



## Planning Commission

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

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#### **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:**

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#### **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