



Olympia City Council Referral Request

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CP&D
City of Olympia

- Referral To Study Session Finance Committee
 General Government Committee Land Use & Environment Committee
 Planning Commission

A clear concise description of the issue(s) that need(s) to be addressed.

The City Council considers it a high priority to provide a greater variety of housing types in low-density neighborhoods, consistent with the adopted Olympia Comprehensive Plan. Ordinance 7160 (Missing Middle) was recommended by the Planning Commission and adopted by the City Council. However, the Western WA Growth Management Hearings Board has invalidated this ordinance. The City has appealed the Board's order to Thurston County Superior Court. While that appeal is pending, however, additional housing options remain unavailable in much of the City.

Request

What is being requested to assist in addressing the issue described in the problem statement?

ESHB 1923 was adopted by the 2019 WA Legislature to increase residential building capacity. Section 1 provides options for cities to amend their development regulations to increase housing opportunities. Sections 1(3) and 4 provide that if a city adopts an ordinance implementing at least two of these options before April 1, 2021, the ordinance is not subject to legal or administrative appeals.

The Olympia Planning Commission is requested to draft an ordinance that is fully compliant with Engrossed Substitute House Bill 1923, and would implement two or three of the optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e) and (1)(j). The Commission should ensure all procedural requirements are completed before recommending this ordinance to the City Council.

Relationship to City Business or Proposed City Business/Services

Describe how this will enhance what is already offered and/or what it will provide that is not currently available. Why is this the City's issue to address? How will this create a more adaptive and resilient organization?

This referral will accomplish much of what was included in Ordinance 7160 when it was adopted by the City Council. ESHB 1923 provides an opportunity to re-adopt similar approaches to provide for an increase in the number and types of housing units in our City. The increased variety of housing will enable residents to better afford living in all areas of our City, while taking advantage of existing City infrastructure with capacity for infill development.

Connection to Comprehensive Plan

Choose all that apply.

- Community, Safety and Health**
Inclusive, respectful, civic participation; a safe & prepared community; health and wellness; adequate food and shelter; a quality education
- Downtown**
Vibrant, attractive urban destination; a safe and welcoming downtown for all; a mix of urban housing options; a variety of businesses; connections to our cultural & historic fabric; engaging arts & entertainment experience
- Economy**
Abundant local products and services; a thriving arts and entertainment industry; sustainable quality infrastructure; a stable thriving economy
- Environment**
Clean water & air; a daily connection to nature; preserved quality natural areas; a toxin-free community; a waste free culture

Neighborhoods

Distinctive places & gathering spaces; nearby goods & services; neighborhoods that are engaged in community decision making; safe and welcoming places to live

Options

Describe proposed options for moving the idea or issue forward for the meeting body to consider.

Planning Commission should consider the three optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e) and (1)(j). To comply with ESHB 1923, at least two, or all three, of these options would need to be included in an ordinance recommended by the Planning Commission.

Timing

Is this issue time sensitive, are there other timing factors to consider?

City Council would like to receive a recommended ordinance from the Planning Commission as soon as appropriate public comment processes and all legal requirements can be met.

Supporting Documentation

Are there documents that support your request or that should be considered?

The entire record of consideration for Ordinance 7160 (Missing Middle) and all supporting documents. Additionally, ESHB 1923 and all supporting documents considered by the WA Legislature in its adoption. Any and all guidance documents produced by the WA Dept. of Commerce related to housing and the implementation of ESHB 1923.

Councilmember Signatures

Two Councilmembers must support the request including the Chair of the Committee of referral. (Cannot be a committee quorum unless discussed at an open public meeting of the committee.)


Sponsoring Councilmember

1. 
Councilmember
2. 
Councilmember

Staff Supplement

Staff will review the request to generate administrative impacts to be considered as part of proposal (staff to initial after their review):

Budget Impacts: Staffing for the Planning Commission's consideration of this ordinance can be provided within existing budgetary resources.

Legal Review (to include regulatory authority): *This action is specifically authorized by state law under ESHB 1923.*

Policy implications: Specifically authorized by state law, this action will also implement comprehensive plan policies calling for a greater variety of housing in low-density neighborhoods with minimal impacts to the existing neighborhoods.

Implementation Considerations: Consideration of Ordinance 7160 included a very significant amount of public debate. It is likely the same will be true during consideration of this ordinance.

Staff Liaison: Joyce Phillips, Senior Planner; Leonard Bauer, Deputy Director, Community Planning and Development