



## Planning Commission

### House Bill 1923 Informational Briefing

**Agenda Date:** 12/2/2019  
**Agenda Item Number:** 6.A  
**File Number:** 19-1107

---

**Type:** information   **Version:** 1   **Status:** Filed

---

**Title**

House Bill 1923 Informational Briefing

**Recommended Action**

Information only. No action requested.

**Report**

**Issue:**

Discussion on the referral from City Council to consider development regulation amendments to increase residential building capacity.

**Staff Contact:**

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

**Presenter(s):**

Joyce Phillips, Senior Planner, Community Planning and Development

**Background and Analysis:**

The 2019 Washington State Legislature passed, and Governor Inslee signed in to law, House Bill 1923 regarding increasing urban residential building capacity. The new statute amends the Growth Management Act (GMA, RCW 36.70A) and the State Environmental Policy Act (RCW 43.21C), as well as other statutes (RCW 35.21, 35A.21, and 36.22).

Section 1 of the bill encourages cities like Olympia that are planning under the GMA to take actions from an included list in order to increase residential building capacity. The list provides twelve options and cities are encouraged to use at least two of the actions.

At its meeting on November 19, 2019, the City Council referred this topic to the Planning Commission with a request that the Commission, "...draft an ordinance that is fully compliant with Engrossed Substitute House Bill 1923, and would implement two or three of the optional actions listed in ESHB 1923, Section 1, subsections (1)(c), (1)(e), and (1)(j)." Additionally, the referral states, "The Commission should ensure all procedural requirements are completed before recommending this ordinance to the City Council."

A summary of the three options (for full text see Attachment 2) Council referred to the Commission

include:

- Allowing duplexes, triplexes or courtyard apartments in one or more zoning districts that permit single family residences
- Addressing Accessory Dwelling Units (ADUs) - with restrictions on off-street parking requirements, owner-occupancy requirements, maximum size, etc.
- Allowing duplexes on corner lots in all zoning districts that permit single family residences

Time will be set aside in 2020 for staff and the Planning Commission to work on an ordinance to increase residential building capacity, per the Council's request. This process will be somewhat different than other processes in the past as the options are laid out in the statute and will not be developed "from scratch" by use of advisory groups or committees.

**Neighborhood/Community Interests (if known):**

It is anticipated that there will be strong community interest in any proposed code amendments to increase residential building capacity. These options are similar to issues addressed in the Missing Middle Housing process and many of the same issues will be raised, both in support and opposition.

Opportunities will be provided for public comment during the process and at a future public hearing.

**Options:**

None - Information only.

**Financial Impact:**

Staff time for this assignment will be covered by the Department's base budget.

**Attachments:**

Council Referral

HB 1923 Section 1 Summary