



Meeting Minutes - Draft

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501
Information: 360.753.8244

Thursday, May 19, 2022

5:30 PM

Online and Via Phone

1. CALL TO ORDER

Chair Madrone called the meeting to order at 5:34 p.m.

2. ROLL CALL

Present: 3 - Chair Dani Madrone, Committee member Jim Cooper and Committee member Clark Gilman

2.B OTHERS PRESENT

Office of Community Vitality Staff:
Housing Program Manager Darian Lightfoot
Homeless Response Coordinator Kim Kondrat
Housing Program Specialist Christa Lenssen

Public Works Staff:
Director of Waste ReSources Gary Franks
Senior Planner Ron Jones

Community Planning and Development Staff:
Director Leonard Bauer
Senior Program Assistant Max DeJarnatt

3. APPROVAL OF AGENDA

The agenda was approved.

4. PUBLIC COMMENT

The following people spoke: Larry Dzieza and Judy Bardin.

5. APPROVAL OF MINUTES

5.A [22-0502](#) Approval of April 21, 2022, Land Use & Environment Committee Meeting Minutes

The minutes were approved.

6. COMMITTEE BUSINESS

6.A [22-0487](#) Housing and Homelessness Performance Metrics Briefing

Mr. DeJarnatt, Ms. Lightfoot and Ms. Kondrat provided a presentation with initial performance metrics developed by the housing and homeless response staff teams. Committee members had several clarifying questions about the data and additional information that may be provided in the future.

The discussion was completed.

6.B [22-0499](#) 2022 Waste ReSources Management Plan Update

Mr. Franks and Mr. Jones presented and provided an overview of the progress on the updated Waste ReSources Management Plan. The Committee provided feedback on outreach for multifamily recycling, potential districts in downtown for compactor use and rate bundling organic collection with waste and recycling. Committee member Gilman requested a timeline for the City to reach its vision of zero waste.

The information was provided.

6.C [22-0485](#) Rental Housing Code Options

Ms. Lenssen presented and provided options on policy approaches for notice requirements for rent increases and limitations on move-in fees.

The Committee expressed interest in 120-day notice requirement for 5% rent increases or greater and a 180 day notice for rent increases 10% or greater. Committee members also expressed interest in limiting move-in fees as well as security deposits and directed staff to work with service providers on a potential exception for high-risk tenants being increased to the equivalent of two-month's rent by either allowing additional security deposit or pre-payment of last month's rent. Committee members also agreed that additional pet deposits should be limited to the equivalent of 25% of one-month's rent and to prohibit monthly pet rent.

Chair Madrone moved, seconded by Committee member Cooper, to direct staff to develop an ordinance on rent increase notification, as well as limitation on deposits, move-in fees and pet fees as discussed. The motion passed unanimously.

7. REPORTS AND UPDATES

Mr. Bauer updated the Committee on drafting of a vacant property registration ordinance. The Committee requested this to be brought up in the next meeting for consideration. Committee members also noted they will likely meet in-person for the June 16 meeting.

8. ADJOURNMENT

The meeting adjourned at 9:06 p.m.