



# **Housing Code Amendments WA State Legislative Compliance**

Planning Commission Study Session  
November 14, 2024



# Housing Agenda

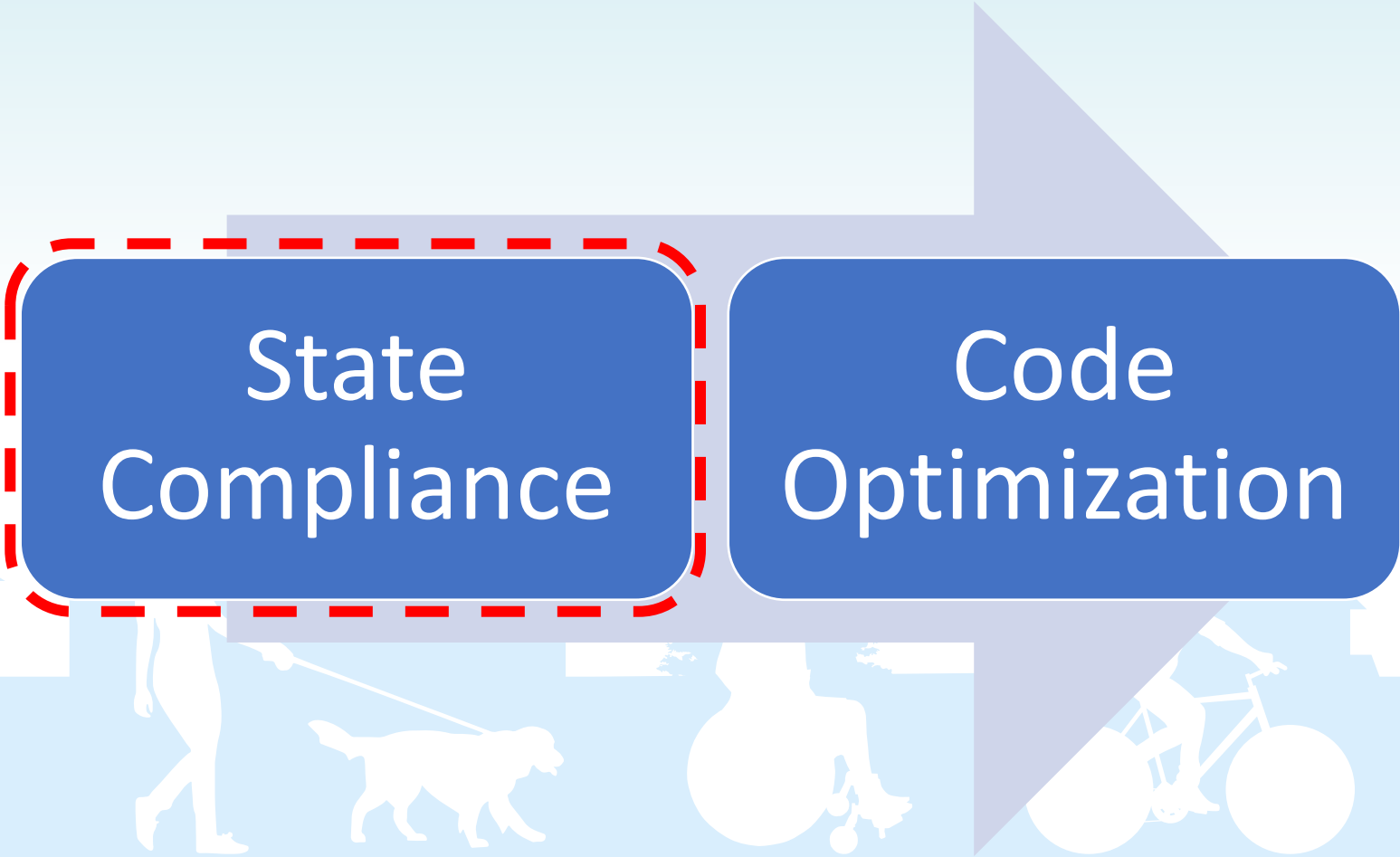
- Staff Presentation

- State Requirements
- Amendment Approach
- Public Engagement Approach
- Next Steps

- Questions and Feedback for Staff



# Housing Policy Implementation



The diagram features two blue rounded rectangular boxes. The left box, labeled 'State Compliance', is enclosed in a red dashed border. The right box, labeled 'Code Optimization', is solid blue. A large, light blue arrow points from the 'State Compliance' box to the 'Code Optimization' box. The background of the slide includes a light blue gradient and a bottom section with white silhouettes of a house, a child on a scooter, a person walking a dog, a person pushing a stroller, a person on a bicycle, and two children running.

State  
Compliance

Code  
Optimization

# Middle Housing (HB 1110 & ESHB 2321)

**Purpose:** Requires cities include middle housing types at minimum densities in predominately residential zones.

Gaps include:

- Density: 4 to 6 du/lot.
- Housing Types: Must allow 6 of 9 housing types.
- Limited development and design standards.
- Lowers on-site parking requirements.
- Reduced minimum lot sizes.

## Housing Types

Duplex

Triplex

Fourplex

Fiveplex

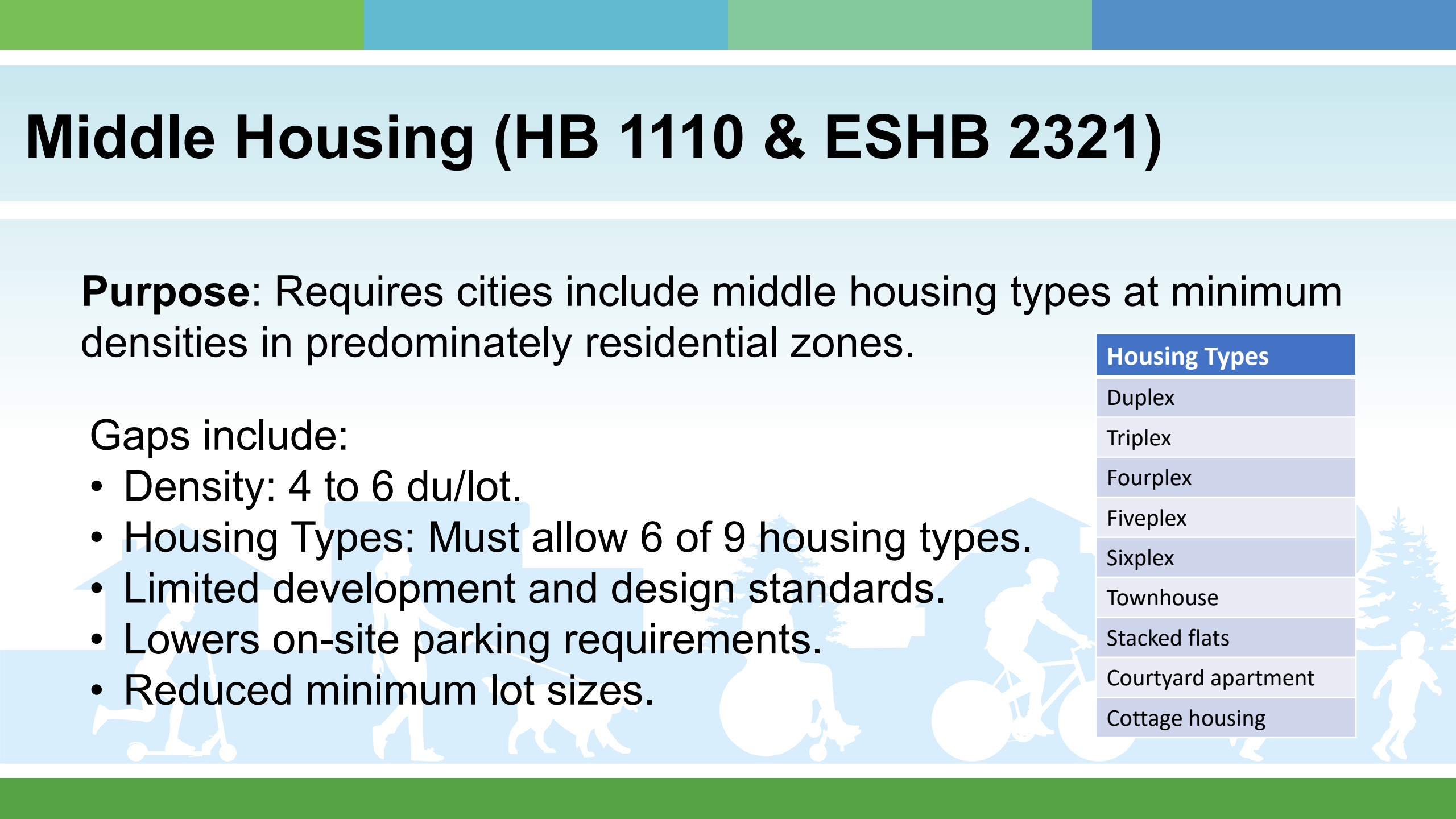
Sixplex

Townhouse

Stacked flats

Courtyard apartment

Cottage housing

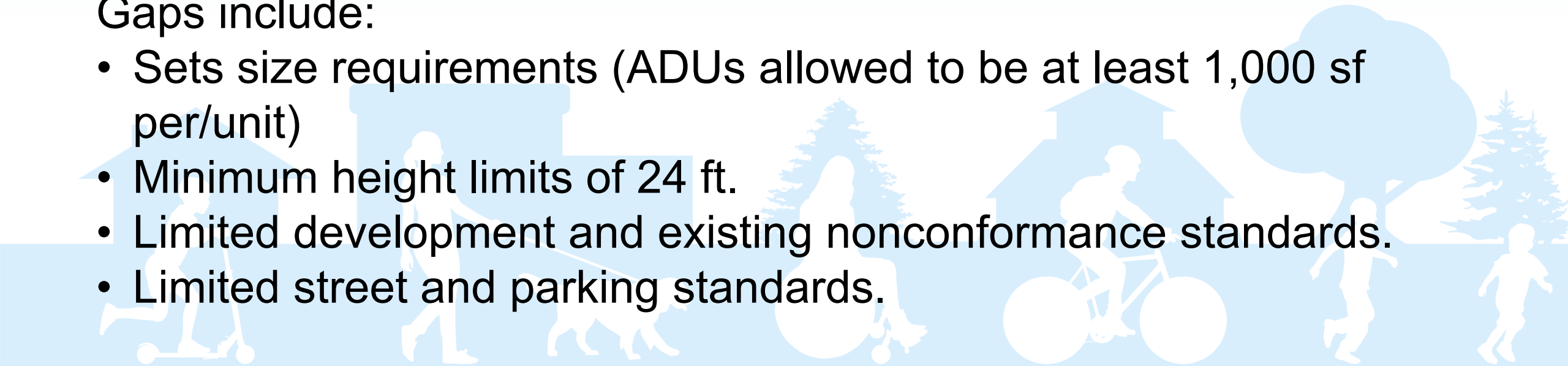


# Accessory Dwelling Units (EHB 1337)

**Purpose:** Removes local regulatory barriers on ADUs.

Gaps include:

- Sets size requirements (ADUs allowed to be at least 1,000 sf per/unit)
- Minimum height limits of 24 ft.
- Limited development and existing nonconformance standards.
- Limited street and parking standards.

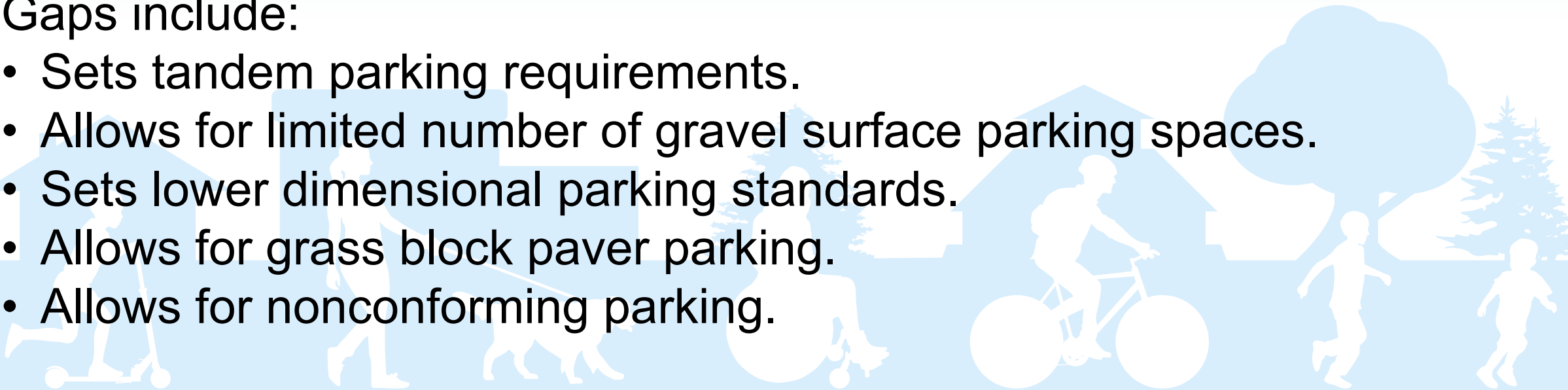


# Residential Parking (SB 6015)

**Purpose:** Deregulates local residential parking requirements.

Gaps include:

- Sets tandem parking requirements.
- Allows for limited number of gravel surface parking spaces.
- Sets lower dimensional parking standards.
- Allows for grass block paver parking.
- Allows for nonconforming parking.

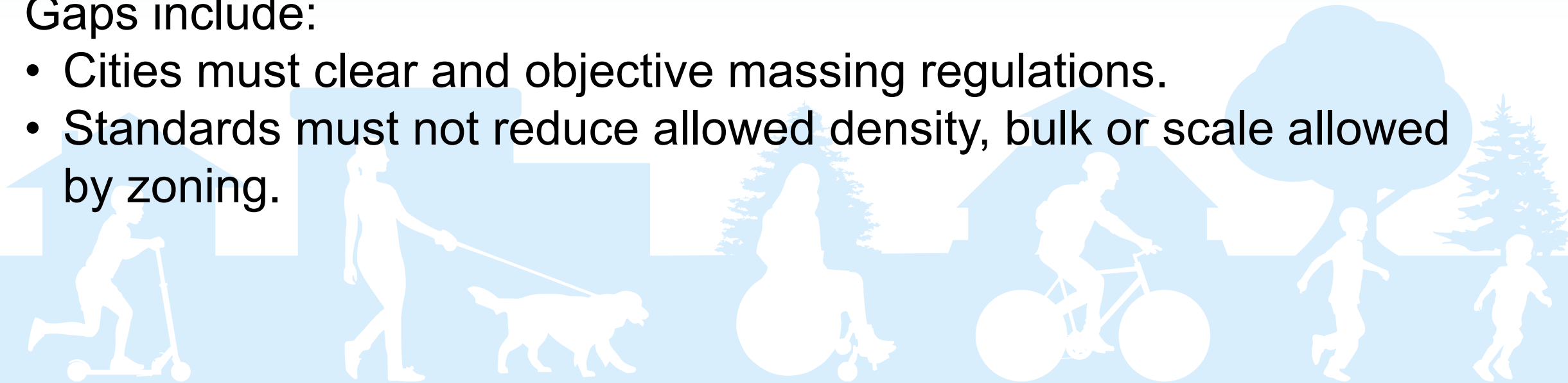


# Local Design Review (ESHB 1293)

**Purpose:** Requires local design review to use “clear and objective” standards that does not reduce development capacity.

Gaps include:

- Cities must clear and objective massing regulations.
- Standards must not reduce allowed density, bulk or scale allowed by zoning.



# Co-Living (ESHB 1998)

**Purpose:** Requires cities to allow for co-living and prohibits city's from imposing certain regulations or restriction on co-living housing.

Gaps Include:

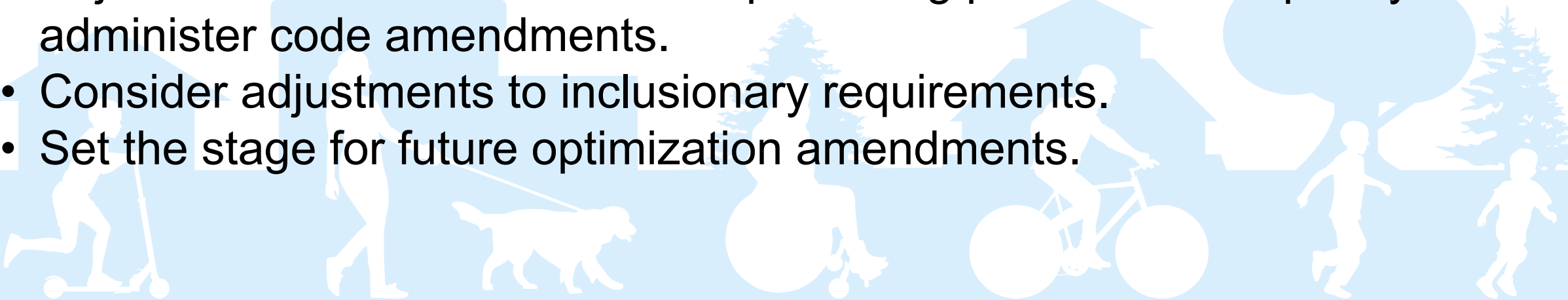
- Must allow co-living on parcels that allow for  $\geq 6$  du/lot.
- Must allow co-living as a stand alone use.
- Lowers parking minimum standards.
- Must have equivalent development standards as other multifamily.
- Lowers permitting and unit density requirements.
- Sets sewer connection fee limits for co-living units (1/2 of dwelling unit).
- Establishes a State definition of co-living.



# Amendment Approach

**Time Limit:** Many of these State-mandates must be adopted by June 30, 2025.

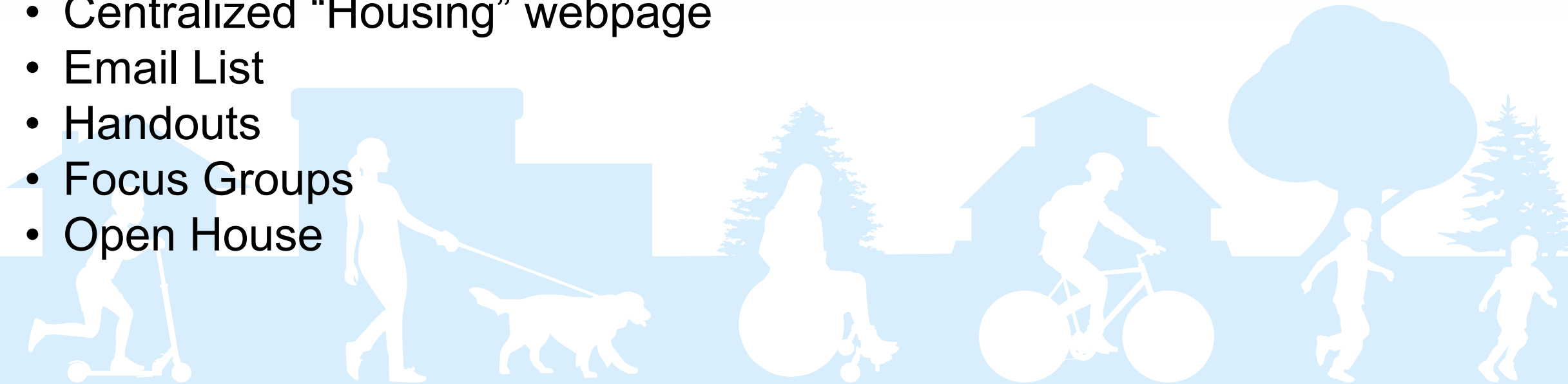
- Adopt local standards that meet State minimum standards.
- Adjust internal administrative and permitting procedures to quickly administer code amendments.
- Consider adjustments to inclusionary requirements.
- Set the stage for future optimization amendments.



# Public Engagement

**Outreach:** Consider limited time for required compliance. Outreach should build on Comp Plan outreach.

- Centralized “Housing” webpage
- Email List
- Handouts
- Focus Groups
- Open House



# Next Steps

**Tentative Schedule:** State-mandated amendments require adoption by June 30, 2024. This schedule allows for one-month of flexibility.

Meetings/Open House	Meeting Date/Timeframe
City Council Briefing	January 7, 2025
Planning Commission Study Session	February 13, 2025
Transportation Commission Study Session	February 26, 2025
Public Open House	March 4 or 27, 2025
Planning Commission Study Session	March 27, 2025
Planning Commission Public Hearing	April 24, 2025
City Council Adoption	May 20, 2025



# Questions for Commission

1. Do Commissioners have any questions or feedback on staff's recommended code amendment approach to achieve State-mandated residential code compliance?
2. Are there any additional studies that should be conducted as part of this phase of code amendments?
3. Do Commissioners have any questions or feedback on staff's public engagement plan?
4. Is there any additional information that the PC would find helpful for staff to include in a future briefing on this phase of code amendments?

