

Housing Option Code Amendments

Public Participation Plan

Background

Growth Management Act

The City of Olympia plans for its future (where and how the city will grow) and what is needed to serve that growth (parks, open spaces, infrastructure, streets, public services, etc.) under the Washington State Growth Management Act (GMA).

The GMA was amended in 2019 to encourage cities to adopt regulations to “increase residential building capacity” within its zoning districts. The GMA includes a list of options for cities to consider in order to do so. The list is provided in Section 1 of [RCW 36.70A.600](#).

Council Referral

Late in 2019 the City Council made a referral to the Planning Commission. The Council identified three options to increase residential building capacity in Olympia. The Council directed the Planning Commission to develop an ordinance to implement two or three of the following options, as summarized:

- Allow duplexes on each corner lot in most zoning districts
- Allow Accessory Dwelling Units (ADUs) with certain requirements and potential discretionary options
- Allow a duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences (unless the city documents a specific constraint that would make this unfeasible for a particular parcel)

Timeline

The Council asked the Planning Commission to deliver this draft amendment expeditiously and while providing opportunity for the public to provide input into these proposals. Given that the GMA options are fairly specific and won’t need to be developed “from scratch”, the public will be asked to provide input and comments on the areas of the options where there is discretion for how to implement certain provisions. It is estimated that public comment will occur over the first quarter of 2020. Staff anticipates conducting the public hearing in April.

The tasks are as follows:

1. Create webpage and informational video to describe the three options being considered. Provide information about how to get involved and provide comments.
2. Develop Comment Cards to solicit input on the three options and provide space for additional comments.
3. Hold informational meetings for people to learn more about the proposed options and ask questions about them.
4. Draft proposed code amendments.
5. Complete an Environmental Review of the proposed amendments.

6. Submit “Notice of Intent to Adopt” Development Regulation amendments to the Washington State Department of Commerce.
7. Provide an Open House for people to learn about the three options being considered and the proposed code amendments to implement them.
8. The Planning Commission will conduct a public hearing.
9. Planning Commission deliberations result in a recommendation to City Council.
10. City Council review and decision.

Public Participation Plan

Public engagement is an integral part of the planning process. However, public engagement will not be the same as in other code amendment processes. This is because the way the provisions are worded in the law, the proposed outcome is already determined (for example, allow duplexes on each corner lot in all zoning districts that permit single family residences is fairly specific). The discussion will need to be specific to the areas of these three options regarding whether or not to implement the specific proposal and for where there is discretion in how a certain option is implemented (for example, if the option includes language such as “in one or more zoning districts” there should be input about which zoning districts are appropriate for that option).

Engagement is needed from interested parties including residents, businesses, and stakeholders. City staff is proposing the follow outreach methods:

Public Meetings

Public meetings to explain the options and accept feedback during the process will be held. Staff will give presentations and seek feedback at the meetings. Types of public meetings may include an Open House, educational or Question and Answer sessions, presentations or briefings before the Planning Commission, and the public hearing before the Planning Commission.

Comment Forms

Comment forms will be available at public meetings, City Hall and on the webpage. These comment forms will include space for open ended comments but will request input on the three options, including whether or not the option should be implemented in Olympia, which zoning districts may be appropriate for certain options, and comments regarding discretionary options being considered.

Webpage

The webpage will contain information about the three options and the process, timeline, opportunities to get involved or provide comments, and materials related to the work being conducted.

Planning Commission

Community Planning & Development (CP&D) staff anticipate bringing draft amendments to the Olympia Planning Commission in the spring of 2020. The Commission may also receive briefings on the proposal during the process. The Planning Commission will hold a public hearing on the proposal before making a recommendation to City Council.

Council's Land Use and Environment Committee

CP&D staff will provide a briefing to the City Council Land Use and Environment Committee at least once during the process.

City Council

The Olympia Planning Commission will make a recommendation to the City Council on the proposed Housing Options Code Amendments. The Council may hold an additional public hearing but is not required to do so. It is anticipated that Council will make a decision in mid-2020.

General Project Schedule and Outreach Plan

| Project Steps | Jan | Feb | March | April | May | June | July | Aug |
|-------------------------------|-----|-----|-------|-------|-----|------|------|-----|
| Public Participation Plan | | | | | | | | |
| Webpage Created | | | | | | | | |
| Public Meetings | | | | | | | | |
| Draft Code Amendments | | | | | | | | |
| Public Hearing | | | | | | | | |
| Outreach Tools | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug |
| Project Webpage | ● | ● | ● | ● | ● | ● | ● | ● |
| E-Newsletter | ● | ● | ● | ● | | | | |
| Public Mtg/Open House | | ● | ● | | | | | |
| Council of Neighborhoods Assn | ● | ● | ● | | | | | |
| Planning Commission | ● | ● | ● | ● | ● | | | |
| Land Use & Env. Committee | | | ● | | | | | |
| City Council | | | | | ● | | | |

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 Citywide Outreach

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 Interested Parties

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 Advisory Board, City Council

The schedule is subject to change.

How to get Involved

To request to be added as a “Party of Record” for this proposal or for more information on how to get involved, please send an email to housingoptions@ci.olympia.wa.us or call 360.753.8314. Each Party of Record for this proposal will be sent a notice of the public hearing in advance of the hearing and may receive additional periodic updates.

Updates will be provided to subscribers of the City’s “Planning & Development” E-Newsletter. To subscribe to this or other City E-Newsletters, please visit olympiawa.gov/subscribe.

You may provide written comments on the proposed options at housingoptions@ci.olympia.wa.us. There will also be an opportunity to comment in person or in writing at the public hearing. Written comments will be provided to the Planning Commission.

Information is available on the City’s website at olympiawa.gov/housingcode.