



## Planning Commission

### Missing Middle Housing Analysis - Public Hearing

**Agenda Date:** 3/19/2018  
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#### **Title**

Missing Middle Housing Analysis - Public Hearing

#### **Recommended Action**

Conduct public hearing

#### **Report**

##### **Issue:**

Conduct public hearing on draft Missing Middle Housing Analysis code revisions, and recommendation to develop a methodology for impact fees and general facilities charges (GFCs) to consider Missing Middle housing types.

#### **Staff Contact:**

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#### **Presenter(s):**

Leonard Bauer, Deputy Director, CP&D

#### **Background and Analysis:**

The term 'Missing Middle' refers to a range of multi-unit housing types that are compatible in scale with single-family homes. In other words, they provide 'middle' density housing. There have been relatively few of these types of housing constructed in Olympia (and nationwide) over the past 40 years compared to single-family homes - thus, they are referred to as 'missing.' Some examples of missing middle housing types include tiny houses, modular units, cottage homes, townhouses, duplexes, triplexes, fourplexes, small multi-family apartments, and accessory dwelling units.

The Missing Middle Housing Analysis implements several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (Attachment 1). The analysis has reviewed existing city regulations - such as zoning, permit fees, development standards, utility connection charges, etc. - for potentially disproportionate effects on the ability to provide for a variety of housing types in the City's low-density, residentially zoned areas.

The proposed code revisions to implement the Missing Middle recommendations were included in the

March 5, 2018 Planning Commission packets are accessible on the Missing Middle web page (Attachment 1). The draft recommendation for an impact fee and GFC methodology study is included as Attachment 2. The Missing Middle web page also contains detailed information on the review process, public outreach, draft recommendations and Determination of Non-Significance issued February 27, 2018, under the State Environmental Policy Act.

The Planning Commission has received numerous briefings on this project throughout 2017 and early 2018. Planning Commissioners served as chair and vice-chair of the Missing Middle Work Group that identified, examined and commented on issues related to Missing Middle housing at eight monthly meetings in 2017.

At its last four meetings, the Planning Commission reviewed the draft Missing Middle recommendations in detail, as well as all related documents and information that were reviewed by the Work Group and staff in developing the recommendations. All public comments received during the Planning Commission review have been provided to Planning Commission members. Attachment 4 includes written comments received since the afternoon of the March 5 Planning Commission meeting through the time this staff report was issued, 2:00 p.m. on March 12, 2018.

**Neighborhood/Community Interests (if known):**

The Missing Middle Housing Analysis has garnered significant community and neighborhood interest. There is a large e-mail list of interested parties, and the Coalition of Neighborhood Associations has had regular briefings and discussions monthly during 2017 and 2018. Staff have provided updates and taken comment at twelve meetings with neighborhood associations and other organizations. A summary of public outreach events is in Attachment 3.

**Options:**

1. Conduct public hearing on draft Missing Middle Housing Analysis code revisions, and recommendation to develop a methodology for impact fees and general facilities charges (GFCs) to consider Missing Middle housing types and close public comment.
2. Conduct public hearing on draft Missing Middle Housing Analysis code revisions, and recommendation to develop a methodology for impact fees and general facilities charges (GFCs) to consider Missing Middle housing types and continue hearing to a specific future date.

**Financial Impact:**

The Missing Middle analysis is included as part of the adopted City budget. Draft recommendations may have long-term impacts to property tax revenues and infrastructure expenditures for the City.

**Attachments:**

Missing Middle web page  
Impact fee and GFC study recommendation  
Public outreach summary  
Written public comments