



Clarifying and Organizing Olympia's Permitting Process

Goal: Make it easier to locate and understand the City's land use permitting processes

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Land Use & Environment Committee
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Housing Action Plan – Strategy 3

“Expand the overall housing supply by making it easier to build all types of housing.”

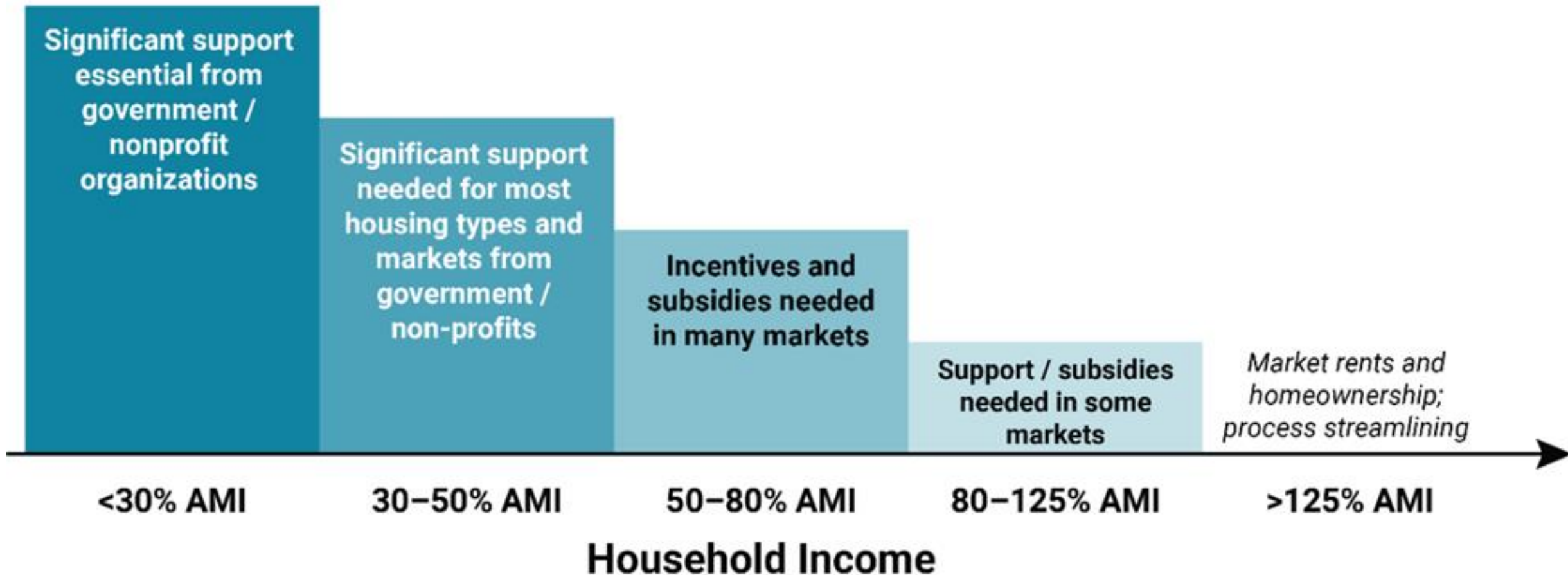
HAP Action 3k: Increase flexibility in the permit process

Funded by a \$100,000 grant from Washington Department of Commerce.





Increasing the City's Housing Supply





How will this project help?

Simply put, the goal is to reduce the time and cost related to the application and review process for development projects.

- The less time spent in the review and approval process, the less cost and risk to builders and investors
- Predictability and simplicity will help staff administer the code and save time for applicants.
- It will also help community members know what to expect and when to provide comments.



How will this project help?

Clarify how applicants and residents can easily find:

- *Application requirements and review procedures*
- *Approval process (e.g., When an application can be approved administratively, versus when it will require a public hearing)*
- *Expected permit processing timelines and notice requirements*





Why Is This Needed?

Olympia Unified Development Code (1995)

- Implements Local Project Review Act (RCW 36.70B)
- Consolidated most allowed uses and development regulations into one location
- Procedures were not consolidated
- Special uses and processes have been added over time



What's Changing?

Consolidate seven separate chapters of UDC:

- Land Use Review
- Administration
- Permit Application Contents
- Public Notice
- Appeals/Reconsiderations
- Conditional Uses
- Rezones and Text Amendments





What's Changing?

Consolidate permits by type of review process:

Type I. Administrative decisions

Type II. Administrative decisions with public notice.

Type III. Hearing Examiner decisions following a public hearing.

Type IV. Legislative decisions by the City Council after a public hearing.





What's Changing?

Clarifications of key definitions/conflicts:

- **Change of use**
- **Application deficiency**
- **Conditional use**
- **Public hearing/ Public meeting**





What's Not Changing?

Substantive development regulations





Project Timeline

- Fall 2022 - Community Engagement, Feedback
 - Meetings with interest groups
 - E-newsletters and web page updates
 - Olympia Planning Commission (OPC) briefings
- March 2023 – OPC Briefing; Draft ordinance available for public comment
- April – OPC Public Hearing & Recommendation
- May/June – City Council Adoption

(WA Dept. of Commerce grant deadline June 15)



Thank you

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