character, as proposed in the Land Use and Urban Design Chapter, the following changes **(or insert language as recommended)**:
 - a. In the first bullet, replace “multi-mobility” with “multi-modal mobility”.
 - b. Add a fourth bullet that states: Physical characteristics of neighborhoods are not stagnant and will change over time. Consideration of neighborhood character will be made for attributes such as design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees. These will be balanced with other plan goals and policies, such as increasing the variety of housing types and providing pedestrian oriented streets, and implemented through the City’s development regulations.

c. Any other OPC Modifications

4. In regard to the equity language proposed in the Community Values and Vision Chapter:

a. Planning Commission recommendation...

The Commission agreed that the proposals, as amended by the Planning Commission recommendation, are consistent with the Final Review and Evaluation Criteria in OMC 18.59.040. Thank you for the opportunity to review and make a recommendation on the proposed annual amendments.

Sincerely,

Candi Millar, CHAIR
Olympia Planning Commission

Aaron Sauerhoff, VICE CHAIR
Olympia Planning Commission

DRAFT