



Planning Commission

Housing Options Code Amendments - Briefing

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Title

Housing Options Code Amendments - Briefing

Recommended Action

Information only. No action requested.

Report

Issue:

Discussion on the referral from the City Council to the Planning Commission regarding code amendments to increase residential housing capacity.

Staff Contact:

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Presenter(s):

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Background and Analysis:

The GMA was amended in 2019 to encourage cities to adopt regulations to “increase residential building capacity” within its zoning districts. The GMA includes a list of options for cities to consider in order to do so. The list is provided in Section 1 of RCW 36.70A.600 (see Attachment 1).

Late in 2019 the City Council made a referral to the Planning Commission (see Attachment 2). The Council identified three options to increase residential building capacity in Olympia. The Council directs the Planning Commission to develop an ordinance to implement two or three of the following provisions, as summarized:

- Authorize a duplex on each corner lot within all zoning districts that permit single-family residences;
- Authorize attached accessory dwelling units (ADUs) on all parcels containing single-family homes, provided the city does not require on-site parking, owner occupancy requirements, or square footage limitations below one thousand square feet. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, ADUs may be subject to such regulations, conditions, procedures, and limitations as

determined by the local legislative authority.

- Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel

Other

These housing options are not targeted at any specific income group. These options are not intended to result in changes to zoning district boundaries or the allowed densities of the underlying zoning districts. It is anticipated that these options, if implemented, will allow for a great variety of housing types in more zoning districts and that overall achieved densities may increase over time.

Neighborhood/Community Interests (if known):

It is anticipated that there will be a fair amount of community interest on these proposed amendments. There is a lot of interest in all types of housing in the City.

The topics of this referral are narrow to the three options summarized above. Discerning community interests that are specific to these three options will be important as the code changes to implement at least two of the three options are drafted.

In order to help raise awareness of these options and to solicit input, public meetings will be held. This will include at least two information session public meetings and an open house. Additionally, City staff will meet with the Council of Neighborhoods Association.

Options:

None. Information only at this time.

Financial Impact:

This work is funded by the Community Planning and Development Department's base budget.

Attachments:

RCW 36.70A.600
Council Referral
Public Participation Plan
Background Papers