

We support the package of housing options recommended by the Olympia Planning Commission with two exceptions:

- (1) Allowing 4-plexes in Zones R4-8, and
- (2) Allowing 6-plexes in Zones R6-12.

The principal reason for this dissent is that these two options had very little, if any, review by the “Missing Middle Advisory Group” that met for 6 months in 2017, nor has either option been meaningfully discussed by the present Planning Commission.

At the conclusion of those discussions with the Advisory Group, it was our sense that there was general support for efforts to encourage the addition of ADUs and duplexes in “low density neighborhoods” – a category that includes five separate zoning districts. It was only after draft regulations were released that included 4-plexes in these neighborhoods that significant public opposition to “missing middle” housing materialized. We believe these two options need more review before authorizing their development across low-density neighborhoods at this time.

Thank you for considering our comments.

Paula Ehlers, Vice-Chair

Carole Richmond, Commissioner