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City Council

Approval of an Ordinance Adopting Minor Corrections to Olympia Municipal Code Title 18 Related to Unified Development Code

Agenda Date: 1/11/2022
Agenda Item Number: 4.F
File Number: 22-0003

Type: ordinance **Version:** 2 **Status:** Passed

Title

Approval of an Ordinance Adopting Minor Corrections to Olympia Municipal Code Title 18 Related to Unified Development Code

Recommended Action

Committee Recommendation:

The Olympia Planning Commission recommends approval of the Ordinance.

City Manager Recommendation:

Move to approve an Ordinance adopting minor corrections to Title 18 of Olympia Municipal Code related to Unified Development.

Report

Issue:

Whether to approve an Ordinance adopting minor corrections to Title 18 of Olympia Municipal Code related to Unified Development.

Staff Contact:

Joyce Phillips, Principal Planner, Community Planning and Development, 360.570.3722

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Background and Analysis did not change from first to second reading.

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 are no longer correct.

City staff also request 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 amount of hard surfaces allowed 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 still 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):

Notice of the Planning Commission public hearing on this draft ordinance was sent to all Recognized Neighborhood Associations and published in The Olympian newspaper. There were no comments received from neighborhoods or community members during the review process. This is most likely because of the minor nature of the proposed amendments.

Options:

1. Adopt the attached ordinance, as proposed.
2. Adopt the ordinance, with specific modifications.
3. Do not adopt the code amendments.

Financial Impact:

Costs associated with the staff time and resources for processing the code amendments is covered by the Department's base budget.

Attachments:

Ordinance