



Meeting Minutes

City Council

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Tuesday, August 14, 2018

5:30 PM

Council Chambers

Study Session

1. ROLL CALL

Present: 7 - Mayor Cheryl Selby, Mayor Pro Tem Nathaniel Jones, Councilmember Jessica Bateman, Councilmember Jim Cooper, Councilmember Clark Gilman, Councilmember Lisa Parshley and Councilmember Renata Rollins

2. BUSINESS ITEM

2.A [18-0754](#) Missing Middle Housing Code Amendments Briefing

Mayor Selby thanked everyone for participating in the Missing Middle process. She noted these are not easy decisions under consideration.

Community Planning and Development Deputy Director Leonard Bauer gave an overview of Missing Middle housing. He provided a definition of Missing Middle housing and the types of homes that definition includes; accessory dwelling units, co-housing, cottage housing, Manufactured/Modular homes, townhouses, duplexes.

Mr. Bauer discussed why Missing Middle housing is being considered, noting these types of housing meet goals of State Growth Management Act and Olympia Comprehensive Plan for providing a variety of types and densities of housing, and providing housing at all levels of affordability.

Mr. Bauer reviewed demographics regarding households in Olympia. According to the American Community Survey update of US Census data, Olympia has shifted to become 52% renter occupied households, up from 50.5% from 2010 data, 48% in 1990.

Mr. Bauer noted as the Comprehensive Plan is carried out, there is a need to balance and align these and other goals and policies, e.g. transportation corridors, urban/neighborhood villages, neighborhood centers, economic development, utilities, and Capital Facilities Plan. The emphasis is to allow more types of housing rather than prevent them - currently low-density neighborhood zoning allows some Missing Middle housing types and disallows others. Allowing more types of housing should also increase the variety of costs to rent or purchase.

Mr. Bauer shared a zoning map and where areas are already zoned to encourage higher

density residential housing consistent with the Comprehensive Plan. He noted the plan also calls for distributing a variety of housing types in low-density areas.

Mr. Bauer shared an overview of the Missing Middle review process which began near the end of 2016. The work group was charged with reviewing Olympia's codes, standards, policies and fees for their impacts on the physical and financial feasibility of building Missing Middle infill housing in areas designated in the Comprehensive Plan for low-density residential housing.

The Missing Middle recommendations were analyzed using a set of three criteria; affordability, variety of housing types and ability to accommodate future growth.

The City is required under the Growth Management Act for housing to serve all parts of the income spectrum. Missing Middle housing has the potential to help at the lower end of market rate, which is approximately \$50,000 - \$80,000 income range for family of four, or \$30,000 - \$50,000 for an individual.

Mr. Bauer noted 14 issue papers were completed and discussed by the work group. He shared the extensive public process and outreach that has occurred.

Mr. Bauer shared the draft recommendations beginning with which regulations are not being recommended for changes. These include neighborhood scale and character; building orientation and entries; building modulation/articulation; window patterns; location; design; garage design and placement; materials and colors; accessory dwelling unit building design and entries; site design for cottage housing; permitted heights, setbacks, lot coverages; zoning district density limits and stormwater, infrastructure, tree protection requirements.

Mr. Bauer reviewed the current housing types permitted and the recommendations to expand the use of some types of housing. He shared the proposed changes to the current requirements for accessory dwelling units; duplex, triplex, fourplex, cottage housing, courtyard apartments, townhouses, single occupancy housing and tiny houses.

Mr. Bauer shared a recommendation to conduct a study of City impact fees and sewer hook-up fees. He also shared proposed parking requirements.

Councilmembers asked clarifying questions throughout the presentation. Planner Joyce Phillips, Planning Commission Chair Rad Cunningham and Planning Commissioner Candi Millar were also present to answer questions.

The study session was completed.

3. ADJOURNMENT

The meeting adjourned at 7:33 p.m.