



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of an Ordinance Adopting Clarifying Amendments to Titles 14, 15, 16, and 18 of Olympia Municipal Code

Agenda Date: 4/25/2022

Agenda Item Number: 4.L

File Number: 22-0312

Type: ordinance **Version:** 1 **Status:** Passed

Title

Approval of an Ordinance Adopting Clarifying Amendments to Titles 14, 15, 16, and 18 of Olympia Municipal Code

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the ordinance adopting clarifying amendments to Titles 14, 15, 16, and 18 of the Olympia Municipal Code.

Report

Issue:

Whether to approve the ordinance adopting clarifying amendments to Titles 14, 15, 16, and 18 of the Olympia Municipal Code.

Staff Contact:

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

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

Periodically, Community Planning and Development Department staff propose code amendments to address issues for which the code is unclear, to correct code citations, to better align with other standards, or to address changes in state laws.

The attached ordinance includes nine proposed amendments, most of which are in OMC Title 18. Staff believes these proposed amendments are minor in nature. Attachment 2, Proposed Amendments, include a summary of why each revision is proposed. To summarize, the 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 (garages only, not other accessory structures) 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.

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: Define 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 when a building permit is required for a fence.

Proposal 7: Add Public Notification requirements for projects reviewed under the State Environmental Policy Act (SEPA) "Optional DNS" process. The proposal also aligns appeal periods with issuance of the SEPA threshold decision rather than the end of the comment period. These amendments also include revisions to OMC Title 14.

Proposal 8: Remove 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: Add new provisions to address changes in state law (RCW 82.02.060) specific to Early Learning Facilities. These amendments revise OMC Title 15.

Public Review Process

After holding a public hearing, the Olympia Planning Commission recommends approval of the amendments, as proposed. The majority of the Commission's discussion was in regard to detached garages, fences, and the size of parking spaces in driveways.

The Land Use and Environment Committee received a report on the Planning Commission's recommendations and agreed to refer the attached ordinance to the City Council.

Neighborhood/Community Interests (if known):

Written public comments were received and are attached for your consideration. Three people testified at the hearing, related to detached garage sizes (one in support, one with concerns), fence heights, and impact fees for schools.

Options:

1. Approve the ordinance adopting clarifying amendments to the Olympia Municipal Code.
2. Approve the ordinance adopting clarifying amendments to the Olympia Municipal Code, with specific modifications.
3. Do not approve the ordinance adopting clarifying amendments to the Olympia Municipal Code.

Financial Impact:

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

Attachments:

Ordinance
Proposed Amendments
Public Comments