



## Planning Commission

### Housing Options Code Amendments - Briefing

**Agenda Date:** 2/24/2020  
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#### **Title**

Housing Options Code Amendments - Briefing

#### **Recommended Action**

Information only. No action requested.

#### **Report**

##### **Issue:**

Discussion on the Housing Options under consideration.

#### **Staff Contact:**

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#### **Presenter(s):**

Joyce Phillips, Senior Planner, Community Planning and Development

#### **Background and Analysis:**

The Growth Management Act (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.

Late in 2019 the City Council made a referral to the Planning Commission. The Council identified three options to increase residential building capacity in Olympia and directed the Planning Commission to develop an ordinance to implement at least two of the three following provisions, as summarized:

- Authorize a duplex on each corner lot within all zoning districts that permit single-family residences;
- Authorize 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. 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.

#### Information Sessions

There were two public meetings in February for people to learn about the proposed housing options and ask questions. Questions were collected and staff is working to issue responses. Questions and answers will be posted to the project webpage.

#### Public Comments

Comments on the housing options being considered have been submitted by email and by use of the comment forms available at the Information Sessions. An electronic version of the comment forms will be provided on the webpage as well. Public comments received through February 16, 2020 are attached. Public comments will continue to be accepted and will be provided to the Planning Commission.

#### Public Outreach

The City continues to share information about this planning project.

- ✓ Handouts provided to Council of Neighborhoods Association - Jan 13, 2020
- ✓ Email to Missing Middle Housing Parties of Record - Jan 27, 2020
- ✓ E-Newsletter - Jan 29, 2020
- ✓ Email to Housing Options Code Amendments Parties of Record - Jan 29, 2020
- ✓ Notice of Proposal routed to all Recognized Neighborhood Associations - Jan 30, 2020
- ✓ Notice of Proposal published in The Olympian - Jan 31, 2020
- ✓ Information Session Public Meeting #1 - Feb 6, 2020
- ✓ Update on Process and Webpage to City Council - Feb 11, 2020
- ✓ E-Newsletter - Feb 12, 2020
- ✓ Information Session Public Meeting #2 - Feb 12, 2020
- ✓ Council of Neighborhoods Association Special Meeting - Feb 20, 2020

Outreach to provide information will continue. Additional E-Newsletters and emails to Parties of Record will be issued. An Open House is scheduled for March 23, 2020. The public hearing is not yet scheduled but will include additional notices as well.

#### Next Steps

Staff will provide draft code language for each of the three options under consideration. The options regarding duplexes on corner lots and Accessory Dwelling Units will be relatively straightforward, given the way the options are written in the GMA and the City Council's direction that the Planning Commission recommendation be fully compliant with that language. The option regarding duplexes,

triplexes, and courtyard apartments contains more variables. Therefore, staff intends to pose a few options for the Planning Commission to consider.

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

Community interest is varied. Some people support the idea of infill in existing neighborhoods while others have concerns. Concerns raised include issues of compatibility with existing single-family homes, parking, utilities, outside or corporate investors in neighborhoods, short term rentals, etc. Public comments received by the date this staff report was prepared (February 16, 2020) are attached.

**Options:**

Information only. No action requested.

**Financial Impact:**

Resources to support this planning process are included in the Community Planning and Development Department's annual base budget.

**Attachments:**

Project Webpage  
Email Comments thru 02162020  
Info Session Comment Forms