



Planning Commission

2022 Code Amendments - Public Hearing

Agenda Date: 2/28/2022
Agenda Item Number: 6.A
File Number:22-0181

Type: public hearing **Version:** 1 **Status:** Passed

Title

2022 Code Amendments - Public Hearing

Recommended Action

Move to approve the 2022 Code Amendments, as proposed.

Report

Issue:

Whether to approve the 2022 Code Amendments, as proposed.

Staff Contact:

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

Presenter(s):

Joyce Phillips, Principal Planner, Community Planning and Development

Background and Analysis:

Every year or two, there is no set schedule, Community Planning and Development Department staff propose code amendments. These amendments are generally suggested to address issues that continue to come up for which the code is unclear, to correct code citations, to better align with other standards, to address changes in state laws, or to just address something in the code that is inadequate.

There are nine proposed amendments at this time. Staff believes these proposed amendments are minor in nature. To summarize, the proposed amendments would:

Proposal 1: Recognize that covered patios or porches are allowed on Accessory Dwelling Units (ADUs). Currently the only size limits to these are based on the underlying zoning standards for maximum lot coverages (building footprints, impervious and hard surfaces). The proposal adds a maximum size of 120 square feet, to help ensure these units remain subordinate to the primary residence.

Proposal 2: Provide additional clarification about accessory structures that are not attached to the house. Increase the allowed size of detached garages from 800 square feet to 1,200 square feet without needing a Conditional Use Permit (CUP). Add requirements for compatibility with the existing

home for all detached garages and require that larger garages that do require a CUP be required to meet the garage standards in the Infill and Other Residential Design Review chapter. Note: This proposal has been modified since it was routed, to address questions raised by city staff.

Proposal 3: Remove reference to application fees for parking modifications. Requests for parking modifications are reviewed and considered as part of the Land Use Review process and do not require a separate fee.

Proposal 4: Add a minimum size for parking spaces in residential areas (such as when in a driveway) when not located in a parking lot.

Proposal 5: Add additional detail for driveways regarding location, width, and surfacing.

Proposal 6: Clarify fencing height standards, including for corner lots. This proposal includes amendments to both Title 16 (Buildings and Construction) and Title 18 (Unified Development Code) to align provisions with each other and the International Building Codes regarding when a building permit is required for a fence. Note: This proposal has been modified since it was routed, to address questions raised by city staff.

Proposal 7: Add Public Notification requirements for projects reviewed under the State Environmental Policy Act (SEPA) using the "Optional DNS" process. The proposal also aligns appeal periods with issuance of the SEPA threshold decision rather than the end of the comment period.

Proposal 8: Removes a code reference regarding design review for signs. Under the new Sign Code and Downtown Design Review Criteria, signs are no longer required to go through a separate design review process.

Proposal 9: Adds new provisions to the exemptions language to address changes in state law (RCW 82.02.060) specific to Early Learning Facilities.

Neighborhood/Community Interests (if known):

At the date of writing this staff report, no public comments have been received. However, staff did receive questions about the proposals which are attached as public comments.

Notice of the proposed amendments was sent to several departments, agencies, tribes, and Recognized Neighborhood Associations. Notice of the public hearing was published in The Olympian and sent to all Recognized Neighborhood Associations and Parties of Record. Any written public comments that are submitted by 5:00 p.m. on the day of the public hearing will be provided to the Planning Commission.

Options:

1. Move to approve the proposed amendments, as proposed.
2. Move to approve the proposed amendments, with modifications.
3. Move to recommend the City Council do not adopt the proposed amendments.

Financial Impact:

None. Processing the proposed code amendments is covered by the department's base budget.

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Attachments:

Proposed Amendments

Public Comments