

Olympia Planning Commission

November 2, 2020

Olympia City Council
PO Box 1967
Olympia, WA 98507

Dear Mayor Selby and City Councilmembers:

The Olympia Planning Commission (OPC) is pleased to provide its recommendation on the Housing Options Code Amendments related to the Council Referral to the Planning Commission (2019-0036).

The OPC conducted a public hearing on September 23, 2020 and considered several pages of written public comments as well as comments received at the public hearing and earlier public meetings. Our review focused on the following issues:

- The three options to increase residential building capacity identified by the Council in its referral for consideration, pursuant to 2019's House Bill 1923. These options are specific to Accessory Dwelling Units (ADUs); duplexes on corner lots; and considerations for duplexes, triplexes, and courtyard apartments.
- Review the recommendations for consistency with the Comprehensive Plan.
- Balancing various Goals and Policies within the Comprehensive Plan
- Modifications to the housing types under consideration, as adopted in 2020's House Bill 2343, which affected the ADU and duplex/triplex/courtyard apartment options.

The Commission supports approval of the staff recommendations proposed, with the following modifications:

1. Increase the maximum size of ADUs to 850 square feet. The increase in size is proposed in order to align with the size allowed by the City of Lacey and to help in the sharing of pre-approved ADU plans between the Cities of Olympia, Lacey, and Tumwater.
2. During its deliberations, the Planning Commission noticed differences in the way the term multifamily is used. The Commission recommends the City review its use of the term multifamily and make changes, if necessary, to the Unified Development Code (OMC Title 18).
3. In addition to the R6-12 zone as recommended by staff, the Commission recommends allowing triplexes in the R4-8 Zoning District.
4. ADD ANY ADDITIONAL MODIFICATIONS OF OPC.

Given the numerous recommendations and perspectives of each Commissioner, it should be noted

that there was not always on each proposed amendment. To provide the Council with a more complete summary of its deliberation topics, a copy of the Commission's review worksheet is attached.

The Commission would like to thank the City Council for its patience during its review. This included months of public meetings, conducting the public hearing, and Commission deliberations over three meetings. There were several issues to be discussed and worked through before reaching this recommendation.

Sincerely,

Candi Millar, CHAIR

Olympia Planning Commission

Paula Ehlers, VICE-CHAIR

Olympia Planning Commission

cc: Leonard Bauer, FAICP, Director of Community Planning and Development

Cari Hornbein, AICP, Senior Planner, Staff Liaison to the Planning Commission, Olympia CPD

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