

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

Work Plan (Updated 6-3-22)

Task (from original 2020 work plan)	Description of Work	Lead	Timeframe	Housing Action Plan?	Notes
1. Special effort on ADUs	a. Pre-approved building plans	Leonard/Larry Merrell	COMPLETE	YES	Collaboration with Lacey and Tumwater
	b. Revised fire sprinkler requirements	Kevin Bossard/Larry Merrell	COMPLETE		ADU sprinklers not required when primary house not sprinklered
2. Special effort on SROs	a. RFQ/RFP for Commons at Fertile Ground	Mike Reid	NA. Fertile Grounds site now planned for peace park	NO	Zoning districts permitting SROs expanded in Missing Middle ordinance. Court decision upholding that ordinance enables these provisions to go into effect.
	b. Allow SROs in more zoning districts	Leonard Bauer	COMPLETE.	YES	
3. Increase flexibility in permit process	Update land use review process in zoning code to consolidate to four permit types	Gary Cooper	Ordinance adoption process Early 2023	YES	Project being completed through a grant from the Department of Commerce. This is most common approach to land use review process in WA cities.
4. Increased information on permit process and housing incentives	Multi-part educational program	CPD Planning	COMPLETE. <ul style="list-style-type: none"> ADU, sign code and housing options info updates Multifamily tax exemption application and checklist on public portal. All permit checklists on public portal updated. On-line permitting vendor has completed additional user-friendly upgrades. 	YES	Permitting team is committed to a continuous improvement process. In addition to process improvement initiatives instituted in 2014: <ul style="list-style-type: none"> Neighborhood meetings Expanded area for sending written notices Public comments accepted throughout entire permit process Web pages for large projects
5. Threshold for frontage improvements	Review to change or create tiers of 'triggers' (coordinate with #8 below)	Tim Smith	Work program underway to incorporate into June 2023 EDDS update	YES	
6. Street connection requirements	Establish process and objective criteria for implementing Comprehensive Plan Goal GT-5. Examples could include scaled approach, locational criteria or revised traffic impact analyses.	Sophie Stimson	Staff work sessions completed. Four work groups: 1) Creating methodology for analyzing "unique	YES	Related issues for block sizing standards have been addressed through Site Plan Review Committee

			<p>neighborhood character and context”</p> <p>2) Updates to traffic impact analysis guidelines</p> <p>3) Updates to consideration of critical areas impacts</p> <p>4) Appropriate traffic calming tools for various situations</p> <p>Work program underway to incorporate into the 2023 EDDS updates.</p>		The work program was paused until after adoption of Transportation Master Plan.
7. Street classification standards	<p>a. Explore private streets internal to a manufactured home park development</p> <p>b. More ‘customized’ classification standards in some areas of the City (e.g. creative district, bus corridors, etc.)</p>	<p>Tim Smith</p> <p>Sophie/David Smith</p>	<p>Incorporated into 2022 EDDS Updates.</p> <p>On hold until after street connectivity work.</p>	YES	
8. Definitions of ‘change of use’ and/or density	<p>a. Review how/when apply building code change of use definition to land use review (coordinate with #3)</p> <p>b. clarify max/min density calculations</p>	<p>Tim Smith/Erik Jensen</p> <p>Tim Smith</p>	<p>COMPLETE.</p> <p>On hold</p>	<p>YES</p> <p>YES</p>	<p>Administrative interpretations applied consistent with OMC.</p> <p>May incorporate into permitting updates in #3 above.</p>
9. SEPA categorical exemptions	Review allowable exemptions in WAC for application in some or all areas of Olympia	Nicole Floyd	On hold	YES	New legislation in 2022 requires WAC updates by Ecology by early 2023.
10. Off-street parking requirements	<p>a. Adjust downtown parking residential exemption area to match Downtown Strategy</p> <p>b. Missing Middle housing</p> <p>c. Review for increased flexibility, especially in high-density nodes and corridors, and for rebuilds (e.g. after destroyed by fire).</p>	<p>Joyce Phillips</p> <p>Leonard Bauer</p> <p>Gary Cooper</p>	<p>Referred to Planning Commission. Review underway for recommendation to LUEC in late 2022.</p> <p>COMPLETED</p> <p>Mid-2023</p>	YES	<p>Missing Middle ordinance upheld by Thurston Superior Court. Parking requirement reduction are enabled to go back into effect.</p> <p>Project being completed through a grant from the Department of Commerce.</p>