



City Council

Missing Middle Housing Code Amendments Briefing

Agenda Date: 8/14/2018
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Title

Missing Middle Housing Code Amendments Briefing

Recommended Action

Committee Recommendation:

The Planning Commission recommends approval of amendments to Olympia Municipal Code, and additional study of methodology for calculating impact fees and general facilities charges (see attached summary). The Planning Commission's transmittal letter is attached. A complete draft of recommendations is available on the City's Missing Middle web page (see attachment).

The Land Use and Environment Committee received several briefings on this analysis throughout 2017 and early 2018.

City Manager Recommendation:

Receive a briefing on recommendations for the Missing Middle Housing Code amendments. Briefing only; No action requested.

Report

Issue:

Whether to receive a briefing on the Planning Commission recommendations for code amendments permitting Missing Middle housing types in additional areas of the city.

Staff Contact:

Leonard Bauer, Deputy Director, Community Planning & Development, 360.753.8206

Presenter(s):

Leonard Bauer, Deputy Director, Community Planning & Development

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 was initiated to implement several policies of the Olympia Comprehensive Plan, as listed on the Missing Middle web page on the City's website (see attached link). The analysis included a review by an appointed Work Group of 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. Planning Commissioners served as chair and vice-chair of the Missing Middle Work Group at eight monthly meetings in 2017.

Planning Commission Recommendations

The draft code revisions recommended by the Planning Commission are summarized and attached. A transmittal letter from the Commission is included as Attachment 2. Members of the Planning Commission will be attending this study session to be available to discuss the recommendations.

A complete draft of the recommended code amendments is included on the Missing Middle web page (see attached link). The Missing Middle web page also contains detailed information on the review process, public outreach, draft staff recommendations and written public comments to the Planning Commission, and Determination of Non-Significance issued February 27, 2018, under the State Environmental Policy Act.

Written comments received since the Planning Commission approved its recommendations at its July 9, 2018 meeting, through the time this staff report was submitted are attached.

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 numerous meetings with neighborhood associations and other organizations. A summary of public outreach events is in Attachment 5, with more detail available on the Missing Middle web page.

Options:

1. Direct staff to draft ordinance for consideration at a regular City Council meeting.
2. Refer to Land Use and Environment Committee for additional consideration and recommendation of specific issues.
3. Refer back to Planning Commission for additional consideration and recommendation of specific issues.

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:

Planning Commission recommendation summary
Planning Commission transmittal letter

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Link to Missing Middle web page

Written Public Comments Not Previously Received by City Council

Public outreach summary